

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

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## **CD-1 (268)**

*1800-2100 East Kent Avenue South  
(North Fraser Landing)*

*By-law No. 6760*

*(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)*

**Guidelines:**

*North Fraser Landing*

*(1800-2100 East Kent Avenue South)*

*CD-1 Guidelines*

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 **Uses**

The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(268), 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 375 dwelling units in multiple dwellings;
- (b) retail/commercial to a maximum of 465 m<sup>2</sup> (5,005 sq. ft.) of floor area;
- (c) social and recreational;
- (d) park or playground;
- (e) accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

The maximum floor area shall be 35 303 m<sup>2</sup> (380,000 sq. ft.). floor space for residential use shall be calculated in accordance with the applicable provisions of the RM-4 and RM-4N Districts Schedule, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public in the form of general fitness, recreation and day care areas, are excluded from the floor space measurement provided that the total area excluded does not exceed 929.03 m<sup>2</sup> (10,000 sq. ft.). Floor space for commercial use shall be calculated in accordance with the applicable provisions of the C-2 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 **Height**

The maximum building height, measured above the base surface, shall be 15.24 m (50 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

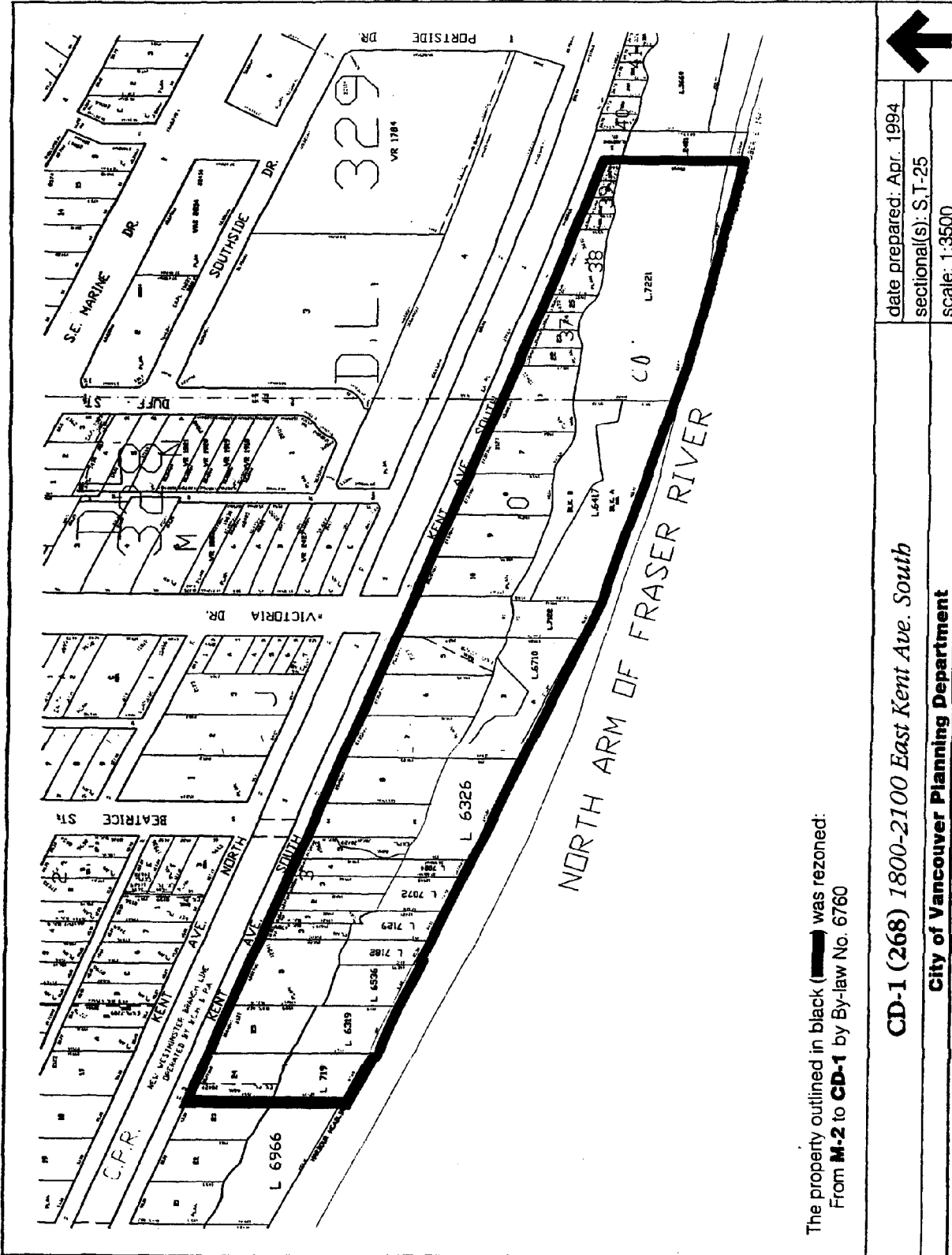
- (a) a minimum of one parking space for every dwelling unit shall be provided for non-market housing; and
- (b) for market housing
  - (i) a minimum of 1.75 parking spaces for every dwelling unit shall be provided in the first phase of the development, addressed as 2000 East Kent Avenue South at the south foot of Victoria Drive; and
  - (ii) a minimum of 1.2 parking spaces for every dwelling unit and one additional space for each 200 m<sup>2</sup> of gross floor area shall be provided for all remaining phases, except that no more than 2.2 spaces for every dwelling unit need be provided. [7263; 94 02 17]

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. 6760 or provides an explanatory note.*



The property outlined in black (█) was rezoned:  
From **M-2** to **CD-1** by By-law No. 6760



date prepared: Apr. 1994  
sectional(s): S, T-25  
scale: 1:3500

**CD-1 (268) 1800-2100 East Kent Ave. South**  
**City of Vancouver Planning Department**