



City of Vancouver *Zoning and Development By-law*

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CD-1 (421)

3837 Point Grey Road (Jericho Tennis Club)

By-law No. 8893

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

Effective July 6, 2004

(Amended up to and including By-law No. 11368, dated November 17, 2015)

- 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
- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (421).
- 2.2 The only uses permitted within CD-1 (421), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Club, including tennis, squash, badminton and racquetball courts, swimming pools, saunas, whirlpools, dining lounges, ancillary fitness facilities, administrative offices, and like facilities; and
 - (b) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.
- 3 Conditions of Use
- Erection and maintenance of seasonal, air-supported structures may occur only between October 1 and April 30 each year.
- 4 Density
- 4.1 The floor space ratio for all permanent structures must not exceed 0.36.
 [10796; 13 10 08]
- 4.2 The floor space ratio for all air-supported structures must not exceed 0.48.
 [10796; 13 10 08]
- 4.3 Computation of floor space ratio must include:
- (a) all floors having a minimum ceiling height of 1.21 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 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.
- 4.4 Computation of floor space ratio, in the discretion of the Director of Planning, may exclude:
- (a) patios and gardens if the Director of Planning first approves the design of sunroofs and walls;
 - (b) where floors are used for off-street parking and loading and manoeuvring aisles, the taking on or discharging of passengers, bicycle storage, tennis bubble 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 are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (c) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8893 or provides an explanatory note.*

5 Building Height

The building height, measured above base surface, must not exceed 9.2 m for permanent structures and 11.0 m above City Datum (35.3 m) for seasonal air-supported structures.

[9075; 05 07 19]

6 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

[10796; 13 10 08] [11368; 15 11 17]

7 Force and Effect

This By-law is to come into force and take effect on the date of its enactment

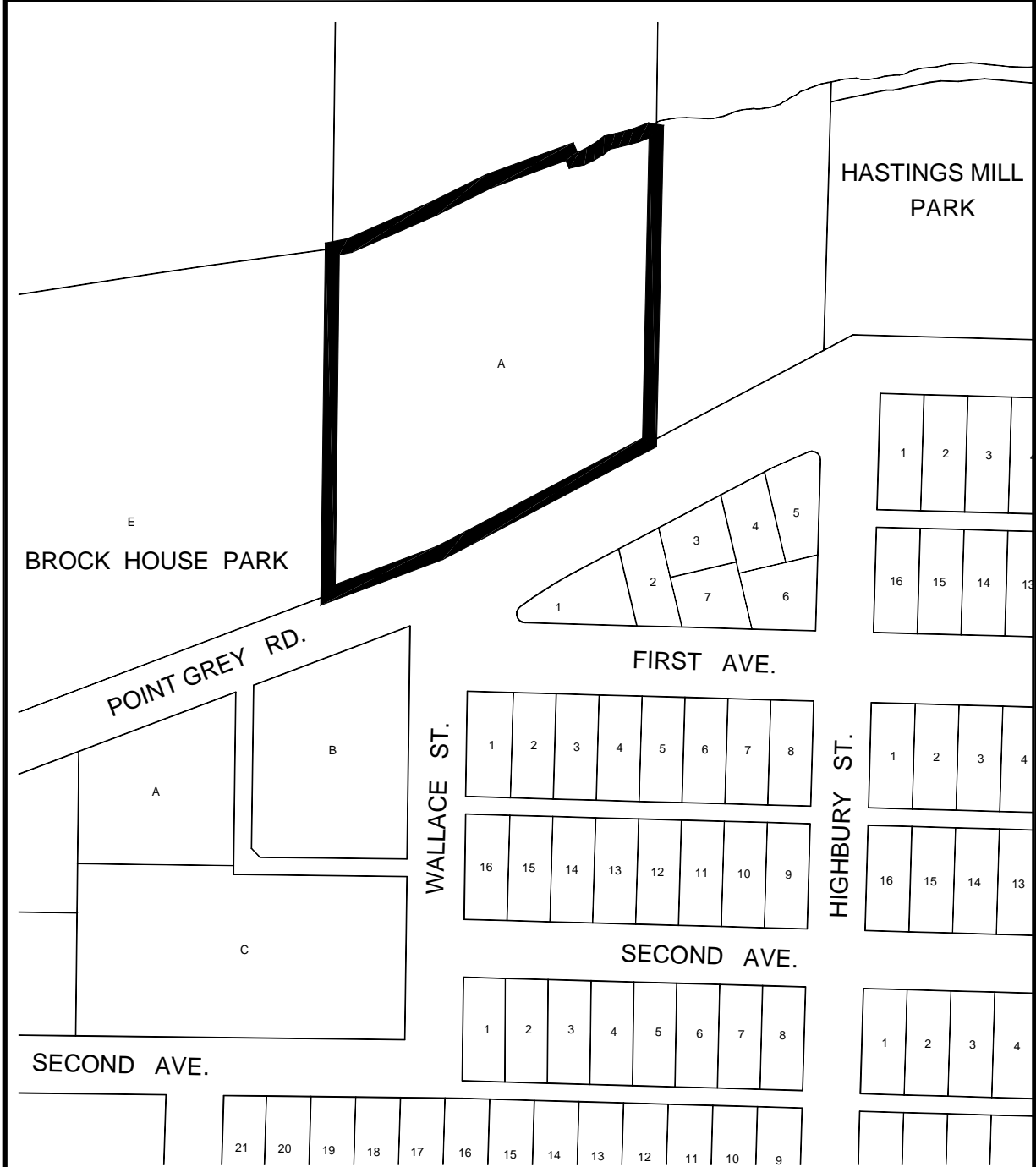
[11368; 15 11 17]

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.]*

[11368; 15 11 17]

By-law No. 8893 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black () is rezoned:

From **RT-2** to **CD-1**

Z-552

RZ - 3837 Point Grey Road

map: 1 of 1

scale: 1:2000



City of Vancouver