



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

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## CD-1 (39)

### *4325-4337 Willow Street*

### *By-law No. 4271*

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

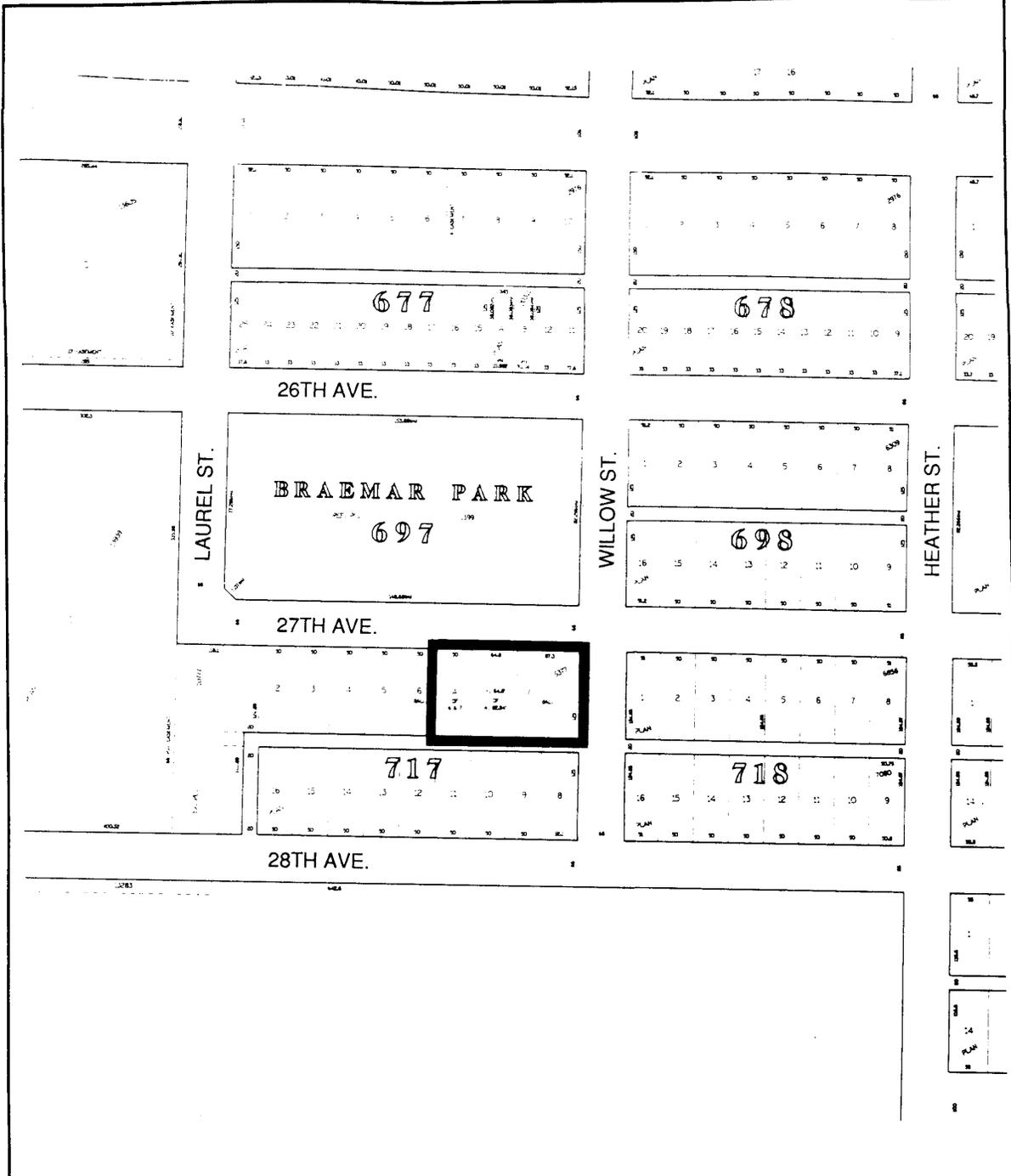
***Effective November 22, 1966***

*(Amended up to and including By-law No. 9674, dated June 24, 2008)*

- 1      **Application**  
The provisions of this By-law apply to that area of land zoned CD-1 by By-law No. 4271. [6069; 86 11 25]
- 2      **Uses**  
The only uses permitted within the area described in section 1 above, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a)   Community Care Facility but not to exceed a capacity of 68 beds nor 42 single rooms and 16 double rooms; [9674; 08 06 24]
  - (b)   accessory uses customarily ancillary to the above use. [6069; 86 11 25]
- 3      **Floor Space Ratio**  
The floor space ratio, measured in accordance with the provisions of the RS-1 District Schedule, shall not exceed 1.23. [6069; 86 11 25]
- 3.1    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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4      **Site Coverage**  
The site coverage, measured in accordance with the provisions of the RS-1 District Schedule, shall not exceed 50 percent. [6069; 86 11 25]
- 5      **Height**  
The maximum building height measured above the base surface shall be 8.23 m (27 feet). [6069; 86 11 25]
- 6      **Off-Street Parking and Loading**  
Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 12 underground parking spaces, 2 surface parking spaces and 1 (one) loading bay shall be provided. [6069; 86 11 25]
- 7      *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

**Note:**      *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4271 or provides an explanatory note.*

**SCHEDULE D**



The property outlined in black (■) was rezoned:  
From **RS-1** to **CD-1** by By-law No. 4271

<b>CD-1 (39) 4325-4337 Willow St.</b>  <b>City of Vancouver Planning Department</b>	date prepared: July 1992	
	sectional(s): N-16	
	scale: 1:2500	