



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (284)

*1630 West 15th Avenue*

***By-law No. 6962***

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

***Effective April 16, 1992***

*(Amended up to and including By-law No. 9085, dated July 19, 2005)*

- 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(284), 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) Club; and
  - (b) Accessory Uses customarily ancillary to the above use, including, but not limited to, tennis, badminton and squash courts, swimming pools, billiard rooms, dining lounge, pub, and administrative offices.
- 3 **Conditions of Use**  
Erection and maintenance of seasonal air-supported structures may occur only between October 1 and April 30 each year.  
[9085; 05 07 19]
- 4 **Floor Space Ratio**
- 4.1 The floor space ratio must not exceed 1.12, within which the floor space ratio of all permanent structures at or above the base surface must not exceed 0.29 and of all seasonal air-supported structures must not exceed 0.33.  
[9085; 05 07 19]
- 4.2 The following shall be included in the computation of floor space ratio:
- (a) floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
  - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 4.3 The following shall be excluded in the computation of floor space ratio:
- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (b) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
    - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
  - (c) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
  - (d) 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, except that this clause 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. 6962 or provides an explanatory note.*

- 5      Height  
The building height measured above the base surface must not exceed 12.4 m for permanent structures or 10.0 m for seasonal air-supported structures.  
[9085; 05 07 19]
- 6      Off-Street Parking and Loading  
Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. Storage spaces for bicycles shall be provided and maintained at the level of 15% of the required number of parking spaces.
- 7      *[Section 7 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.]*

By-law No. 6962 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below ( — ) outlined in black is rezoned from RT-5 to CD-1

