



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

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## **CD-1 (168)**

*1445 Marpole Avenue  
(Hycroft Towers Apt.)*

***By-law No. 5838***

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

***Effective October 23, 1984***

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

BY-LAW NO. 5838

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 to By-Law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-305C 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) multiple dwelling;
  - (b) accessory buildings or accessory uses customarily ancillary to the above.
- 3 **Floor Space Ratio**  
The floor space ratio shall not exceed 3.60, computed in accordance with the RM-3 District Schedule.
- 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 **Site Coverage**  
The maximum site coverage for all buildings shall be 45 percent of the site area.
- 5 **Height**  
The maximum height of a building, measured in accordance with applicable provisions of the Zoning and Development By-law, shall be 27.432 m (90.00 ft.).
- 6 **Off Street Parking**  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law, except that a minimum of 75 off-street parking spaces shall be provided.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5838 or provides an explanatory note.

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

DONE AND PASSED in open Council this 23rd day of October, 1984.

(signed) Michael Harcourt  
\_\_\_\_\_  
Mayor

(signed) R. Henry  
\_\_\_\_\_  
City Clerk

By-law No. 5838 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law



