



City of Vancouver *Zoning and Development By-law*

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CD-1 (189)

2149-2189 West 42nd Avenue

By-law No. 6117

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

Effective March 24, 1987

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

2 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (189), 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 51 dwelling units in a multiple dwelling;
- (b) common-use amenity area for residents of the multiple dwelling;
- (c) club or lodge (fraternal);
- (d) parking area;
- (e) parking garage;
- (f) social service centre, limited to administrative functions of a non-profit society; and [8114; 99 11 02]
- (g) accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

The floor space ratio for all uses shall not exceed 1.76 measured in accordance with the provisions of 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 **Height**

The maximum building height measured above the base surface shall be 36.6 m (120.0 ft.).

5 **Off-street Parking**

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that a minimum of 338 off-street parking spaces shall be provided of which 133 spaces shall be required to serve the multiple dwelling and club or lodge uses.

6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures 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. 6117 or provides an explanatory note.*

By-law No. 6117 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

