



City of Vancouver *Zoning and Development By-law*

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CD-1 (249)

Still Creek

By-law No. 6654

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

Effective April 24, 1990

(Amended up to and including By-law No. 9162, dated November 1, 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, and the only uses permitted within the said area but not including that area regulated by By-law No. 8361, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are: [8362; 01 07 10]

- (a) accessory buildings;
- (b) accessory uses customarily ancillary to any of the uses listed in this By-law, including accessory retail and office, provided that the total area of all accessory uses is not greater than 33 1/3 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses;
- (c) manufacturing uses limited to the following:

- Brewing or Distilling
- Bakery Products Manufacturing
- Batteries Manufacturing
- Chemicals or Chemical Products Manufacturing - Class B
- Clothing Manufacturing
- Dairy Products Manufacturing
- Electrical Products or Appliances Manufacturing
- Food or Beverage Products Manufacturing - Class B
- Furniture or Fixtures Manufacturing
- Ice Manufacturing
- Jewellery Manufacturing
- Leather Products Manufacturing
- Machinery or Equipment Manufacturing
- Metal Products Manufacturing - Class B
- Miscellaneous Products Manufacturing - Class B
- Motor Vehicle Parts Manufacturing
- Non-metallic Mineral Products Manufacturing Class B
- Paper Manufacturing [7663; 96 11 26]
- Paper Products Manufacturing
- Plastic Products Manufacturing
- Printing or Publishing
- Rubber Products Manufacturing
- Shoes or Boots Manufacturing
- Software Manufacturing [7663; 96 11 26]
- Textiles or Knit Goods Manufacturing
- Tobacco Products Manufacturing
- Transportation Equipment Manufacturing
- Wood Products Manufacturing - Class B

- (d) office uses limited to the following:

- General Office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies

- (e) retail uses limited to the following:

- Vehicle Dealer

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6654 or provides an explanatory note.*

(f) service uses limited to the following:

Animal Clinic
Auction Hall
Catering Establishment
Laboratory
Laundry or Cleaning Plant
Motor Vehicle Repair Shop
Motor Vehicle Wash
Photofinishing or Photography Laboratory
Photofinishing or Photography Studio
Print Shop
Production or Rehearsal Studio [7663; 96 11 26]
Repair Shop - Class A
Repair Shop - Class B
School - Vocational or Trade
Sign Painting Shop
Work Shop [7663; 96 11 26]

(g) transportation and storage uses limited to the following:

Cold Storage Plant
Packaging Plant
Storage Warehouse
Storage Yard
Taxicab or Limousine Station
Truck Terminal or Courier Depot
Weighing or Inspection Station
Works Yard [7663; 96 11 26]

(h) utility and communication uses limited to the following:

Public Utility
Radiocommunication Station
Recycling Depot

(i) wholesale uses limited to the following:

Bulk Fuel Depot
Cardlock Fuel Station
Junk Yard or Junk Shop
Wholesaling - Class A
Wholesaling - Class B

(j) cultural and recreational uses limited to the following:

Artist Studio
Park or Playground

(k) dwelling uses limited to the following:

Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment
Residential Unit associated with and forming an integral part. of an artist studio

- (l) any other use which is not specifically listed and defined as, a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law.

3 Floor Space Ratio [7663; 96 11 26]

The floor space ratio, computed in accordance with the applicable provisions of the I-2 District Schedule, shall not exceed 3.0, subject to the following:

- (a) the maximum floor space ratio shall be 3.0 for manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and the following service uses: Laboratory; Laundry or Cleaning Plant; Production or Rehearsal Studio; Repair Shop - Class A; and Work Shop;
- (b) the maximum floor space ratio shall be 1.0 for each of the following service uses: Catering Establishment; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory;; and Sign Painting Shop;
- (c) the maximum floor space ratio shall be 1.0 for all other uses combined;
- (d) the floor area in accessory retail uses shall not exceed 1 000 m²; and
- (e) the floor area in general office use shall not exceed the greater of 235 m² or 33a percent of the total gross floor area of all principal and accessory uses combined.

