



City of Vancouver *Zoning and Development By-law*

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CD-1 (179)

250 West 59th Avenue

By-law No. 6039

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

Effective September 23, 1986

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

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:

Uses

- (a) multiple dwellings containing a maximum total of 195 dwelling units;
- (b) common-use amenity area for residents of the development, the gross floor area of which shall not exceed 171.87 m² (1,850 sq. ft.); and
- (c) accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

The floor space ratio for all uses shall not exceed 0.75, calculated in accordance with the provisions of the RT-5 and RT-5N Districts Schedule.

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

- (a) the common-use amenity area referred to in section 2(b) above; and
- (b) residential storage space provided it is located below grade and does not in total exceed 360 m² (3,880 sq. ft.); [6558; 89 09 12]
- (c) 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 clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Height

The maximum built height measured above the base surface shall be 12.9 m (40 ft.).

5 Site Coverage

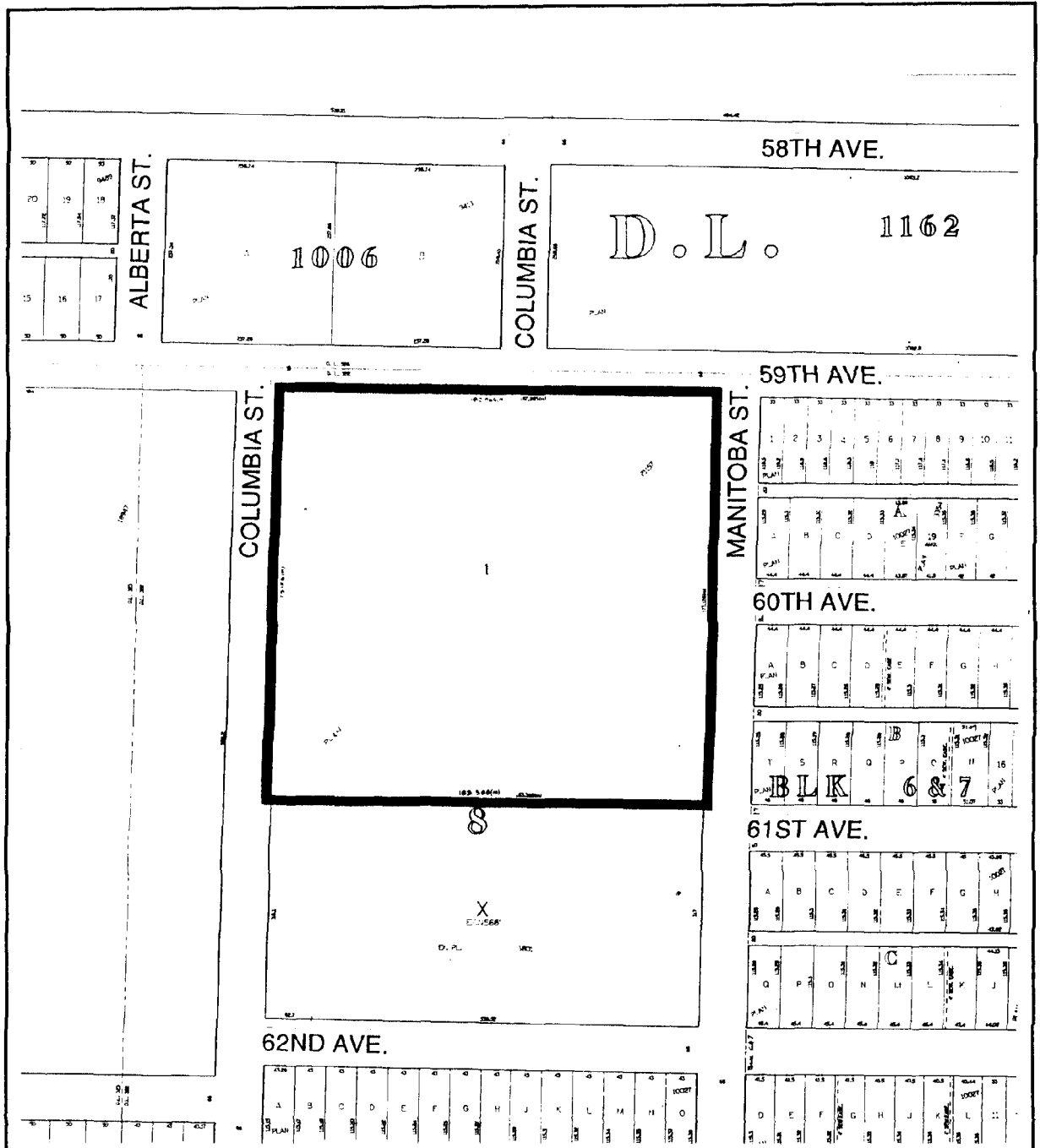
The maximum site coverage for all buildings and roads shall be 60 percent.

6 Off-street Parking


Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum ratio of 2 off-street parking spaces per unit shall be provided for the townhouse units located on the easterly 108.2 m (355 ft.) of the site. [6558; 89 09 12]

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to 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. 6039 or provides an explanatory note.*



The property outlined in black (■) was rezoned:
 From **CD-1** to **CD-1 (amended)** by By-law No. 6039

CD-1 (179) 250 W. 59th Ave. City of Vancouver Planning Department	date prepared: July 1992	
	sectional(s): O,P-23	
scale: 1:2500		

