



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (151)

5th Avenue & Renfrew Street

7th Avenue & Kaslo Street

By-law No. 5555

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

Effective June 1, 1982

(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 **Uses**

The areas shown included within the heavy black outlines on Schedule “A” are rezoned to CD-1, and the only uses permitted within the areas (herein after referred to as Sites and identified by the letters A, B, C and D on Diagram 1 below), subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

Site A - Neighbourhood House (Frog Hollow) - comprising a meeting hall, meeting rooms, kitchen, offices, reception, storage, uses similar to the foregoing, and accessory uses customarily ancillary to the foregoing.

Site B - Multiple dwellings consisting of a maximum of 23 dwelling units all eligible for government funding as low-income family accommodation, including recreation and common facilities and other accessory uses customarily ancillary to the foregoing. [6430; 88 11 29]

Site C - Townhouse and apartment dwelling units containing a maximum of 15 units and accessory uses customarily ancillary thereto, subject to the following:
(i) all units are to be eligible for funding under Section 56.1 of the National Housing Act; and
(ii) a minimum of one-third of the units are to be designed in accordance with CMHC standards for handicapped housing.

Site D - Townhouse and apartment dwelling units containing a maximum of 37 units, a meeting room, management office, and accessory uses customarily ancillary thereto, subject to the following:
(i) all units are to be eligible for funding under Section 56.1 of the National Housing Act; and
(ii) a minimum of one-third of the units are to be designed in accordance with CMHC standards for handicapped housing.

3 **Site Coverage**

3.1 The maximum site coverage for buildings, measured in accordance with the provisions of the RS-1 District Schedule of the Zoning and Development By-law, shall be 45 percent.

3.2 The maximum site coverage for surface parking and access thereto shall be 30 percent.

4 **Floor Space Ratio**

The maximum floor space ratio for development on the four sites as illustrated in Diagram 1 shall be as follows:

Site A - 0.55 Site C - 0.75
Site B - 0.75 Site D - 0.60

calculated in accordance with the provisions of the RS-1 District Schedule of the Zoning and Development By-law except that

(a) balconies, sundecks, roof decks and other similar features shall be excluded from the calculation; and

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5555 or provides an explanatory note.*

- (b) areas of floors located in a cellar which is entirely below the elevation of the surrounding grade shall be excluded from the calculation to a maximum of 15 percent of the total permitted floor area;

[7856; 98 03 24]

- (c) 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 clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

5 Height

Subject to the provisions of Section 10 of the Zoning and Development By-law, the maximum height of a building shall be as illustrated in Diagrams 2 and 3 below.

6 Off-Street Parking and Loading

6.1 Off-street parking spaces shall be provided on the basis outlined below for the four sites as illustrated in Diagram 1:

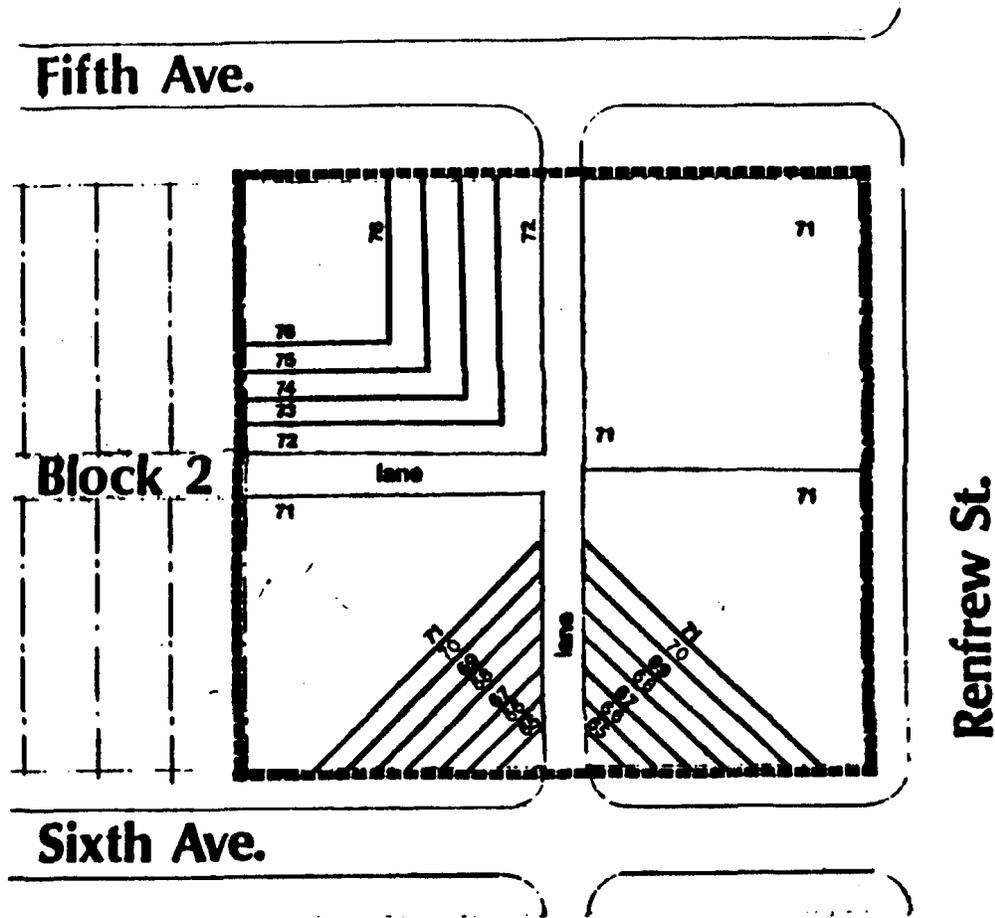
Site A: a minimum of one space for every 23.225 m² (250 sq. ft.), or part thereof, of assembly area;