3.1 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. [8169; 00 03 14]

4 Height

The maximum building height measured above the base surface shall be 18.3 m. The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building with respect to any development, but in no case exceeding 30.5 m. [7663; 96 11 26]

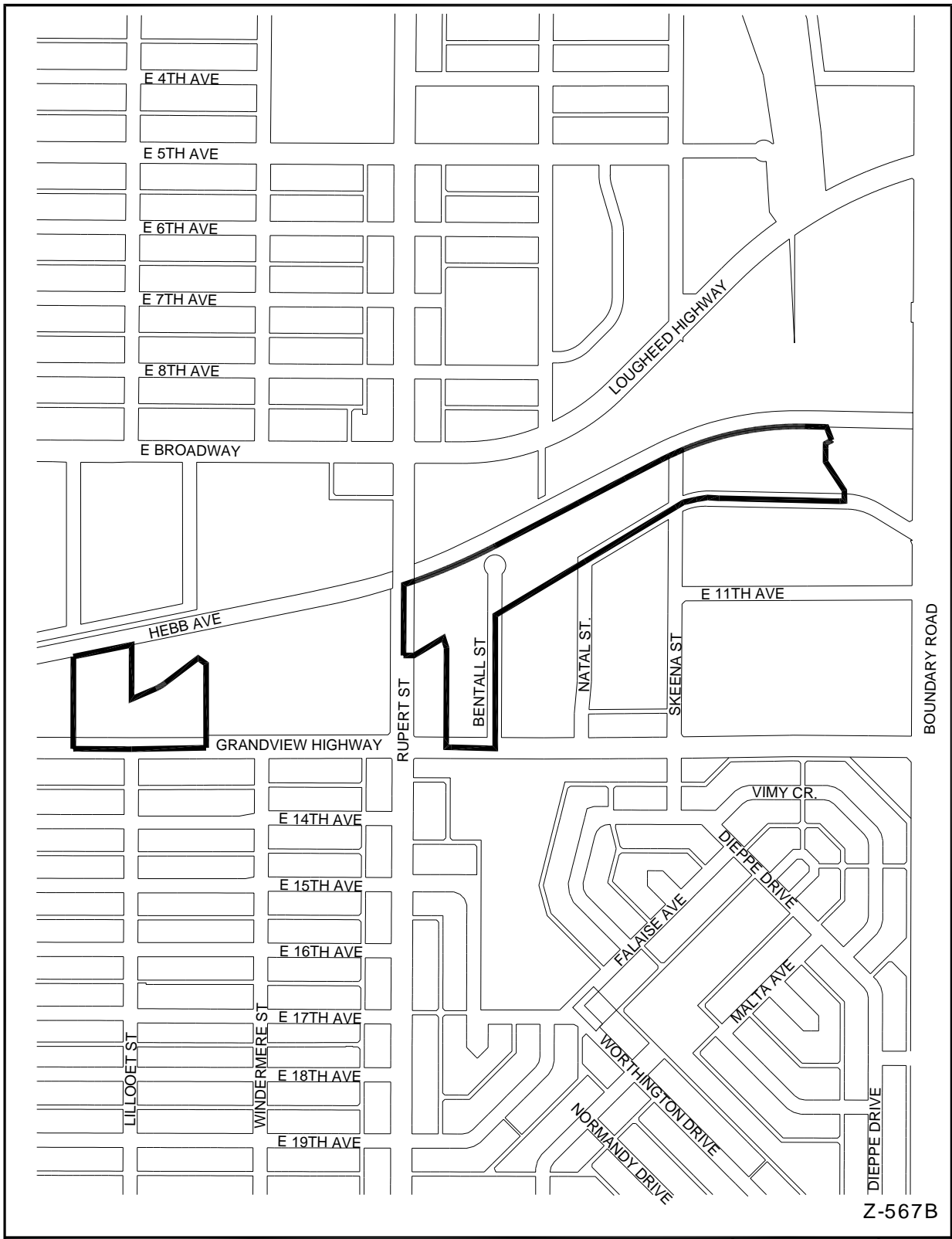
5 Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

6 Amenity Areas

Still Creek shall be retained and enhanced as an open watercourse, except for pedestrian and vehicular crossings, the location and design of which shall be subject to the approval of the Director of Planning.

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.]*



Z-567B

RZ - Still Creek (CD-1 #249)

map: 1 of 1

scale: N.T.S.



City of Vancouver

date: Apr. 11, 2005