



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (713)

*625 West 45th Avenue and  
5926-6076 Tisdall Street*

**[By-law No. 12273](#)**

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

***Effective September 19, 2018***

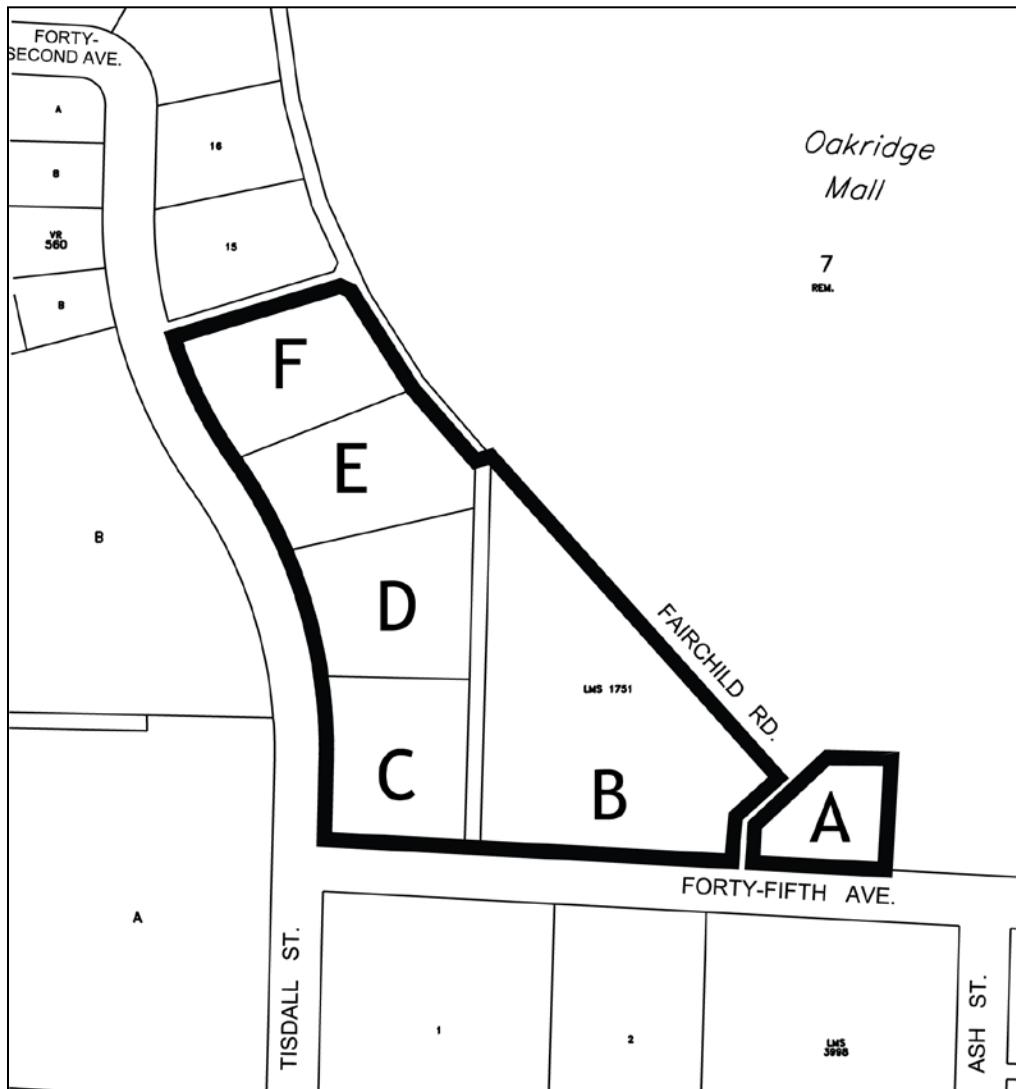
1 Zoning District Plan Amendment

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-672 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Sub-areas

The site is to consist of 6 sub-areas approximately as illustrated in Figure 1, for the purpose of allocating uses, floor area and density, height and parking standards under the Parking By-law.

Figure 1 – Sub-areas



3 Uses

The only uses permitted within each sub-area of CD-1 (713), and the only uses for which the Director of Planning will issue a permit are those uses set out in the following table:

Sub-area	Permitted Uses
<b>A</b>	Dwelling uses, limited to: (a) Apartment building containing a minimum of 70 and a maximum of 80 dwelling units, subject to the following: (i) all units are to be eligible for or funded under the National Housing Act Assistance to Low-Income Households Program, and (ii) all dwelling units are to be designed for senior citizens, and (iii) a minimum of 5 % and a maximum of 10 % of all dwelling units are to be designed for handicapped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
<b>B</b>	Dwelling uses, limited to: (a) A maximum of 135 dwelling units, which may be in the form of townhouses or of dwelling units in one or more apartment buildings, or a combination thereof, subject to the following: (i) a minimum of one-third of the total number of dwelling units developed under this clause shall have a minimum of three bedrooms, to facilitate family accommodation; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
<b>C</b>	(a) Dwelling Uses; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
<b>D</b>	(a) Dwelling Uses; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
<b>E</b>	(a) Dwelling Uses; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.
<b>F</b>	(a) Dwelling Uses; and (b) Accessory buildings and accessory uses customarily ancillary to the above uses.