Site B: a minimum of one space for every two dwelling units; [6430; 88 11 29]

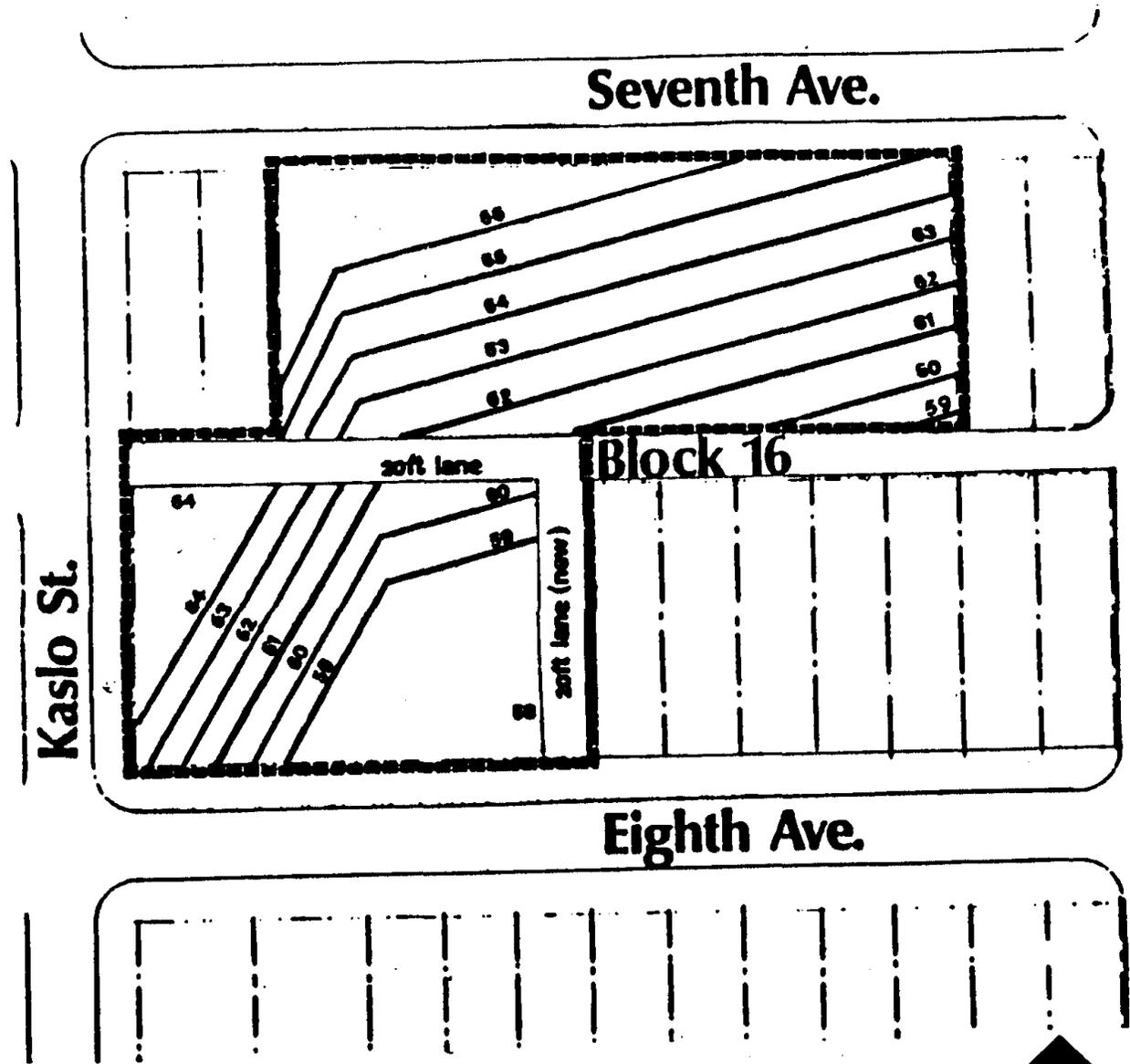
Site C and D: a minimum of one space for every dwelling unit.

