



City of Vancouver *Zoning and Development By-law*

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CD-1 (103)

Langara Estates

By-law No. 4900

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

Effective September 16, 1975

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

BY-LAW NO. 4900

A By-law to amend By-law No. 3575, being
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

- 1 The plan attached to and forming an integral part of By-law No. 3575 and designated as the “Zoning District Plan” and marked as Schedule “D” to said By-law is hereby amended according to the plan marginally numbered Z-165 annexed to this By-law and marked as Schedule “D” hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule “D” of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule “D” annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule “D” attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule “D” to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
- 2 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be insured are:
 - (a) Apartments.
 - (b) Townhouses.
 - (c) Local Retail stores having a floor area up to but not exceeding 4,000 square feet.
 - (d) Park or playground.
 - (e) Golf course.
 - (f) Recreational facilities.
 - (g) Comprehensive Educational Development.
 - (h) Buildings or uses customarily accessory to the above uses, including off-street parking;

subject to such conditions as Council may by resolution prescribe.

- 3 **Floor Space Ratio**

The floor space ratio shall be as prescribed by Council when approving the form of development but shall not exceed 0.75 in the case of residential uses nor 0.50 in the case of all other uses. In computing the allowable floor space ratio, all floors (with ceilings more than 4 feet in height) of all buildings shall be included (measured to the extreme other limits of all buildings shall be included (measured to the extreme outer limits of all buildings) except for the floor or floors of which are below the adjoining finished grade around the building and used or intended to be used for storage, heating equipment, parking and similar uses customarily ancillary to the principle use of the building. Balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total floor area of such excluded items does not exceed 8 percent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sun roofs or walls forming part thereof are approved by the Director of Planning.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4900 or provides an explanatory note.

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 of Buildings**

The height of any building (except buildings in connection with recreational facilities) shall not exceed three storeys. The height of any building in connection with recreational facilities shall not exceed three storeys. The height of any building in connection with recreational facilities shall not exceed 40 ft.

5 This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in Open Council this 16th of September, 1975.

(Sgd.) A. Phillips

MAYOR

(Sgd.) D.H. Little

CITY CLERK

“I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 16th day of September, 1975, and numbered 4900.

CITY CLERK”

The property shown below (—) outlined in black is rezoned from RS-1 Single Family Dwelling to CD-1 Comprehensive Development District

