



City of Vancouver *Zoning and Development By-law*

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CD-1 (159)

531-597 South West Marine Drive

By-law No. 5717

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

Effective October 18, 1983

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

BY-LAW NO. 5717

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

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

- 1 The "Zoning District Plan" annexed by By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-2870 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 "A" 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 said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

 - (a) A maximum of 69 townhouses, all of which shall be eligible for funding under Section 56.1 of the National Housing Act and subject to the following:
 - (i) the gross floor area shall not exceed 6 321.650 m² (68,047.90 sq. ft.);
 - (ii) of the total number of dwelling units, a minimum of 47.8 percent shall have two bedrooms, a minimum of 34.8 percent shall have three bedrooms and the remainder shall have one bedroom; and
 - (iii) all one-bedroom units shall be designed for senior citizens and the remainder shall be designed for families.
 - (b) Community Building, subject to the following:
 - (i) the gross floor area shall not exceed 276.842 m² (2,980.00 sq. ft.), including 99.217 m² (1,068.00 sq. ft.) for day care; and
 - (ii) a minimum of 139.350 m² (1,500.00 sq. ft.) of enclosed outdoor play space shall be provided.
 - (c) Accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
 - 3.1 The floor space ratio shall not exceed 0.743, excluding the community building.
 - 3.2 The floor space ratio for the residential uses shall be measured in accordance with the provisions of the RT-2A District Schedule.
 - 3.3 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. 5717 or provides an explanatory note.

- 4 **Height**
The maximum height of all buildings, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 10.688 m (35.00 ft.).
- 5 **Site Coverage**
The maximum site coverage shall be 46.4 percent of the site area, excluding vehicular access, parking, and the community building.
- 6 **Off-street parking**
A minimum of 87 off-street parking spaces shall be provided, developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law, except as follows:
- (a) a minimum parking ratio of 1.14 spaces per unit shall be provided for residential use; and
 - (b) a minimum of eight off-street parking spaces shall be provided for shared community building and visitors use.
- 7 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 18th day of October, 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 18th day of October, 1983, and numbered 5717.

CITY CLERK”

