



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

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## CD-1 (181)

*2610 Grandview Hwy. &  
3050 Penticton Street  
By-law No. 6041*

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

***Effective September 30, 1986***

*(Amended up to and including By-law No. 9674, dated June 24, 2008)*

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.]*

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) A maximum of 90 apartment dwelling units, 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 12 171 m<sup>2</sup> (131,012 sq. ft.); and
  - (ii) all dwelling units shall be designed for senior citizens;
- (b) Meeting space, subject to the following:
  - (i) the gross floor area shall not exceed 58.062 m<sup>2</sup> (625.00 sq. ft.);
- (c) Community care facility - class B. [7152; 93 07 27] [9674; 08 06 24]

3 **Floor Space Ratio**

Floor space ratio shall not exceed 0.80.

Floor space ratio for the permitted residential uses shall be measured in accordance with the provisions of the RM-1 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 **Height**

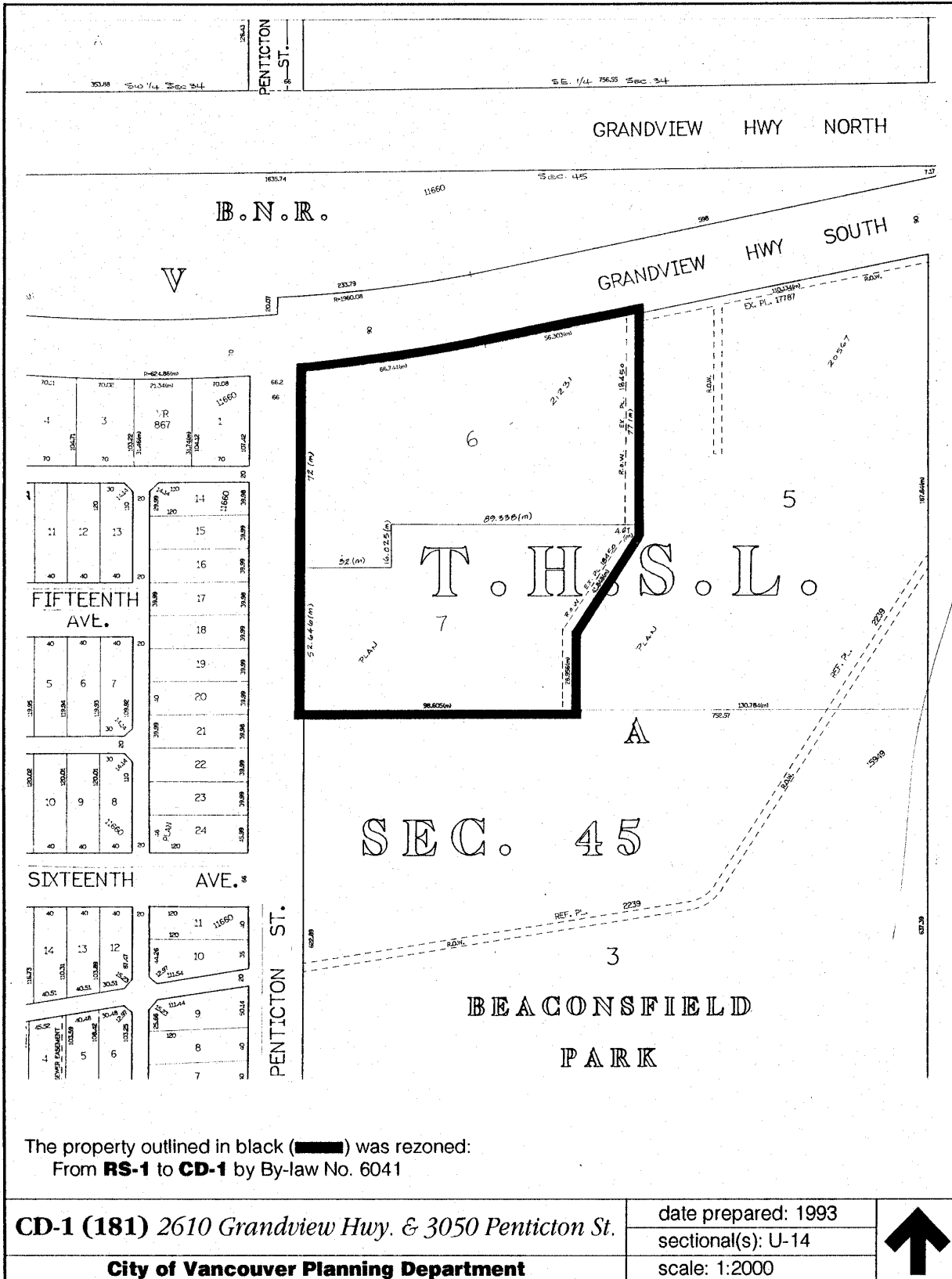
The maximum height, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 9.632 m (31.60 ft.).

5 **Off-street Parking and Loading**


A minimum of 49 off-street parking spaces and one off-street loading space shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and 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. 6041 or provides an explanatory note.*



The property outlined in black (■) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 6041

<b>CD-1 (181)</b> 2610 Grandview Hwy. & 3050 Penticton St.	date prepared: 1993	
	sectional(s): U-14	
<b>City of Vancouver Planning Department</b>	scale: 1:2000	