



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (148)

176 East 18th Avenue

By-law No. 5510

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

Effective January 26, 1982

(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. 5510

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-259B 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) automobile transmission repair shop subject to the following:
 - (i) the storage of motor vehicles or parts shall be permitted only within a completely enclosed building;
 - (ii) no sign shall be permitted on the northerly facade of any building; and
 - (iii) no free standing sign shall be permitted within any front yard.
 - (b) accessory uses customarily ancillary to the above.
- 3 **Floor Space Ratio**
 - 3.1 The floor space ratio shall not exceed 0.38.
 - 3.2 The following shall be included in the computation of floor space ratio:
 - (a) all floors having a minimum, ceiling height of 1.219 m (4 feet), including earthen floor, both above and below around 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% 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) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.219 m (4 feet), and to which there is no permanent means of access other than a hatch;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5510 or provides an explanatory note.

- (e) 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]

4 **Height**

The maximum height of a building shall be 6.096 m (20 feet) measured in accordance with the applicable provisions of the Zoning and Development By-law except that no building shall encompass more than 2 storeys.

5 **Yards**

The following yards shall be provided:

- (a) a front yard with a minimum depth of 7.315 m (24 ft.);
- (b) a rear yard with a minimum depth of 10.668 m (35 ft.);
- (c) a westerly side yard with a minimum depth of 1.524 m (5 ft.);
- (d) an easterly side yard with a minimum depth of 6.401 m (21 ft.).

6 **Site Coverage**

The maximum site coverage for buildings shall be 32% of the site area.

7 **Off-street Parking**

Off-street parking and loading spaces shall be provided and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law.

8 **This By-law comes into force and takes effect on the date of its passing.**

DONE AND PASSED in open Council this 26th day of January 1982.

(signed) Michael Harcourt
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 26th day of January, 1982, and numbered 5510.

CITY CLERK”