6.2 Off-street parking spaces shall be developed and maintained in accordance with the relevant provisions of Section 12 of the Zoning and Development By-law, except that spaces reserved for the physically handicapped shall have a minimum width of 3.048 m (10 ft.) if located adjacent to a similar space, and a minimum width of 3.962 m (13 ft.) in other locations.

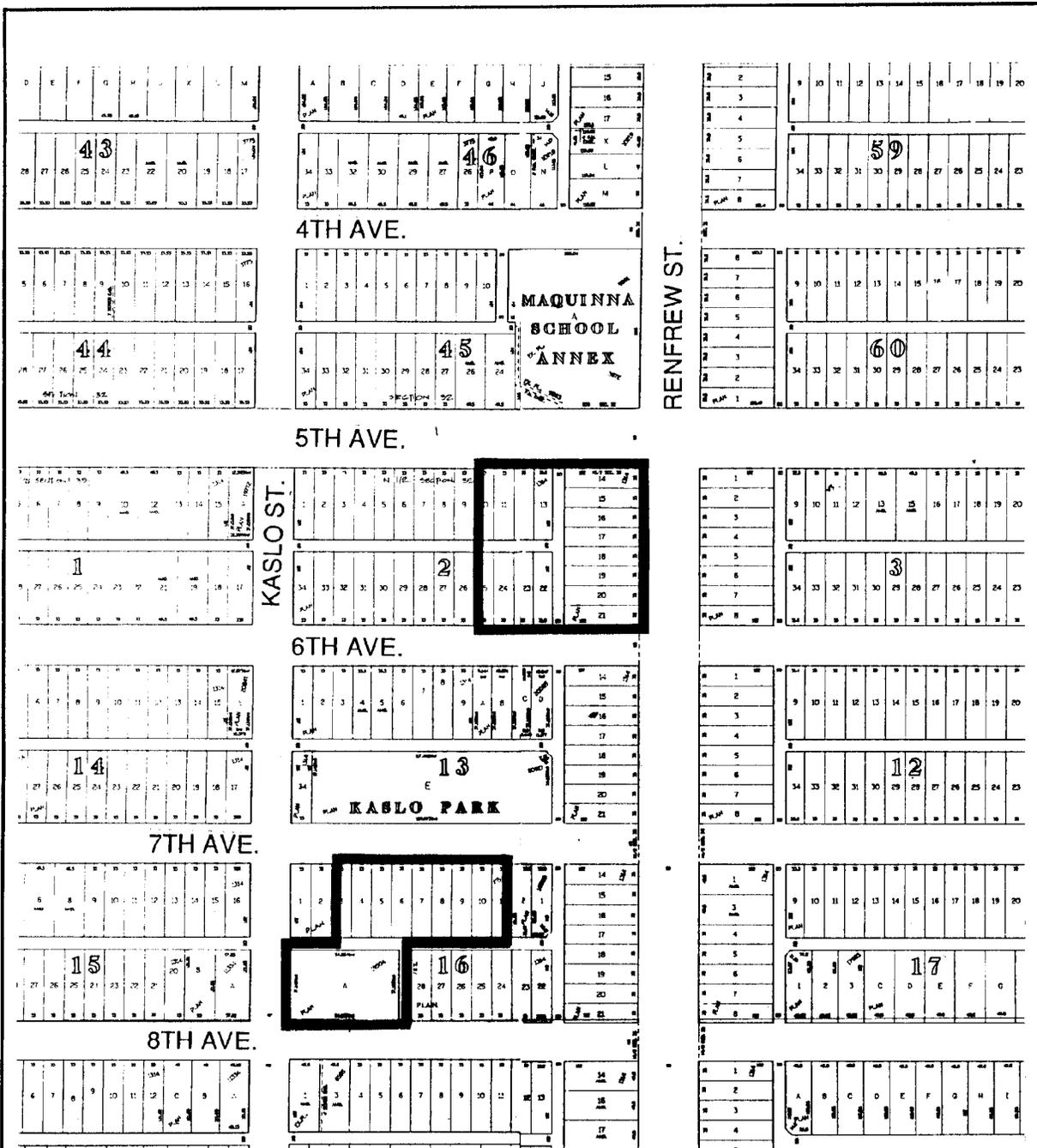
7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



MAX. BUILDING HEIGHT ↑
City Owned Lands;
5th & Renfrew, 7th & Kaslo — **70** — **Max. Bldg. Height (m)**
(Geodetic Datum)



MAX. BUILDING HEIGHT ↑
City Owned Lands;
5th & Renfrew, 7th & Kaslo ⁷⁰ Max. Bldg. Height (m)
(Geodetic Datum)



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 5555

CD-1 (151) 5th Ave. & Renfrew St./7th Ave. & Kaslo St.

City of Vancouver Planning Department

date prepared: July 1992

sectional(s): U,V-12

scale: 1:3000

