



City of Vancouver *Zoning and Development By-law*

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CD-1 (155)

650 West Georgia Street

By-law No. 5683

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

Effective July 12, 1983

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

Plan Referred to on File in the City Clerk's Office

BY-LAW NO. 5683

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 "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-285b and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "All of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
- 2 **Uses**
The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Parking garage containing a maximum of 535 parking spaces, subject to the following:
 - (i) All spaces shall be provided, developed and maintained as approved by the Development Permit Board;
 - (b) Accessory uses customarily ancillary thereto.
- 3 **Floor Space Ratio**
 - 3.1 The floor space ratio shall not exceed 5.86.
 - 3.2 In calculating floor space the following shall be excluded, but calculations shall otherwise be in accordance with "Floor Space Ratio" as defined in the Downtown District Official Development Plan, being Schedule "A" to By-law No. 4912:
 - (a) The floor of parking areas which the Director of Planning determines is below the building grade of abutting streets or lanes;
 - (b) 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]
- 4 **Height**
The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 17.983 m (59.00 ft.).

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5683 or provides an explanatory note.*

5 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 12th day of July 1983.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
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 12th day of July, 1983, and numbered 5683.

CITY CLERK”



