



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 F 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (288)

4176 Alexandra Street

By-law No. 7045

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

Effective November 3, 1992

(Amended up to and including By-law No. 9838, dated April 21, 2009)

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.] [7147; 93 07 20] [7178; 93 09 28]*

2 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (288), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) School - Elementary and Secondary, provided that enrolment does not exceed 600 pupils, of which no more than 325 shall be in Grades 8 to 12 [9838; 09 04 21]
- (b) Accessory Auditorium Use which means the use of an auditorium on a site only for activities or events that are customarily incidental, subordinate, and exclusively devoted to, and that form an integral part of, the principal use of the same site and its improvements; and
- (c) Accessory Uses customarily ancillary to the above uses.
[9156; 05 11 01]

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.85.
[9156; 05 11 01]

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

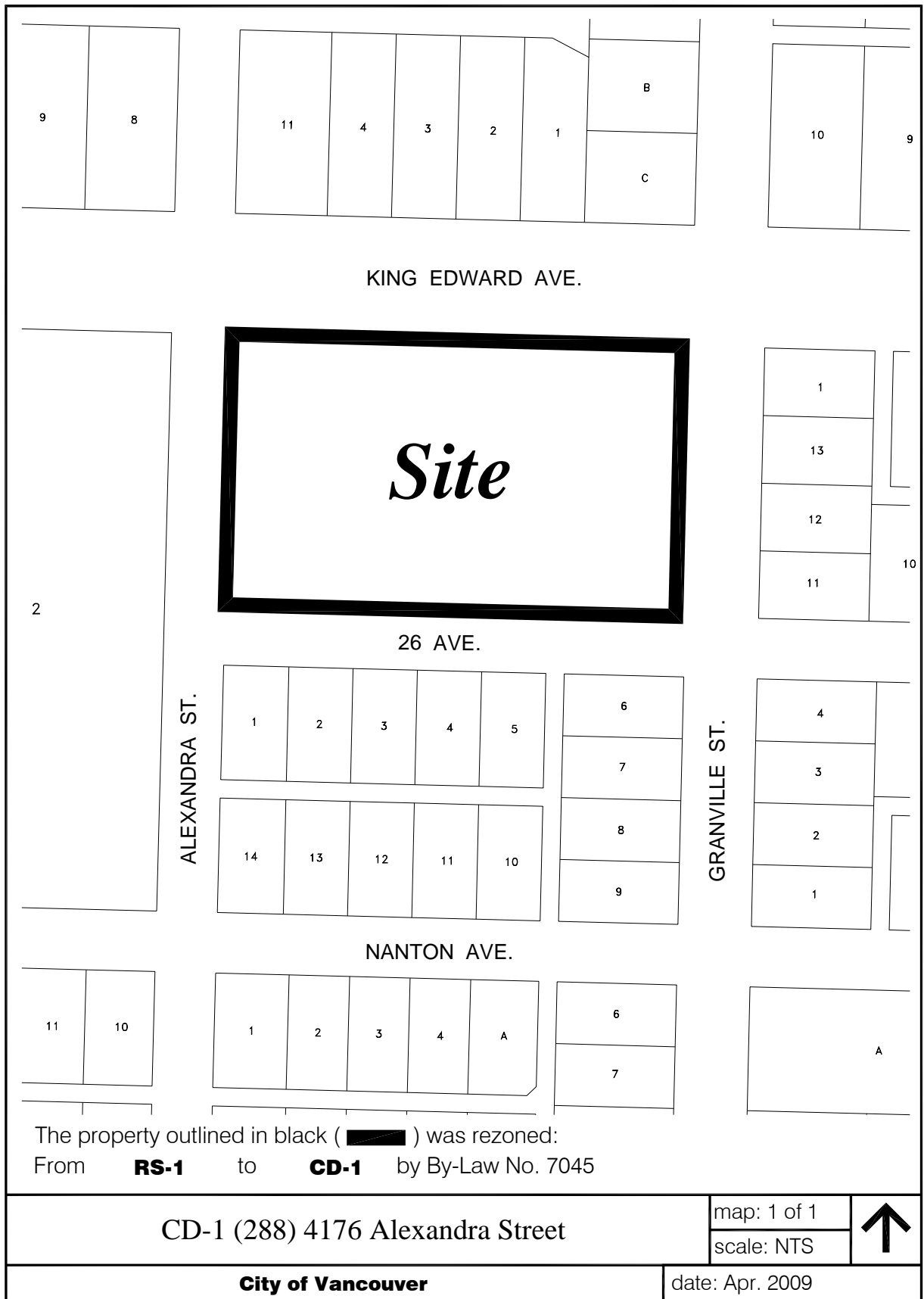
- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (d) 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, except that this clause 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 10.7 m.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7045 or provides an explanatory note.*

- 5 Setbacks
- 5.1** The minimum setback of any building from the Alexandra Street and West 26th Avenue property boundaries shall be 6.3 m.
- 5.2** A covered, unenclosed entry structure from the Alexandra Street setback is exempt from section 5.1.
[9156; 05 11 01]
- 6 Site Coverage
- 6.1** The maximum site coverage for all buildings shall be 37 percent of the site area.
- 6.2** For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 7 Off-Street Parking and Loading
- Any development or use of the site requires the provision, development and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that the site must have at least 69 off-street parking spaces.
[9156; 05 11 01]
- 8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



The property outlined in black ([black box]) was rezoned:
 From **RS-1** to **CD-1** by By-Law No. 7045

CD-1 (288) 4176 Alexandra Street

map: 1 of 1
 scale: NTS



City of Vancouver

date: Apr. 2009

[9838; 09 04 21]