



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

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## CD-1 (457)

*3200 West 41st Avenue*

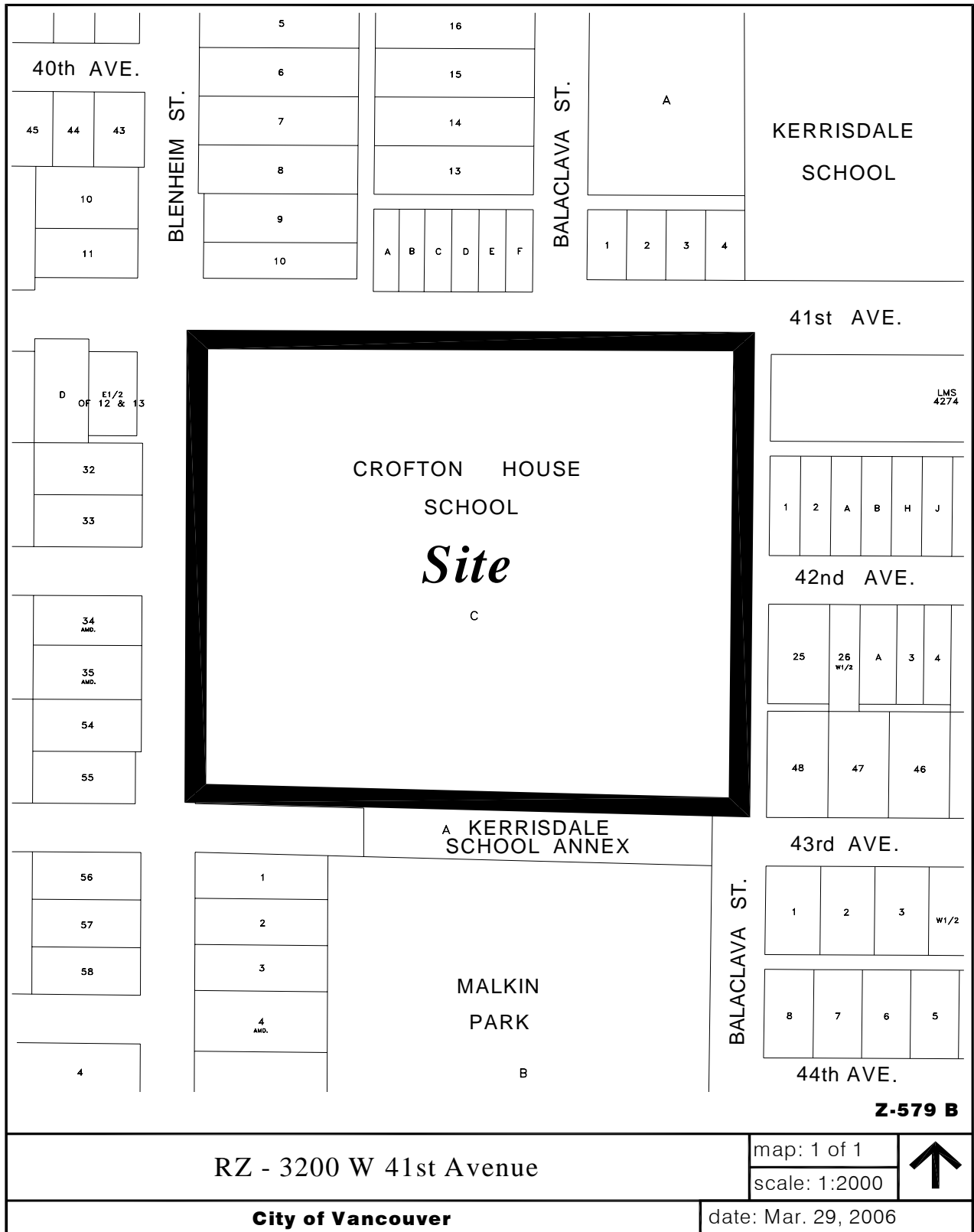
*By-law No. 9490*

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

***Effective May 29, 2007***

- 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 (457).
- 2.2** Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (457) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Institutional Uses, limited to School – Elementary or Secondary; and
  - (b) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2.
- 3 Density
- 3.1** The floor area for all uses must not exceed 23 114 m<sup>2</sup>.
- 3.2** Computation of floor area must include:
- (a) all floors having a minimum ceiling height of 1.2 m, regardless of maximum ceiling height, including earthen floor, both above and below ground level, 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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 3.3** Computation of floor area must exclude:
- (a) open patios, roof gardens, or decks but only if the Director of Planning first approves the design of sunroofs and walls;
  - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 are at or below grade, except that the exclusion for a single parking space must not exceed 7.3 m in length;
  - (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; and
  - (d) 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.
- 4 Building height
- The building heights, measured above the base surface, must not exceed 10.7 m, except that the roofs of the new senior school and the dining hall and athletics facility may exceed such limit but must not exceed geodetic elevation 57.50 m and 58.60 m respectively.

- 5      **Setbacks**  
The setback of each building must be at least:
- (a) 15.50 m from the east property line at Balaclava Street;
  - (b) 12.50 m from the north property line at West 41st Avenue, except for a covered, unenclosed pedestrian entrance canopy or portico;
  - (c) 8.13 m from the west property line at Blenheim Street; and
  - (d) 10.70 m from the south property line;
- before any dedication for street of a portion of the site adjacent to any such property line.
- 6      **Parking, loading, and bicycle spaces**  
Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces.
- 7      **Severability**  
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
- 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.]*



RZ - 3200 W 41st Avenue

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Mar. 29, 2006