



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

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## **CD-1 (281)**

*1575 Alma Street*

*N/S Pt. Grey Road (at Highbury)*

*By-law No. 6913*

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

***Effective December 12, 1991***

- 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 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(281), 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) underground parking garage;
  - (b) park or playground; and
  - (c) accessory uses customarily ancillary to the above uses.
- 3 The following regulations apply to the underground parking garage:
  - 3.1 The underground parking garage shall have its roof covered with a minimum of 20 inches of soil below base surface, so that the base surface remains the same as the elevation existing prior to construction.
  - 3.2 With the exception of access tunnels and an ancillary electrical/mechanical room, the underground parking garage shall provide the following minimum setbacks:
    - (a) 12.19 m (40 ft.) from the westerly property boundary;
    - (b) 3.65 m (12 ft.) from the southern property boundary;and the northerly limit of the structure shall be no more than 74.98 m (246 ft.) from the southern property boundary.
  - 3.3 A minimum of 95 off-street parking spaces shall be provided in the parking garage and shall be developed and maintained in accordance with the provisions of the Parking By-law.
- 4 *[Section 4 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.]*

The property shown below ( ) outlined in black is rezoned from RT-2 & RS-1 to CD-1



