



City of Vancouver *Zoning and Development By-law*

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CD-1 (285)

950 West 41st Avenue

By-law No. 6963

(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. 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 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(285), 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) Community Centre accommodating recreational, cultural, service and administrative functions;
 - (b) Accessory Uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
- 3.1 The floor space ratio shall not exceed 0.75. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 13 532 m², being the site size at time of application for rezoning, prior to any dedications.
- 3.2 The following shall be included in the computation of floor space ratio:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building; and
 - (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.
- 3.3 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, bicycle storage or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used which are at or below the base surface;
 - (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
 - (e) 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;
 - (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (g) 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]
- 4 **Height**
The maximum building height measured above the base surface shall be 13.7 m, except that the rotunda may extend to 15.5 m.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6963 or provides an explanatory note.*

5 **Off-Street Parking**

A minimum of 236 off-street parking spaces shall be provided, except that if fitness-related facilities, including but not limited to gymnasium, exercise and weight rooms, are sub-leased, parking shall instead be provided on the basis of one space per 10 m² of gross floor area being sub-let.

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 to certify the by-law number and date of enactment.]*

By-law No. 6963 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 RS-1 & RT-1 to CD-1

