



City of Vancouver *Zoning and Development By-law*

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CD-1 (178)

*1311 Beach Avenue
(Tudor Manor)*

By-law No. 6009

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

Effective June 17, 1986

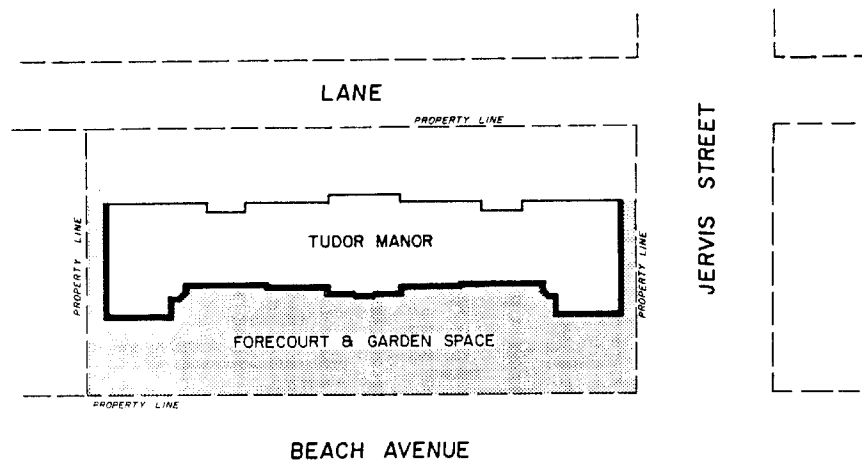
(Amended up to and including By-law No. 8169, dated March 14, 2000)

BY-LAW NO. 6009

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-317 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 "A" 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) a maximum of 111 multiple dwelling units,
 - (b) accessory uses customarily ancillary to the above.
- 3 **Floor Space Ratio**
 - 3.1 The maximum floor space ratio shall be 2.2; except that a development at floor space ratio 3.0 may be permitted provided that:
 - (a) the front and two side walls, as outlined in black on the diagram below, of the building existing and known as Tudor Manor as of March 6, 1986, are retained and restored; and
 - (b) the Tudor Manor forecourt and garden space, shown shaded on the diagram below, is retained and refurbished.



Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6009 or provides an explanatory note.

3.2 The following shall be excluded in the computation of floor space ratio:

- (a) parking areas, the floor of which is below the highest point of the finished grade around the buildings;
- (b) elevator shafts, lockers, laundry rooms, entrance lobbies;
- (c) balconies, canopies, sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure. and provided further that the total area of all exclusions does not exceed eight percent of the permitted floor area;
- (d) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
- (e) the following social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20 percent of allowable floor space or 10,000 square feet whichever is the lesser, and that such facilities are open to and primarily for the use of residents:
 - (i) saunas;
 - (ii) tennis courts;
 - (iii) swimming pools;
 - (iv) squash courts;
 - (v) gymnasiums and workout rooms;
 - (vi) games rooms and hobby rooms;
 - (vii) other similar related indoor uses of a social or recreational nature which in the opinion of the Development Permit Board are of a type which contribute to social amenity;
- (f) 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 64.01 m (210 ft).

5 Off-street Parking and Loading

Off-street parking and loading spaces for all uses shall be provided, developed, and maintained in accordance with provisions of Section 12 of the Zoning and Development By-law, except that parking spaces shall be provided at a minimum ratio of 1 space for every 850 square feet of gross floor area used for residential purposes.

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

DONE AND PASSED in open Council this 17th day of June 1986.

(signed) Alderman Yee
Deputy 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 17th day of June 1986, and numbered 6009.”

CITY CLERK”

By-law No. 6009 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

