



City of Vancouver *Zoning and Development By-law*

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CD-1 (70)

415 East 5th Avenue

By-law No. 4559

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

Effective June 1, 1971

(Amended up to and including By-law No. 8760, dated December 9, 2003)

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 area shown included within the heavy black outline on Schedule “D” shall be more particularly described as CD-1(70), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Child Day Care Facility,
- (b) Church,
- (c) Elementary School,
- (d) Club, provided that no commercial activities are carried on and the use does not adversely impact the adjoining residential area, and
- (e) Accessory Buildings and Uses customarily ancillary to the above uses including a Rectory and the sale of religious books and religious objects, and [8118; 99 11 02]

2.2 More than one principal building shall be permitted on this site. [8118; 99 02 11]

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.05.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (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
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length, or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total permitted floor area;
- (e) covered play areas;
- (f) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4559 or provides an explanatory note.*

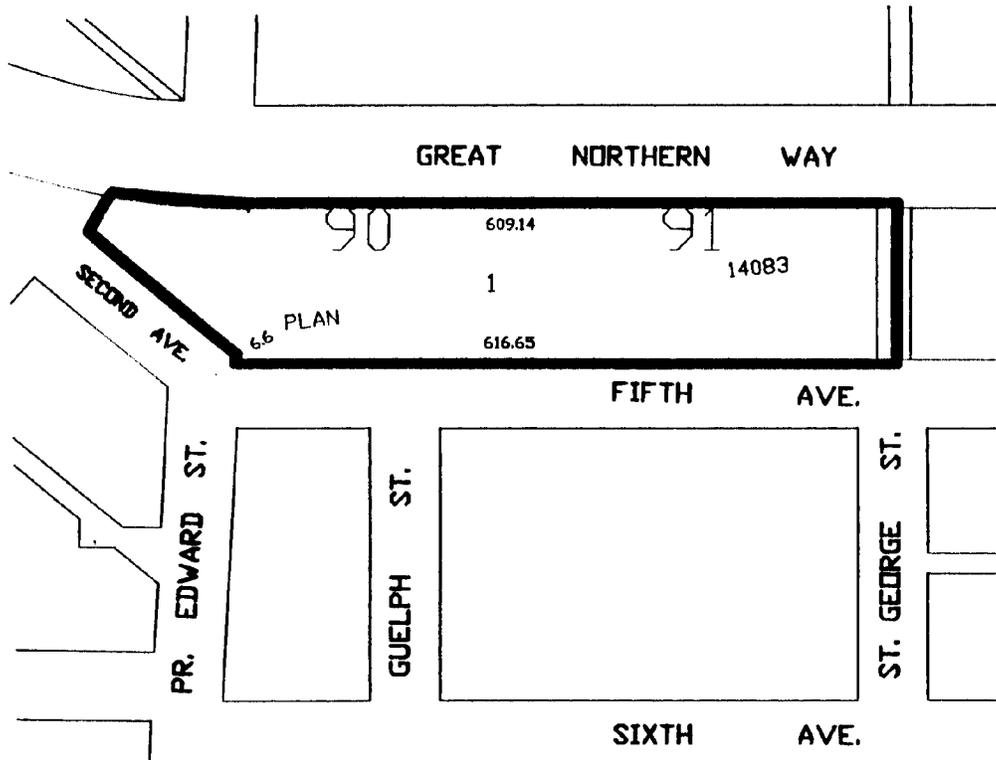
- (g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and [8760; 03 12 09]
- (h) institutional storage space provided that the space is below base surface; [8118; 99 11 02]
- (i) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Height

- 4.1 The maximum building height measured above the base surface is 19.3 m and the building must not extend beyond three storeys.
- 4.2 The Director of Planning may relax the maximum building height by up to 10 percent where it is determined that the base surface is different than that shown in plans prepared by Raymond Ching Architect and stamped "Received, Planning Department, May 14, 1999.
- 4.3 The Director of Planning may permit a greater height than permitted provided that he first considers the effect of the additional height on the amenity of the neighbourhood.

5 Off-Street Parking and Loading

- 5.1 Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 255 off-street parking spaces are to be provided.
- 5.2 The Director of Planning, on the advice of the City Engineer, may permit a relaxation of section 5.1 where such a relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site. [8118; 99 11 02]
- 6 *[Section 6 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.]*



The property outlined in black (■) was rezoned:
 From **M-2 & RM-3** to **CD-1** by By-law No. 4559

CD-1 (70) 415 East 5th Ave.	date prepared: Feb. 1995	
	sectional(s): Q-12	
City of Vancouver Planning Department	scale: 1:2000	

