



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

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## **CD-1 (172)**

*3405-3433 East 43rd Avenue*

*3486-3488 Kingsway*

*By-law No. 5927*

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

***Effective July 30, 1985***

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

BY-LAW NO. 5927

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-306b 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 “An 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 40 dwelling units comprising multiple dwellings, all of which shall be eligible for funding under Section 56.1 of the **National Housing Act** and subject to the following:
  - (i) of the total number of dwelling units, a minimum of 5 percent shall have four bedrooms, a minimum of 47 percent shall have three bedrooms, a minimum of 25 percent shall have two bedrooms, and the remainder shall have one bedroom; and
  - (ii) all two, three, and four bedroom units shall be designed for families;
- (b) Common use amenity area for residents of the development. subject to the following:
  - (i) the gross floor area shall not exceed 185.806 m<sup>2</sup> (2,000.00 sq. ft.);
- (c) Commercial uses as are listed in the C-2 District Schedule, provided that the Director of Planning is first satisfied that any such commercial uses are compatible with any residential uses proposed for the site and adjacent lands, subject to Section 3 below;
- (d) Accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.71, calculated prior to road dedication, excluding the common use amenity area. and comprising a maximum floor space ratio of 0.09 for commercial uses.

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 The floor space ratio for commercial uses shall be measured in accordance with the provisions of the C-2 District Schedule.

3.4 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]

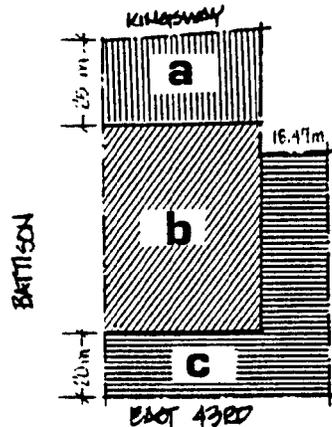
*Note:* Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5927 or provides an explanatory note.

4 Height

4.1 The maximum building height, measured above the base surface shall be as follows:

- (a) for that portion of the site within area “a” on Diagram 1 below, maximum building height shall be 7.010 m (23.00 ft.);
- (b) for that portion of the site within area “b” on Diagram 1 below, maximum building height shall be 9.601 m (31.5 ft.);
- (c) for that portion of the site within area “c” on Diagram 1 below, maximum building height shall be 7.62 m (25.00 ft.).

Diagram 1



5 Site Coverage

The maximum site coverage for all buildings and paved areas, excluding areas solely for pedestrian circulation, shall be 48 percent.

6 Off-street Parking and Loading

Off-street parking and loading spaces for all uses 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) parking spaces for residential uses shall be provided at a minimum ratio of 1.7 spaces for each dwelling unit;
- (b) a minimum of 16 parking spaces for commercial uses shall be provided, and (c) Section 6.1 of the Table 12-1 shall not apply.

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

DONE AND PASSED in open Council this 30th day of July , 1985.

(signed) Alderman Yorke  
Deputy 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 30th day of July, 1985, and numbered 5927.

CITY CLERK”

By-law No. 5927 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

