



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

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## **CD-1 (120)**

*3859-3893 West 2nd Avenue*

*3860-3890 Point Grey Road*

*1701-1721 Wallace Street*

***By-law No. 5011***

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

***Effective September 21, 1976***

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

BY-LAW NO. 5011

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-191.1 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 issued are Apartment Buildings Townhouses and customarily ancillary uses including off-street parking, subject to such conditions as Council may by resolution prescribe.
- 3 The floor space ratio shall not exceed 0.65. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings of more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except for parking areas the floor of which is at or below the highest point of the finished grade around the building. For the purpose of this section the gross cross sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.
- 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]

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5011 or provides an explanatory note.

- 4 The height of any building shall not exceed two and one-half storeys plus basement nor 35 feet- as measured from the average building grade of West Second Avenue and Point Grey Road respectively, as determined by the City Engineer.
- 5 The number of dwelling units shall not exceed 23 units per acre.
- 6 One and one-half off-street parking spaces shall be provide for each unit.
- 7 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 21st day of September, 1976.

(signed) A. Phillips \_\_\_\_\_  
MAYOR

(signed) D.H. Little \_\_\_\_\_  
CITY CLERK

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 21st day of September, 1976, and numbered 5011.

CITY CLERK”

By-law No. 5011 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law.

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

