



City of Vancouver *Zoning and Development By-law*

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CD-1 (467)

5718 Willow Street

By-law No. 9663

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

Effective June 10, 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
- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (467).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (467) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Institutional Uses, limited to School – Elementary or Secondary; and
 - (b) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.
- 3 Density
- 3.1 The floor space ratio for all permitted uses must not exceed 0.95.
- 3.2 The site coverage for all buildings must not exceed 54% of the site.
- 3.3 Computation of floor space ratio must include:
- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, 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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 3.4 Computation of floor space ratio must exclude:
- (a) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
 - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 are at or below grade;
 - (c) areas of undeveloped floors located above the highest storey or 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; and
 - (d) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.
- 4 Building height
- The building height must not exceed 10.7 m measured from base surface.
- 5 Setbacks
- The setbacks must be at least:
- (a) 7.3 m from the west front yard property line;
 - (b) 6.0 m from the north and south side yard property lines; and
 - (c) 7.9 m from the east rear yard property line.

6 Parking and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, of off-street parking spaces and bicycle spaces, all as defined under the Parking By-law.

7 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8 *[Section 8 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.]*



RZ - 5718 Willow Street	map: 1 of 1	
	scale: NTS	
City of Vancouver	date: May 2007	