

City of Vancouver *Zoning and Development By-law*

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CD-1 (235)

131-145 West Pender Street

By-law No. 6448

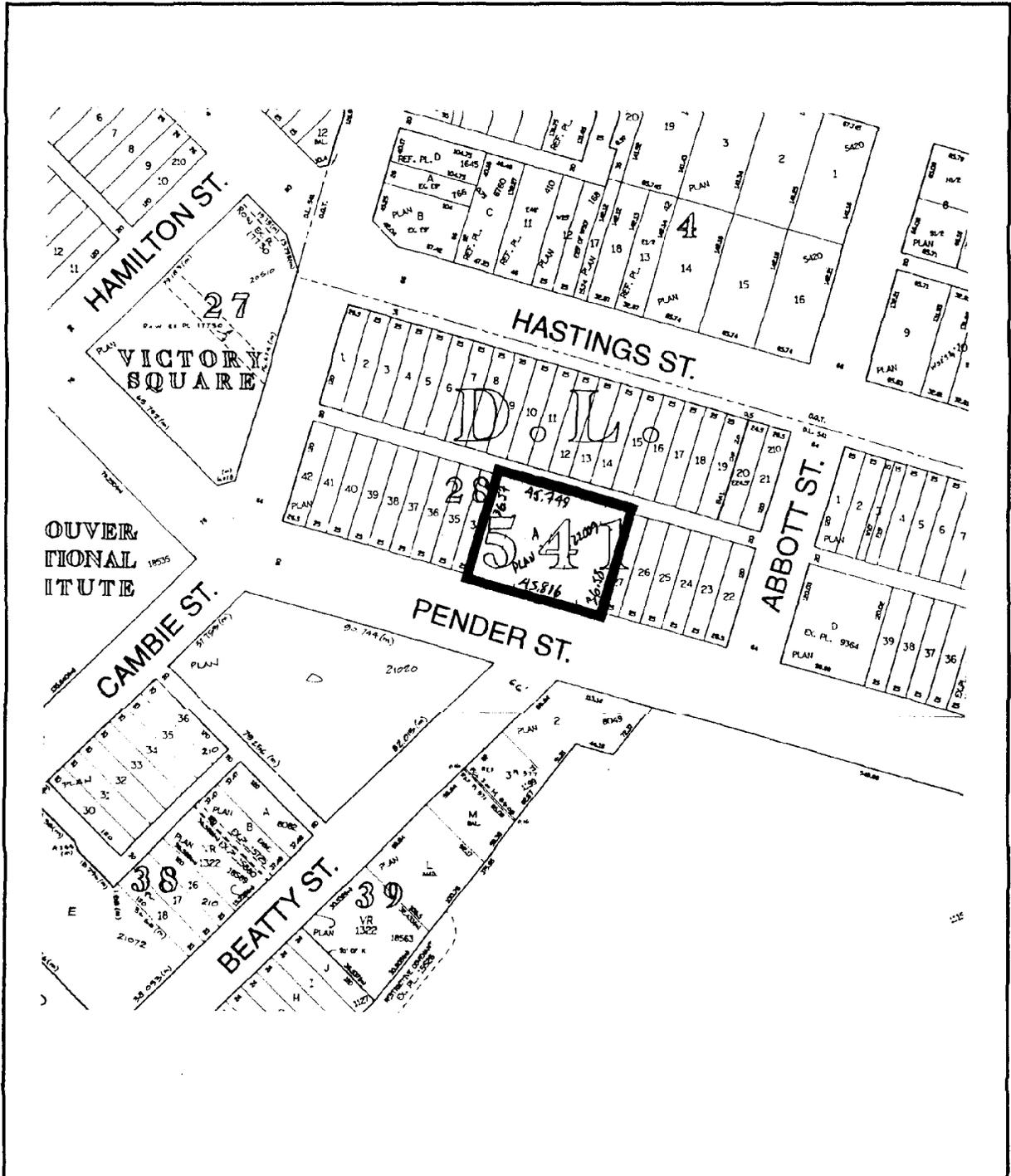
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective December 13, 1988

(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:
- (a) maximum of 114 dwelling units, all of which shall be eligible for Government funding; [6595; 89 11 28]
 - (b) commercial, provided that this use does not exceed 185.8 m² (2,000 sq. ft.);
 - (c) social and recreational;
 - (d) 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 4.03, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public are excluded from the floor space measurement, provided that the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space, or 929.03 m² (10,000 sq. ft.). [6595; 89 11 28]
- 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 27.43 m (90.0 ft.).
- 5 **Off-street Parking**
Off-street parking shall be developed, maintained and provided in accordance with the applicable provisions of the Parking By-law.
- 6 **Off-street Loading**
Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
- 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. 6448 or provides an explanatory note.*



The property outlined in black (■) was rezoned:
 From **DD** to **CD-1** by By-law No. 6448

<p>CD-1 (235) 131-145 W. Pender St.</p>	<p>date prepared: Dec. 1992</p>
<p>City of Vancouver Planning Department</p>	<p>sectional(s): P-8</p>
<p>scale: 1:2000</p>	



