



# **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@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

## **CD-1 (177)**

*1060-1080 Alberni Street*

***By-law No. 5997***

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

***Effective May 13, 1986***

*(Amended up to and including By-law No. 8169, dated March 14, 2000)*

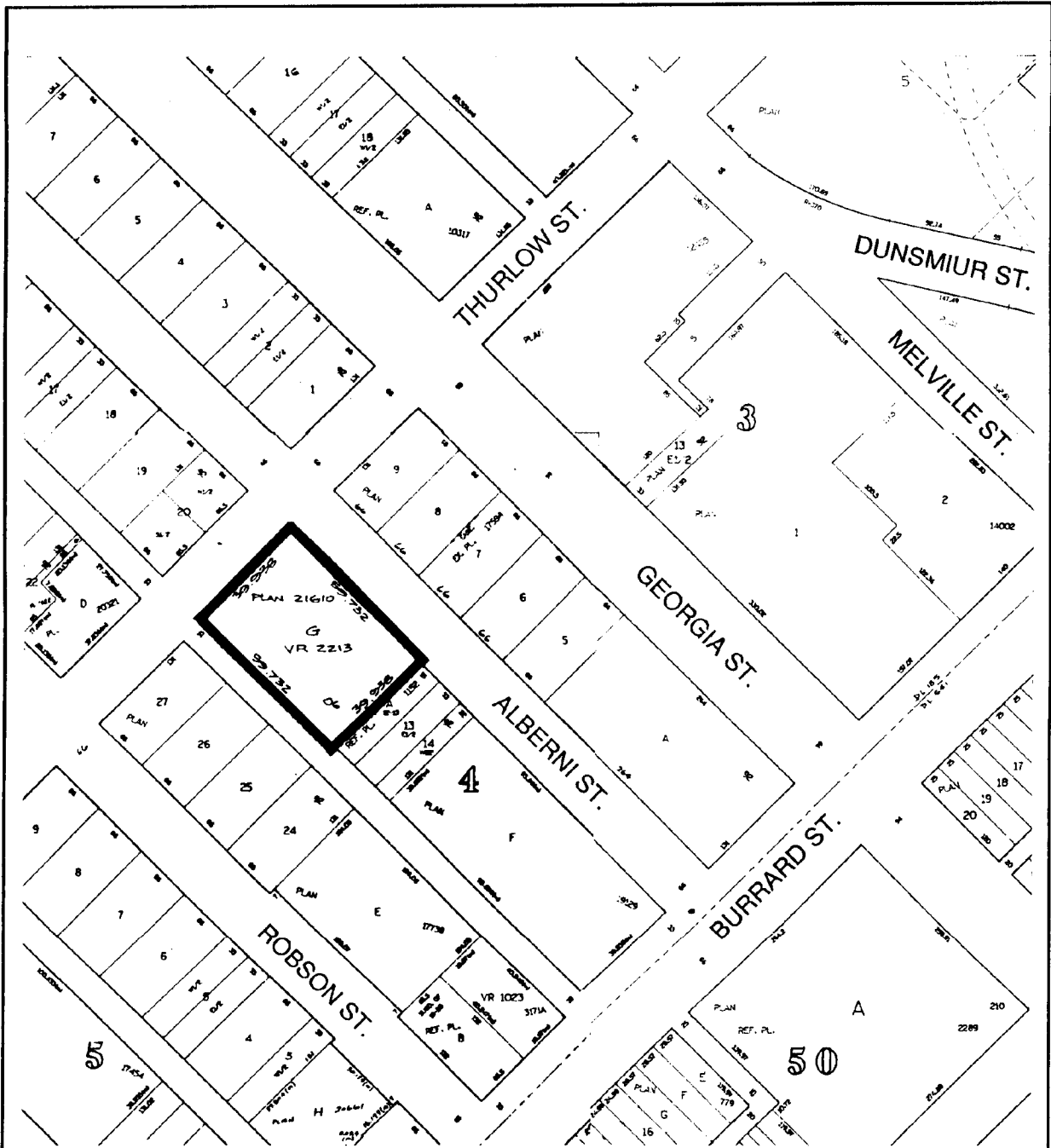
- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) Office commercial, which means any office, including banks and financial institutions;
  - (b) Retail commercial, which means any retail store, business, retail type service activity, or restaurant (excluding a drive-in), provided that such uses shall not include the sale or rent of sex-oriented products;
  - (c) Other commercial, which means any other commercial use not being “retail” or “office”, provided that such use shall not include the sale or rent of sex-oriented products;
  - (d) Residential;
  - (e) Hotel, which means a “hotel” or “motel”, being a building containing not less than 16 units, being either sleeping and/or dwelling units, used as a temporary abode for tourists or transients;
  - (f) Light industrial, which means any service, manufacturing, wholesaling, warehouse, or other light industrial use, as may be approved by the Development Permit Board and be compatible with the office, retail or other commercial uses as well as the Residential use;
  - (g) Public and institutional;
  - (h) Social, recreational and cultural;
  - (i) Parks and open space;
  - (j) Accessory uses customarily ancillary to the above uses.

### 3 Floor Space Ratio

- 3.1 The maximum density for any non-residential use shall be floor space ratio 5.00, however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.00 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.
- 3.2 In computing floor space ratio pursuant to Section 3.1, the provisions of the West End District Official Development Plan shall be used and residential use may be substituted for non residential use to a maximum floor space ratio of 5.0. [6334; 88 04 12]
- 3.3 The following ancillary facilities are excluded from the floor space measurement provided that the area of such excluded facilities does not exceed the lesser of 20 percent of allowable floor space ratio or 929.0 m<sup>2</sup> (10,000 sq. ft.):
- (a) saunas;
  - (b) tennis courts;
  - (c) swimming pools;
  - (d) squash courts;
  - (e) gymnasiums and workout rooms;
  - (f) games rooms and hobby rooms;
  - (g) day care centres;
  - (h) libraries (public);
  - (i) other uses of a public service, social or recreational nature, which, in the opinion of the Development Permit Board, are similar to the above;
  - (j) 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. 5997 or provides an explanatory note.*

- 4 **Height**  
The maximum building height measured above the base surface shall be 91.44 m (300 ft.).
- 5 **Off-street Parking**  
Off-street parking shall be provided as follows and shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law:
- (a) **Residential Uses**  
A minimum of one space for every dwelling unit of 102.193 m (1,100 sq. ft.) or less, and two spaces for every dwelling unit exceeding 102.193 m (1,100 sq. ft.) shall be provided;
  - (b) **Hotels**  
One space for each dwelling unit and one space for every two sleeping units shall be provided;  
and
  - (c) **Non-Residential Uses**  
A minimum of one space per 102.193 m (1,100 sq. ft.) and a maximum of one space per 92.903 m (1,000 sq. ft.) shall be provided.
- 6 **Off-street Loading**  
Off-street loading shall be provided, developed and maintained in accordance with Section 12 of the Zoning and Development By-law.
- 7 **Guidelines**  
Consideration of any development permit application will be based upon such guidelines as Council may from time to time determine, including design guidelines.
- 8 *[Section 8 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 outlined in black (■) was rezoned:  
 From **DD** to **CD-1** by By-law No. 5997

<b>CD-1 (177) 1060-1080 Alberni St.</b> <b>City of Vancouver Planning Department</b>	date prepared: July 1992	
	sectional(s): N-8 scale: 1:2000	

