



City of Vancouver *Zoning and Development By-law*

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CD-1 (146)

1176 West 15th Avenue

By-law No. 5458

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

Effective July 7, 1981

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

Plan Referred To On File In The City Clerk's Office

BY-LAW No. 5458

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 "Zoning District Plan" annexed to By-law 3575 as Schedule D is hereby amended according to the plan marginally numbered Z-250 and attached to this By-law as Schedule A, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule A of this By-law, and Schedule A of this By-law is hereby incorporated as an integral part of Schedule D of By-law 3575.
- 2 **Uses**
The area shown included within the heavy black outline on Schedule A is rezoned to CD-1, and the only uses Permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are;
 - (a) 3 attached dwelling units, 2 of which are situated so that principal access is provided at or near grade, with the third unit situated above them;
 - (b) accessory buildings and accessory uses customarily ancillary to the above.
- 3 **Floor Space Ratio**
 - 3.1 The floor space ratio shall not exceed 0.770.
 - 3.2 The following shall be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
 - (b) stairs, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross sectional areas and included in the measurements for each floor at which they are located.
 - 3.3 The following shall be excluded in the computation of the floor space ratio:
 - (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
 - (d) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5458 or provides an explanatory note.

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The maximum height of a building shall be the lesser of three storeys or 31 feet measured as the

5

Off-street Parking

minimum of 6 off-street parking spaces shall be provided, and shall be developed and maintained in No. 3575.

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DONE AND PASSED in open Council this 7th day of July 1981.

(signed) Ald. Bruce Eriksen

(signed) R. Henry
City Clerk

Vancouver on the 7th day of July, 1981, and numbered 5458.

CITY CLERK”

By-law No. 5458 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

The property shown below (■) outlined in black is rezoned from RT-2 to CD-1.



