



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 (227)

1415 West Georgia Street

1400 West Pender Street

By-law No. 6394

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

Effective September 27, 1988

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

BY-LAW No. 6394

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-334(e) 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:

Uses

- (a) a maximum of 126 dwelling units in a multiple dwelling;
- (b) social, recreational and cultural;
- (c) accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

The maximum floor space ratio, computed in accordance with the applicable provisions of the West End District Official Development Plan, shall be 6.31, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public, including facilities for general fitness, general recreation, and day care, are excluded from the floor space measurement, provided that:

- (i) the total area being excluded shall not exceed the lesser of 20 per cent of the permitted floor space, or 929.03 m² (10,000 sq. ft.); and
- (ii) in the case of a child day-care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.

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 91.44 m (300.0 ft.).

5 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 of 142 off-street parking spaces shall be provided.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6394 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 27th day of September 1988.

(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 27th day of September 1988, and numbered 6394.

CITY CLERK”

By-law No. 6394 Being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (**—**) outlined in black is rezoned from DD to CD-1

