



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (197)

827 East Pender Street

By-law No. 6246

(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. 6246

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-333b 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) a maximum of 27 dwelling units comprising a multiple dwelling, all of which shall be eligible for Provincial Government funding as seniors’ housing;
 - (b) common-use amenity area for the use of residents, with a gross floor area not to exceed 130 m² (1,400 sq. ft.);
 - (c) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
The floor space ratio for all uses, measured in accordance with the provisions of the RM-3 District Schedule, shall not exceed 1.60, 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 13.72 m (45 ft.).

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6246 or provides an explanatory note.

By-law No. 6246 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law

