



City of Vancouver *Zoning and Development By-law*

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CD-1 (144)

853 East Pender Street

By-law No. 5418

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective November 18, 1980

(Amended up to and including By-law No. 8169, dated March 14, 2000)

BY-LAW No. 5418

A By-law to amend By-law No. 3575, being
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

- 1 The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-249B annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

- 2 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

Uses

Apartment building comprising a maximum of 52 units to be provided for the purpose of senior citizens' housing, handicapped housing and/or units for individuals or families of low income;

Accessory uses customarily ancillary to the above uses, including off-street parking; and subject to such conditions as Council may by resolution prescribe.

- 3 **Floor Space Ratio**
Not to exceed 1.60.

In computing the floor space ratio, all floors having a minimum ceiling height of four feet (1.219 m), including earthen floor, both above and below ground level, shall be included and measured to the extreme outer limits to the buildings.

For the purposes of this By-law, the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located.

Parking areas, the floor of which is at or below the highest point of the finished grade around the building, shall be excluded from floor space ratio computation.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5418 or provides an explanatory note.

Balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed eight percent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

- 3.1** Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4** **Height**
Not to exceed 30 feet (9.144 m) nor three storeys plus a cellar whichever is less.
- 5** **Site Coverage**
Not to exceed 52 percent.
- 6** **Off-street Parking**
A minimum of ten (10) parking spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.
- 7** This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 18th day of November, 1980.

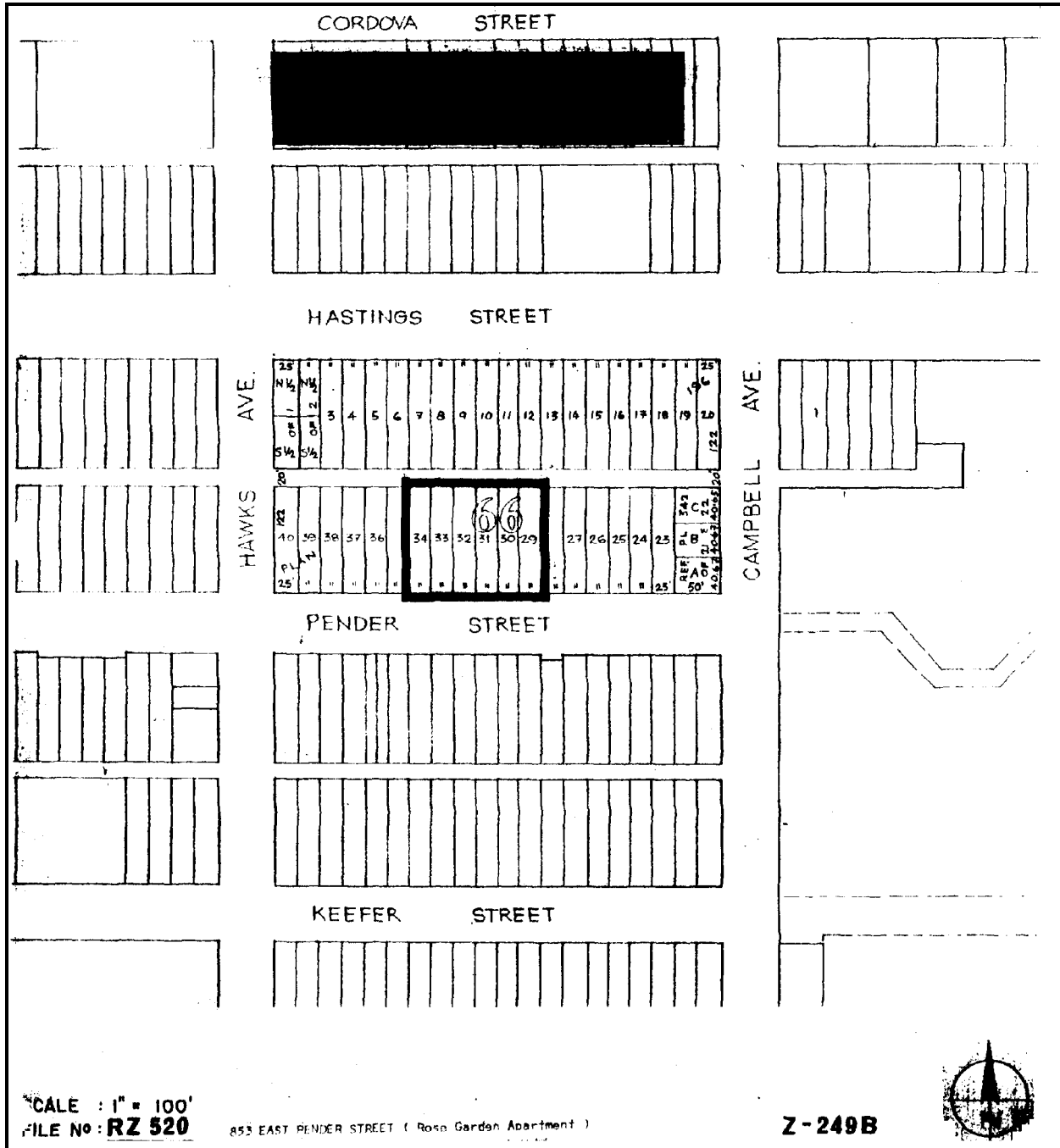
(signed) John J. Volrich
Mayor

(signed) R. Henry
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 18th day of November, 1980, and numbered 5418.

CITY CLERK”

By-law No. 5418 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law



SCALE : 1" = 100'
FILE NO: RZ 520

853 EAST PENDER STREET (Rose Garden Apartment)

Z - 249B