

**BY-LAW NO. \_\_\_\_\_**

**A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-672 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Uses**

2. The only uses permitted within the area described in Section 1 above, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling uses; and
- (b) Accessory buildings and accessory uses customarily ancillary to the above uses.

**Conditions of use**

3. Dwelling uses are limited to a maximum of 35 dwelling units.

**Floor area**

4.1 There shall be a maximum of 4,683 m<sup>2</sup> of floor area.

4.2 Computation of floor area shall exclude:

- (a) the area of floors used for off-street parking and loading; and
- (b) 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.

**Severability**

5. 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.

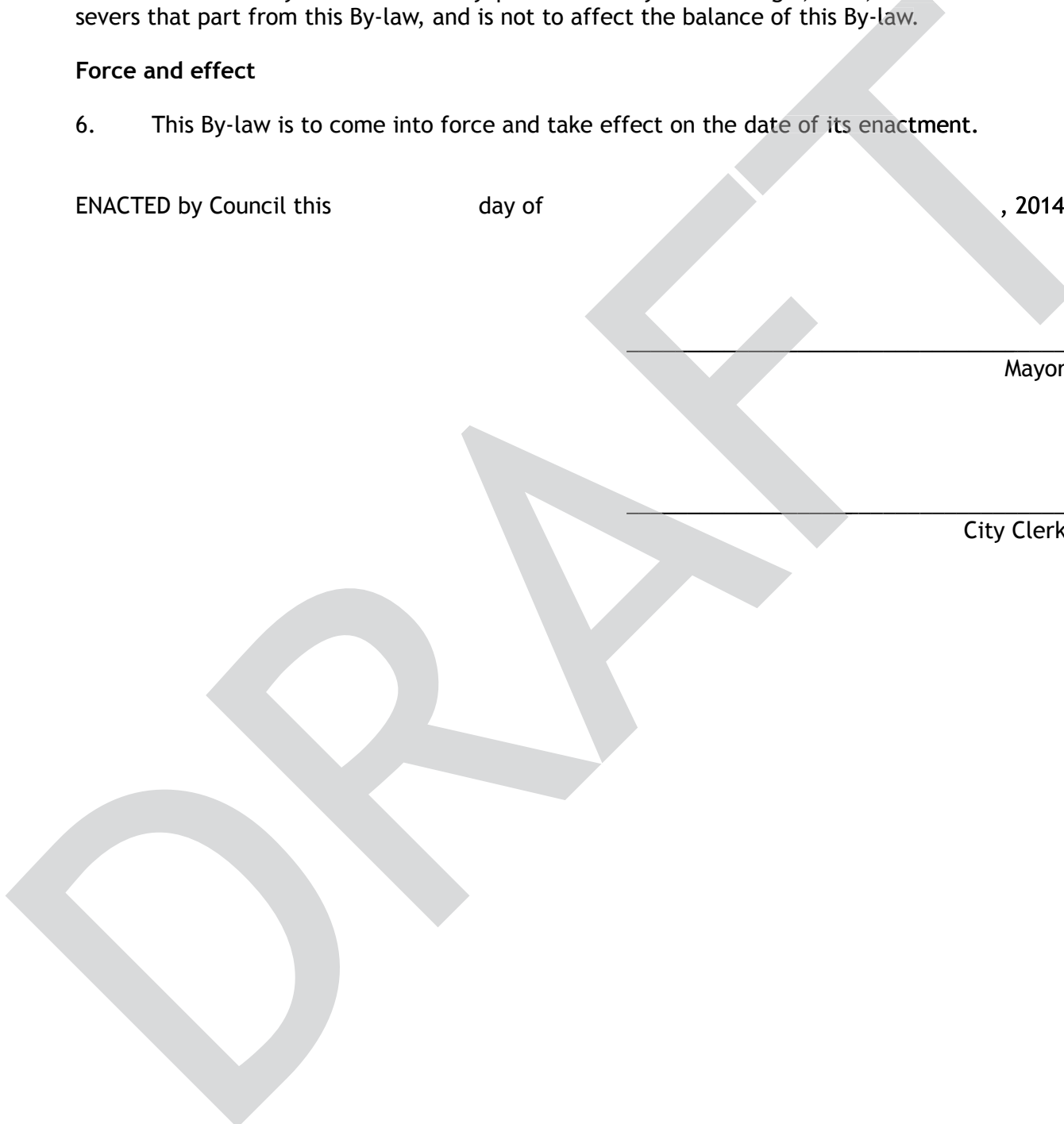
**Force and effect**

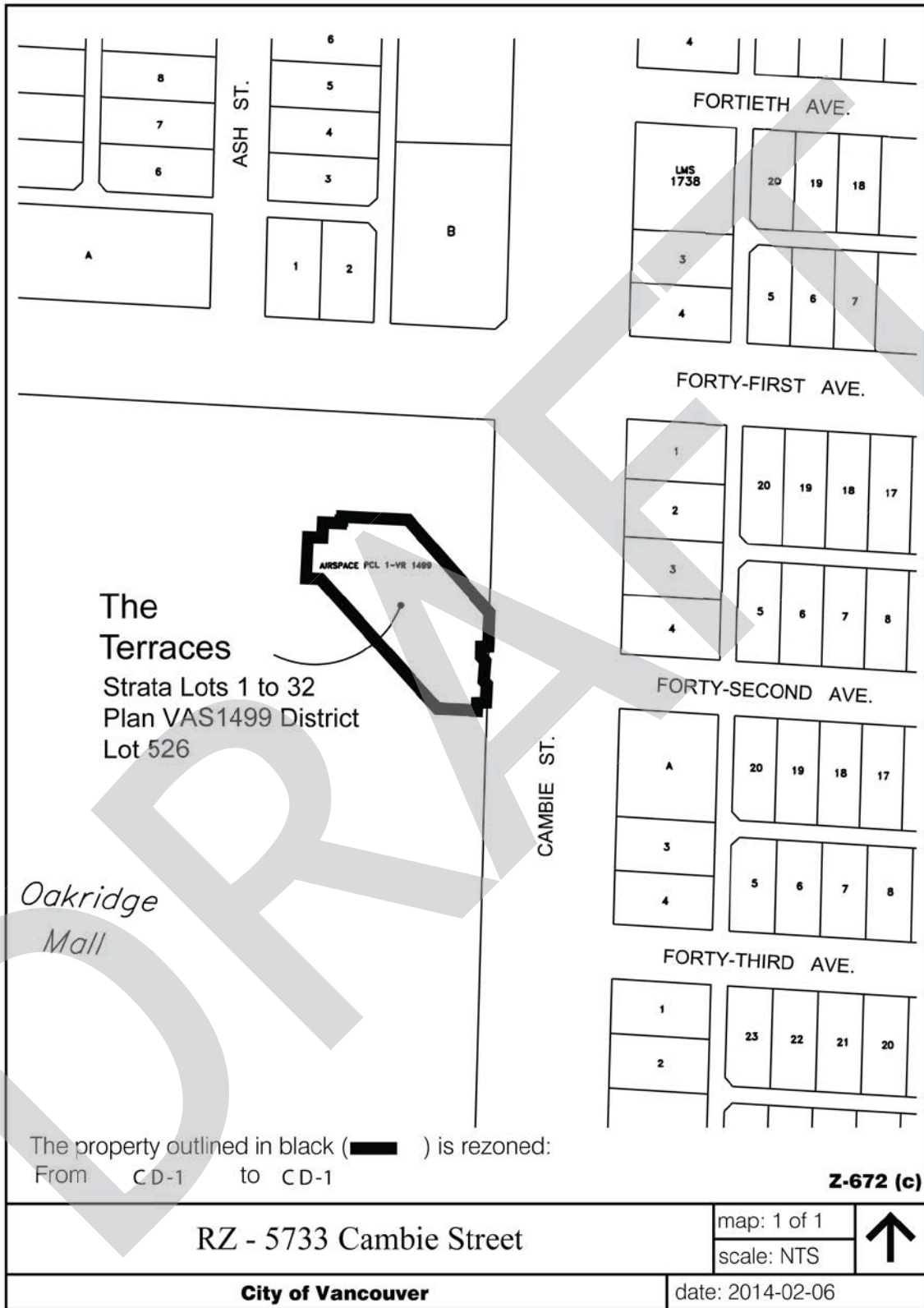
6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk





**The Terraces**  
 Strata Lots 1 to 32  
 Plan VAS1499 District  
 Lot 526

*Oakridge Mall*

The property outlined in black (  ) is rezoned:  
 From CD-1 to CD-1

**Z-672 (c)**

**RZ - 5733 Cambie Street**

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2014-02-06