



City of Vancouver *Zoning and Development By-law*

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CD-1 (47)

Langara Gardens

By-law No. 4358

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

Effective April 9, 1968

(Amended up to and including By-law No. 8169, dated March 14, 2000)

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 The area shown included within the heavy black outline on Schedule “A” is rezoned CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) maximum of 607 dwelling units in multiple dwellings;
- (b) local commercial uses including shoe repair shop, barber shop, beauty parlor, laundromat, dry cleaner, financial institution, medical office, office, restaurant and retail to a maximum commercial floor space total of 2 057.80 m² (22,150 sq. ft.);
- (c) accessory buildings and uses customarily ancillary to the above uses. [6213; 87 09 15]

3 Floor Space Ratio

The maximum floor space ratio, measured in accordance with the provisions of the RT-2A District Schedule, for all uses, excluding the common use amenity area, shall not exceed 0.782.

The common use amenity area shall not exceed 929.3 m² (10,000 sq. ft.). [6213; 87 09 15]

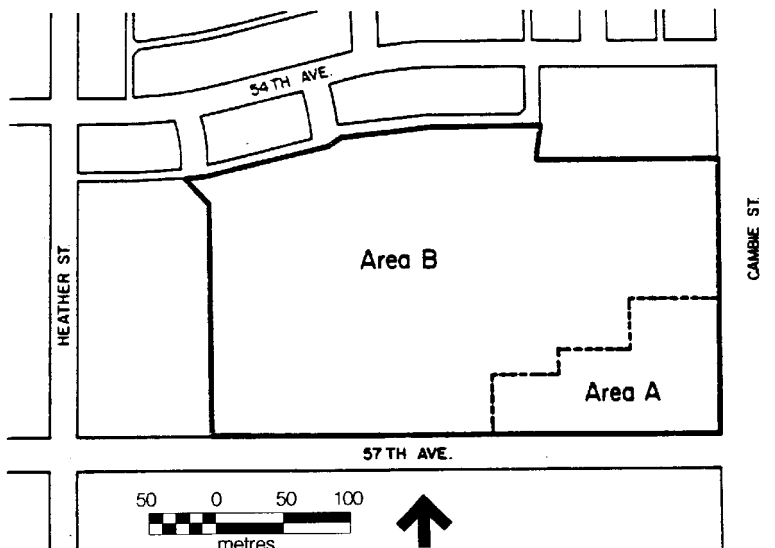
3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Height

The maximum building height, measured above the base surface, shall be as follows:

- (a) for that portion of the site within Area A in Diagram 1 below, 54.86 m (180 ft.);
- (b) for that portion of the site within Area B in Diagram 1 below, 9.14 m (30 ft.). [6213; 87 09 15]

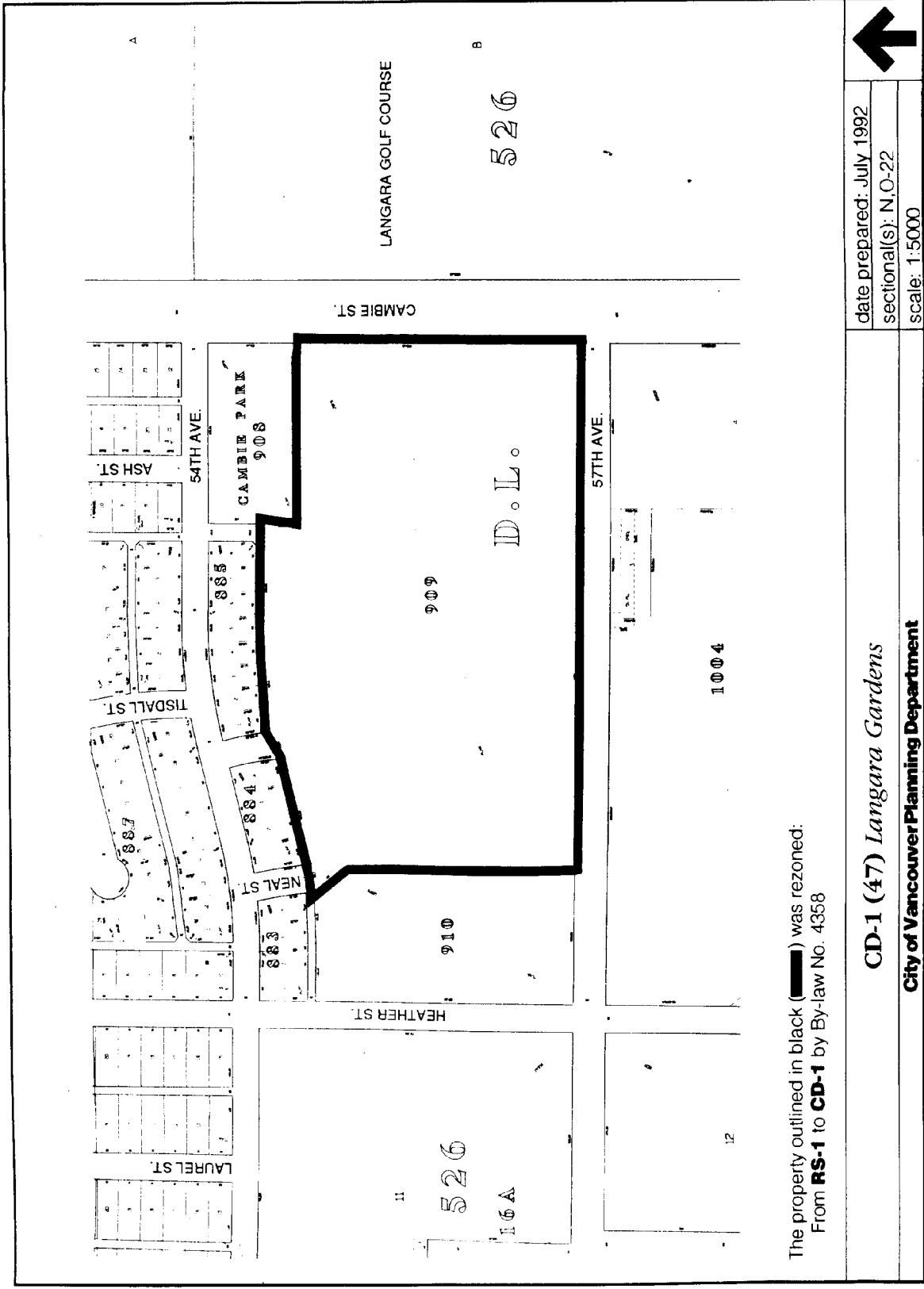
DIAGRAM 1



Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4358 or provides an explanatory note.

- 5 **Off-Street Parking**
Off-street parking for all uses shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that one space shall be provided for each 70 m² (753.5 sq. ft.) of gross residential floor area. [6213; 87 09 15]
- 6 **Loading**
One off-street loading space shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. [6213; 87 09 15]
- 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.]*
[6213; 87 09 15]

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The property outlined in black (■) was rezoned:
From **RS-1** to **CD-1** by By-law No. 4358

date prepared: July 1992
sectional(s): N.O-22
scale: 1:5000

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City of Vancouver Planning Department