



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (173)

4316-4338 West Point Place

By-law No. 5937

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

Effective October 8, 1985

(Amended up to and including By-law No. 9414, dated December 12, 2006)

- 1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) 6 one-family dwellings or one-family dwellings with secondary suite; [9414; 06 12 12]
 - (b) accessory buildings and accessory uses customarily ancillary to the above. [6766; 90 11 27]
- 3 **Floor Space Ratio**
The floor space ratio for each proposed strata lot shown on Diagram 1 below shall not exceed 0.50, otherwise calculated in accordance with the RS-1 District Schedule.
- 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**
No building shall extend beyond 10.688 m (35.0 ft.) above the base surface of each building site, calculated by using the existing grades as shown on Diagram 1 below, except that the maximum height for accessory buildings shall be as shown on Diagram 2 below. [6766; 90 11 27]
- 5 **Site Coverage**
For each proposed strata lot shown on Diagram 1 below, the maximum site coverage for buildings shall be 30%.
- 6 **Off-street Parking**
- (a) A minimum of 12 off-street parking spaces shall be provided, developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law.
 - (b) A minimum of 12 visitor’s parking spaces shall be provided and may be located in tandem with, and within the manoeuvring aisles of, the required off-street parking spaces, subject to the approval of the Director of Planning.
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5937 or provides an explanatory note.*

