



# **City of Vancouver** *Zoning and Development By-law*

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## CD-1 (175)

*2860 Kingsway*

*By-law No. 5975*

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

**Effective March 25, 1986**

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

BY-LAW NO. 5975

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

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

- 1 The “Zoning District Plan” annexed to By-Law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-312a 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 No. 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 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) maximum of 73 dwelling units comprising multiple dwellings all of which shall be eligible for funding under Section 56.1 of the **National Housing Act** and subject to the following:
    - (i) of the total number of dwelling units, a minimum of 94% shall have two or more bedrooms, and the remainder shall have one bedroom; and
    - (ii) all two or more bedroom units shall be designed for families;
  - (b) accessory uses customarily ancillary to the above use;
  - (c) common use amenity area for residents of the development, subject to the gross floor area not exceeding 290 m<sup>2</sup> (3,121 sq. ft.).
- 3 **Floor Space Ratio**  
The floor space ratio for all uses, measured in accordance with the provisions of the RT-2A District Schedule, shall not exceed 0.64, calculated prior to street and lane dedication and excluding the common use amenity area.
- 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**  
The maximum building height measured above the base surface shall be 10.0 m (32.8 ft.).
- 5 **Off-street Parking**  
Off-street parking shall be provided, developed, and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law, except that a minimum ratio of 1.2 off-street parking spaces per unit shall be provided, of which 63.5% of the total shall be underground.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5975 or provides an explanatory note.

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

DONE AND PASSED in open Council this 25th day of March 1986.

(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 25th day of March, 1986, and numbered 5975.

CITY CLERK”

By-law No. 5975 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law

