



**City of Vancouver** *Zoning and Development By-law*  
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## **CD-1 (180)**

*Italian Cultural Centre*

*By-law No. 4954*

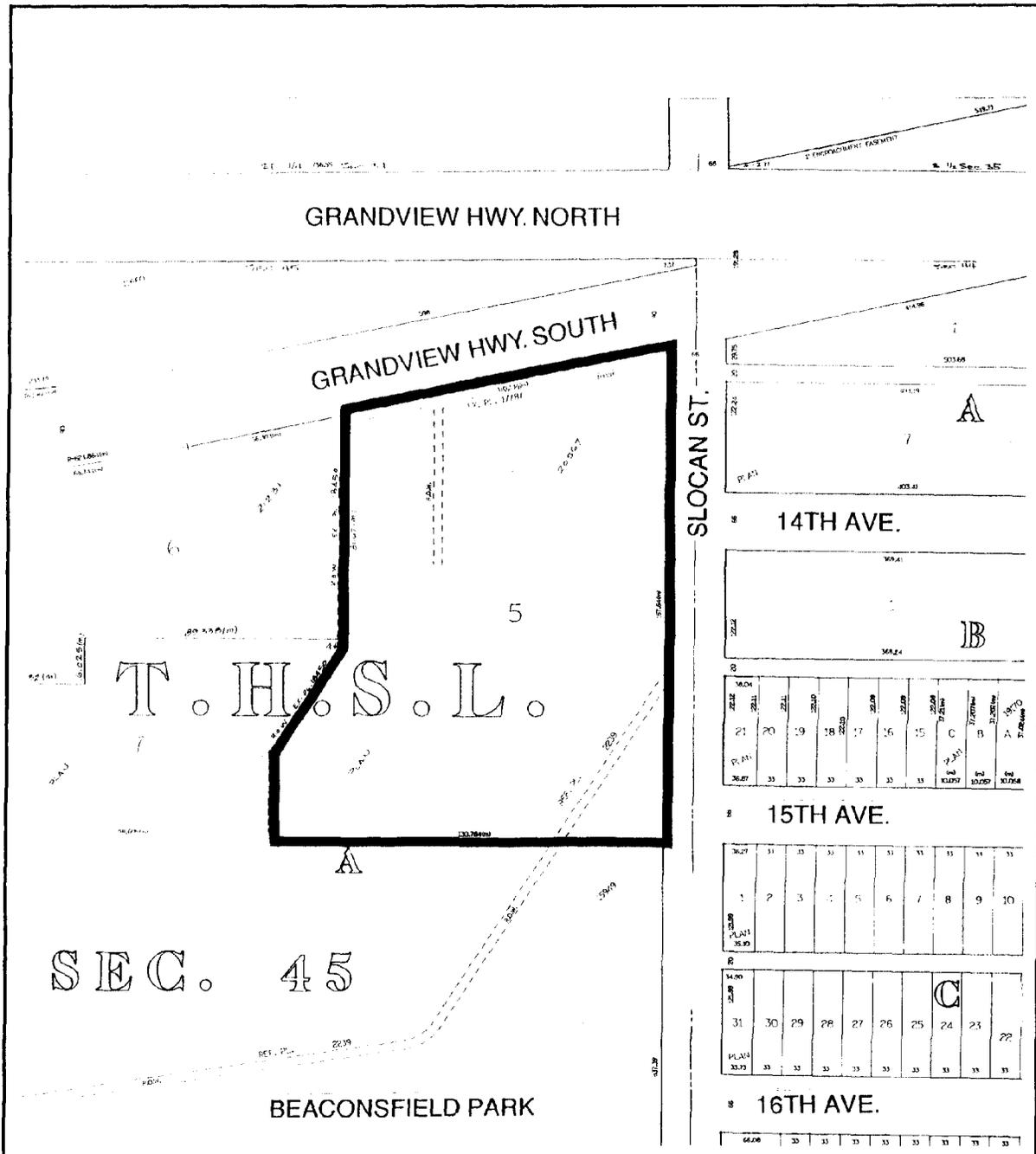
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective March 16, 1976**

*(Amended up to and including By-law No. 8243, dated July 25, 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.] [6040; 86 09 30]*
- 2** The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are a cultural and recreational centre consisting of a hall, library, classrooms, nursery, trattoria, kitchen, health club, dressing rooms, gymnasium, theatre, administrative offices, osteria, storage areas, caretaker apartment and customary ancillary uses, bocce lanes, racquetball courts, school - elementary and secondary and off-street parking and loading, subject to such conditions as Council may by resolution prescribe. [6040; 86 09 30] [8243; 000725]
- 3** The floor space ratio shall not exceed a gross floor space ratio of 0.55. [6040; 86 09 30]
- 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** The maximum height, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 11.857 m (38.90 ft.). [6040; 86 09 30]
- 5** A minimum of 357 off-street parking spaces shall be provided, developed and maintained in accordance with Section 12 of the Zoning and Development By-law except that:
  - (a) 179 spaces shall be provided prior to the enactment of this By-law; and
  - (b) at the completion of each phase of development subsequent to enactment of this By-law there shall be provided spaces in accordance with Section 12 requirements. [6040; 86 09 30]
- 6** Off-street loading spaces shall be provided, developed and maintained to the satisfaction of the Director of Planning who shall first receive advice from the City Engineer. [6040; 86 09 30]
- 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.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4954 or provides an explanatory note.*



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 4954 and amended by By-law No. 6040

<b>CD-1 (180) Italian Cultural Centre</b> <b>City of Vancouver Planning Department</b>	date prepared: July 1992	
	sectional(s): U-14	
scale: 1:2000		