



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

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## **CD-1 (196)**

*1096 West 10th Avenue*

***By-law No. 6245***

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

***Effective November 3, 1987***

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

BY-LAW NO. 6245

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 No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-333a 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 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) professional office but limited to architecture, law, accounting and engineering office uses only;
  - (b) accessory uses customarily ancillary to the above use, except that ancillary laboratory facilities shall not be permitted with an engineering office.
- 3 **Floor Space Ratio**  
The floor space ratio for all uses shall not exceed 0.82 measured in accordance with the provisions of the RM-3 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 **Off-Street Parking**  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

*Note:* Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6245 or provides an explanatory note.

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

DONE AND PASSED in open Council this 3rd day of November 1987.

(signed) Gordon Campbell  
Mayor

(signed) Maria Kinsella  
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 3rd day of November 1987, and numbered 6245

CITY CLERK”

By-law No. 6245 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