Diagram 1

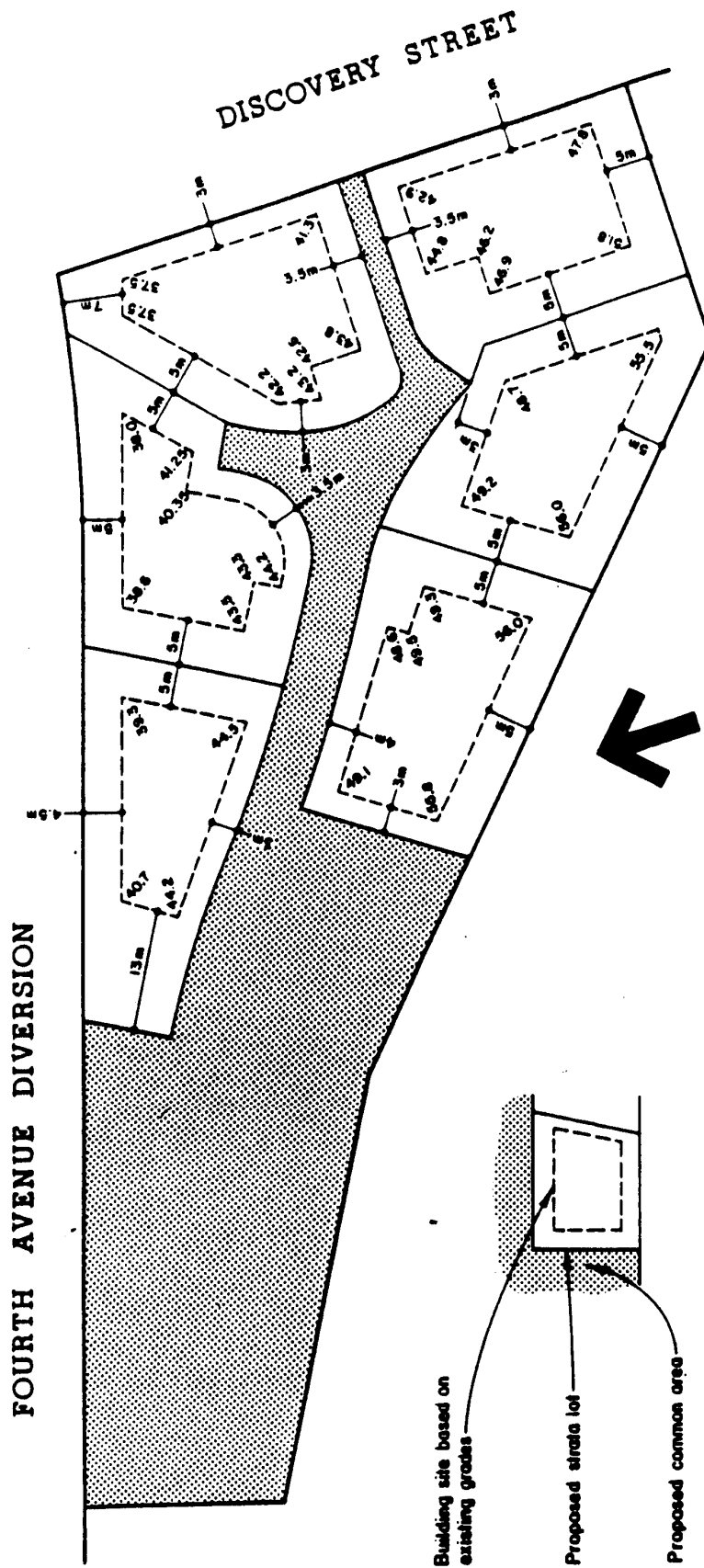
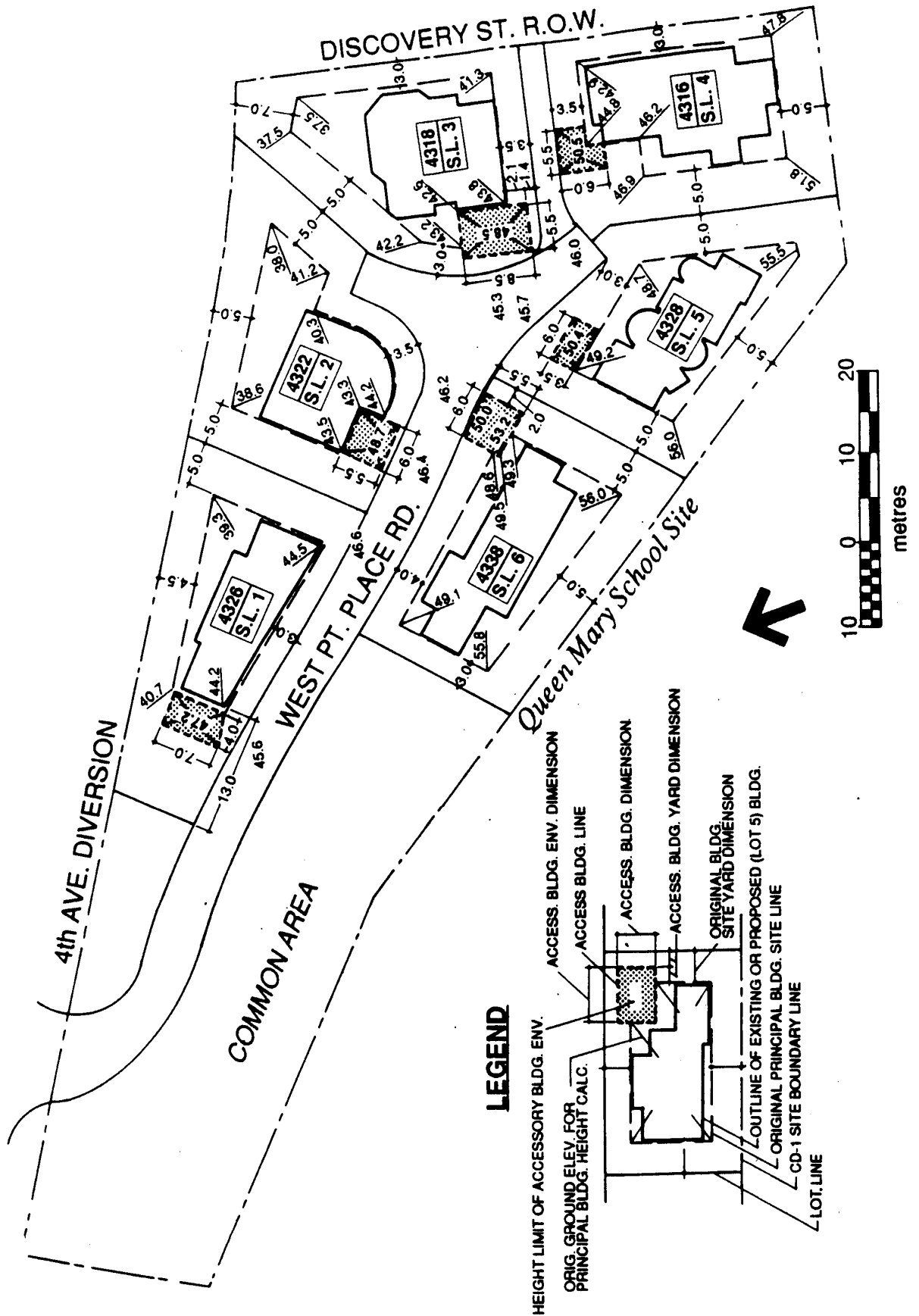
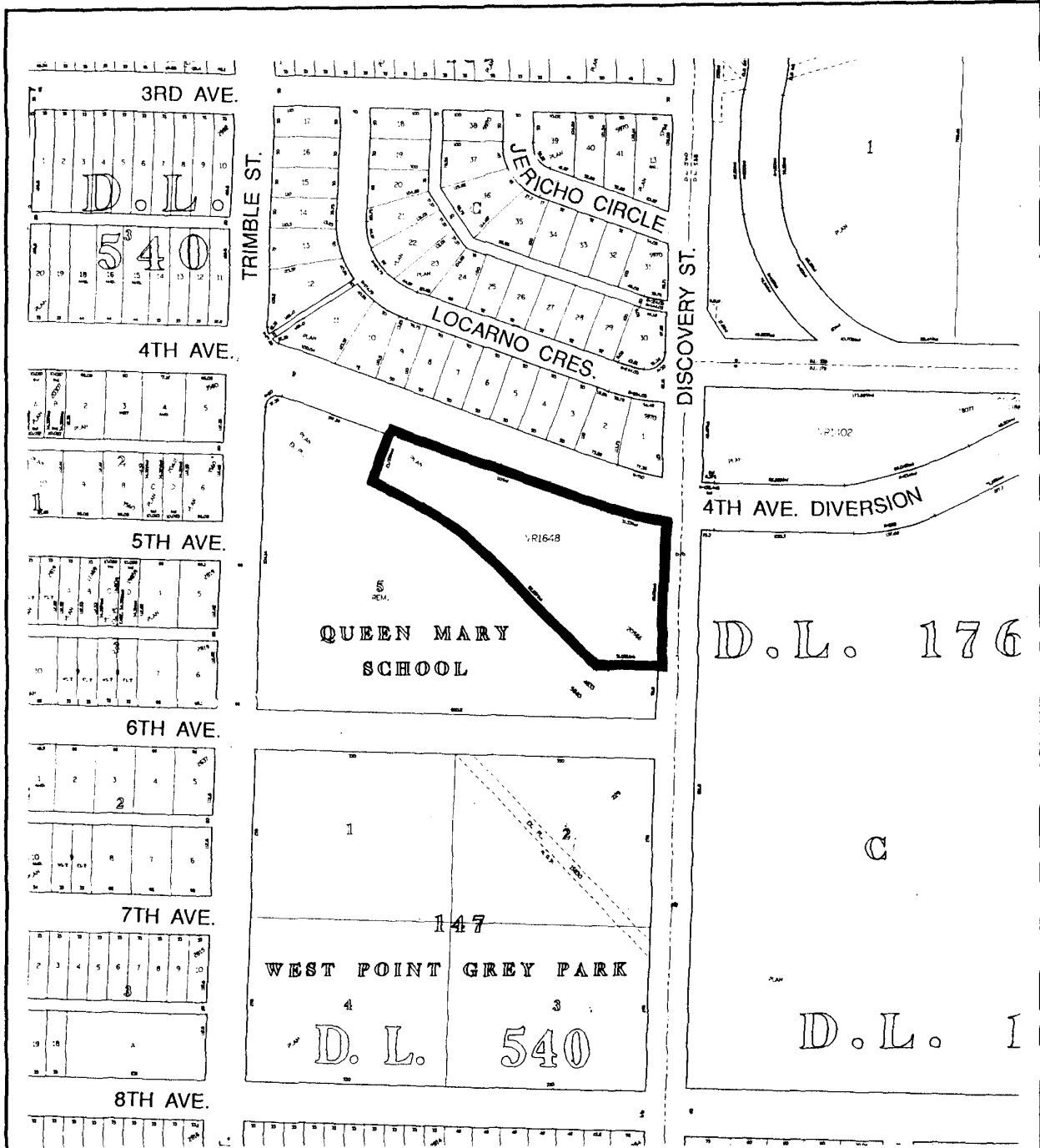


Diagram 2





The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 5937

CD-1 (173) 4316-4338 W. Point Place City of Vancouver Planning Department	date prepared: July 1992 sectional(s): G-11	
	scale: 1:3000	