



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

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## CD-1 (267)

*2110-2148 West 38th Avenue*

*By-law No. 6759*

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

**Effective November 6, 1990**

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

- 1 The “Zoning District Plan” annexed to By-law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-380(b) 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-I, which area shall be more particularly described as M-1(261), 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 multiple dwelling containing a maximum of 41 dwelling units;
  - (b) a multiple dwelling containing a minimum of 29 dwelling units; and
  - (c) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**  
The floor space ratio, computed in accordance with the applicable provisions of the RM-3 District Schedule and calculated on the total site area, shall not exceed 2.40, distributed as follows:
- a maximum floor space ratio of 1.87 for the 41 dwelling unit multiple dwelling; and
  - a minimum floor space ratio of 0.53 for the 29 dwelling unit multiple dwelling.
- 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:
- 36.58 m (120 ft.) for the 41 dwelling unit multiple dwelling; and
  - 13.05m (42.8 ft.) for the 29 dwelling unit multiple dwelling.
- 5 **Site Coverage**  
The maximum site coverage for both buildings shall be 29 percent of the site area.
- 6 **Off-Street Parking and Loading**  
Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 123 parking spaces shall be provided and allocated as follows:
- a minimum of 93 spaces for the 41 dwelling unit multiple dwelling; and
  - a minimum of 30 spaces for the 29 dwelling unit multiple dwelling.
- 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. 6759 or provides an explanatory note.

By-law No. 6759 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 RM-3 to CD-1