4 Floor area and density

The permitted floor area and density within each sub-area of CD-1 (713) shall be as set out in the following table:

<b>Sub-area</b>	<b>Maximum Density</b>
<b>A</b>	A maximum floor area of 4 553 m <sup>2</sup> , excluding the area of floors used for off-street parking and loading.
<b>B</b>	A maximum floor area of 14 323 m <sup>2</sup> , excluding the area of floors used for off-street parking and loading.
<b>C</b>	A maximum floor space ratio of 1.33.
<b>D</b>	A maximum floor space ratio of 1.33.
<b>E</b>	A maximum floor space ratio of 1.33.
<b>F</b>	A maximum floor space ratio of 1.33.

5 Height

The maximum permitted height within each sub-area of CD-1 (713) shall be as set out in the following table:

<b>Sub-area</b>	<b>Maximum height</b>
<b>A</b>	A maximum height of 9 storeys.
<b>B</b>	A maximum height of 6 storeys.
<b>C</b>	A maximum of 12 storeys.
<b>D</b>	A maximum of 12 storeys.
<b>E</b>	A maximum of 12 storeys.
<b>F</b>	A maximum of 12 storeys.

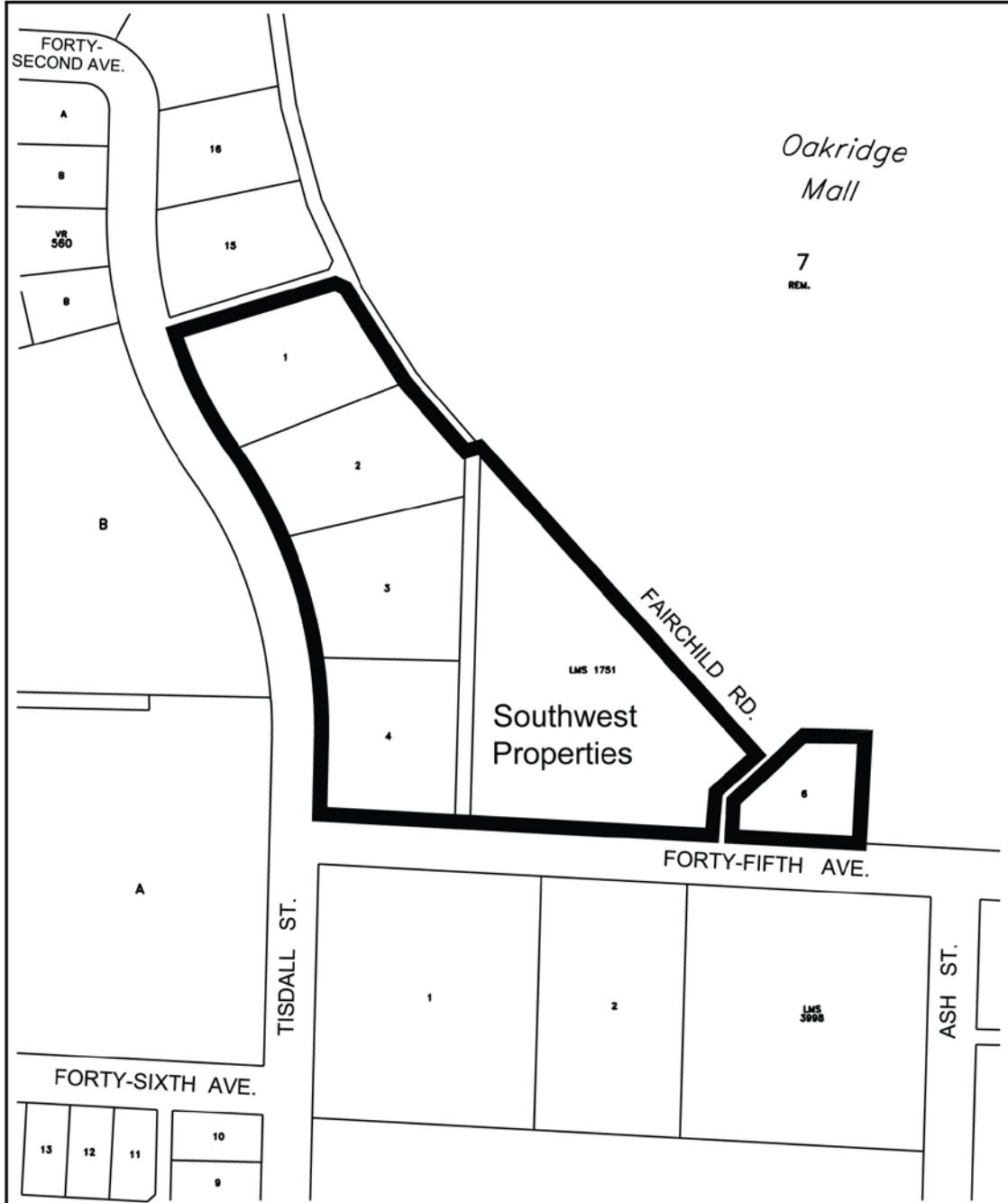
6 Severability

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.

7 Force and effect


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

ENACTED by Council this 19<sup>th</sup> day of September, 2018



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

**Z-672 (d)**

<p><b>5926-6076 Tisdall Street, 625-675 West 45th Avenue and 688 Fairchild Road</b></p>	map: 1 of 1	
	scale: NTS	
<p><b>City of Vancouver</b></p>	<p>date: 2014-02-06</p>	