



City of Vancouver *Zoning and Development By-law*

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CD-1 (157)

3390 School Avenue

By-law No. 5702

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

Effective August 30, 1983

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

BY-LAW NO. 5702

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- 1 By-law No. 4824 is repealed.
- 2 The "Zoning District Plan" annexed to By-law 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-259C 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.
- 3 **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) a maximum of 37 townhouse dwelling units subject to the following:
 - (i) at least 50% of the total number of units shall contain 3 or more bedrooms and shall be located so as to provide direct access at or generally near grade; and
 - (ii) no part of the floor of any dwelling unit shall be more than 0.762 m (2-1/2 feet) AI below the finished grade of the surrounding ground.
 - (b) accessory buildings and accessory uses customarily ancillary to the above.
- 4 **Floor Space Ratio**
 - 4.1 The floor space ratio shall not exceed 0.60.
 - 4.2 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 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.
 - 4.3 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;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5702 or provides an explanatory note.

- (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;
- (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]

5 **Site Coverage**

The maximum site coverage for buildings shall be 50% of the site area, provided that until such time as the lane forming the southerly boundary of the site is opened for traffic, the Director of Planning may permit a site coverage in excess of the maximum in order to accommodate southerly vehicular access.

6 **Height**

The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 9.14 m (30.00 feet) except that no building shall encompass more than two storeys plus a basement or two and one-half storeys.

7 **Off-street Parking**

A minimum of 1.5 off-street parking spaces shall be provided for each dwelling unit and shall be developed and maintained in accordance with the applicable 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 30th day of August 1983.

(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 30th day of August, 1983, and numbered 5702.

CITY CLERK”

By-law No. 5702 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law



