



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (701)

### *575 Drake Street (Covenant House)*

### *By-law No. 12173*

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

***Effective July 24, 2018***

1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-714 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (701).

2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Institutional Uses, limited to Social Service Centre; and
- (b) Accessory Use customarily ancillary to any use permitted by this section.

3 Density

3.1 For the purposes of computing floor space ratio, the site is deemed to be 836.38 m<sup>2</sup>, being the site size at the time of application for rezoning, prior to any dedications.

3.2 The floor space ratio for all uses must not exceed 5.15.

3.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

3.4 Computation of floor area must exclude open balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

- (a) the total area of these exclusions must not exceed 12% of the permitted floor area;
- (b) the balconies must not be enclosed for the lifetime of the building; and
- (c) 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 the base surface, provided that the maximum exclusion for a parking space must not exceed 24 m in length.

3.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas, including recreation facilities, to a maximum of 12% of the permitted floor area.

3.6 The use of floor area excluded under sections 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

4 Building height

The building height, measured above the base surface and to the top of the roof above the uppermost habitable floor, including parapet wall, must not exceed 36 m.

4.2 Despite the preceding section 4.1 and section 10.11.1 of the Zoning and Development By-law, mechanical appurtenances, roof deck access and infrastructure, including guard rails and screen walls, may increase the building height to no more than 41.2 m.

5 Severability

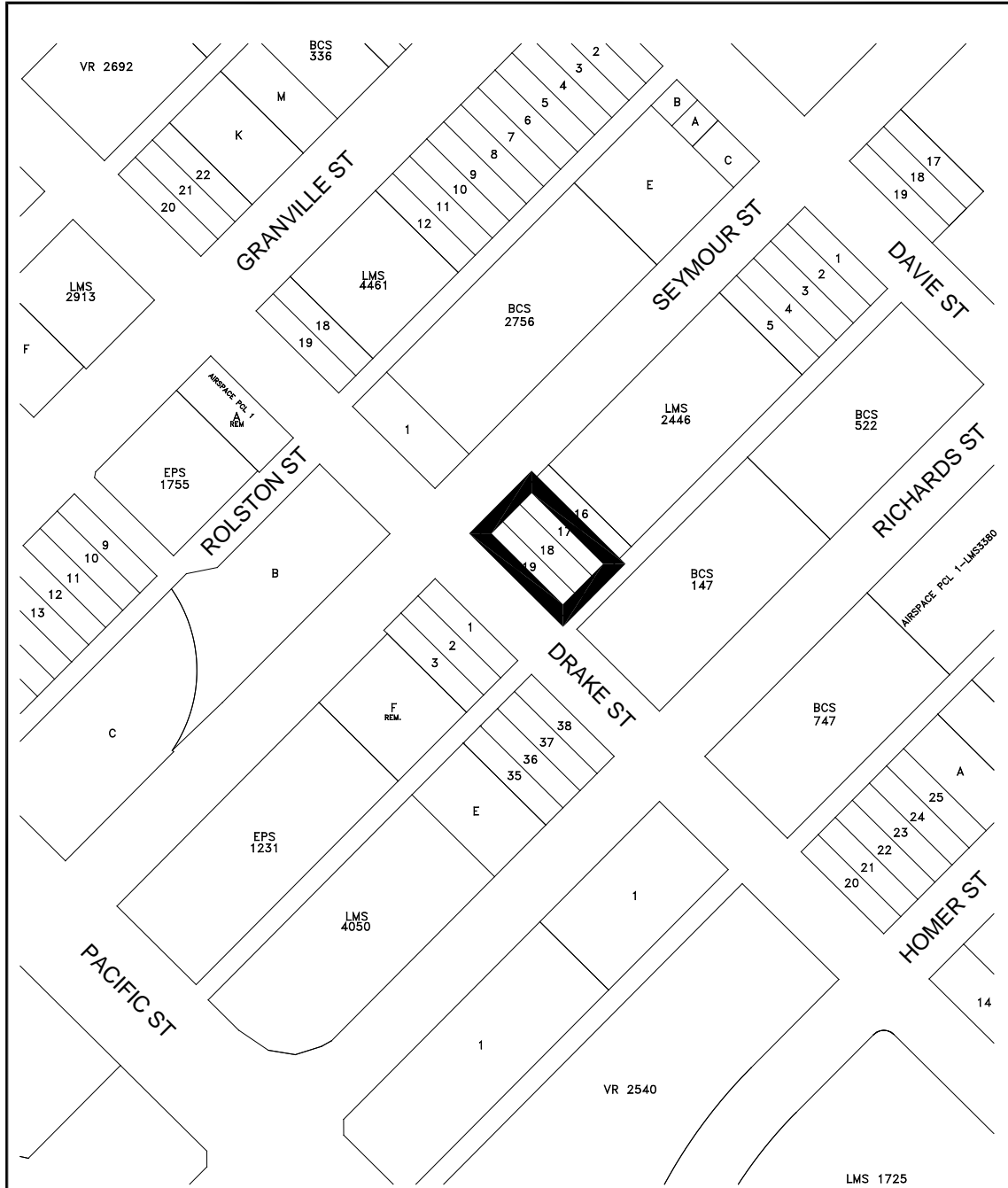
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

6 Force and effect

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

ENACTED by Council this 24<sup>th</sup> day of July, 2018

**Schedule A**



The properties outlined in black (  ) are rezoned:  
From **DD** to **CD-1**

**Z-714 (c)**

**RZ - 575 Drake Street**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2016-12-20