



City of Vancouver *Zoning and Development By-law*
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CD-1 (400)

600 Nicola Street

By-law No. 8130

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

Effective November 30, 1999

(Amended up to and including By-law No. 8760, dated December 9, 2003)

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.]*

2.1 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(400), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and subject to section 2.2, and the only uses for which development permits will be issued are:

- (a) Cultural and Recreational Uses, limited to Artist Studio - Class A, Billiard Hall, Club, Fitness Centre, Library, and Museum or Archives;
- (b) Dwelling Uses;
- (c) Institutional, limited to School - Elementary or Secondary, School - University or College, and Social Service Centre;
- (d) Office Uses, but not including Health Enhancement Centre;
- (e) Retail Uses, but not including Adult Retail Store, Gasoline Station, Liquor Store, Pawnshop, Secondhand Store and Vehicle Dealer;
- (f) Service Uses, but not including Auction Hall, Body-rub Parlour, Cabaret, Catering Establishment, Drive-through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant - Drive-in, and Sign Painting Shop;
- (g) Transportation and Storage Use, limited to Courier Depot; and
- (h) Accessory Uses customarily ancillary to the above uses.

2.2 Conditions of Use

The following uses cannot be combined with a dwelling use in the same unit and must be located on that portion of a storey having an elevation within 4 m of fronting street grade and have direct pedestrian access from the street;

- (a) Billiard Hall, Fitness Centre, Library, and Museum or Archives;
- (b) School - Elementary or Secondary, School - University or College and Social Service Centre;
- (c) Financial Institution;
- (d) Retail Uses;
- (e) Animal Clinic, Laundromat or Dry Cleaning Establishment, Print Shop, Repair Shop - Class A, Restaurant, School - Arts or Self Improvement, School - Business, and School - Vocational or Trade; and
- (f) Courier Depot.

2.3 Principal Pedestrian Access

Despite Section 10.4 of the Zoning and Development By-law, where a dwelling use is combined with another use in the same unit, only one of the uses requires principal pedestrian access directly from a street.

3 Floor Area

3.1 For the purpose of this section 3, live/work use means the use of premises for both a residential unit and a non-residential use which is associated with and forms an integral part of the residential unit.

3.2 For all developments covered by this by-law, the total floor area must not exceed 4 854 m².

3.3 The minimum size of a unit in live/work use is 47 m².

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8130 or provides an explanatory note.

- 3.4** The maximum size of a unit in live/work use is 250 m².
- 3.5** The following shall be included in the computation of floor area:
- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building;
 - (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.
- 3.6** The following shall be excluded in the computation of floor area:
- (a) open 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 floor area being provided;
 - (b) covered, exterior entry walkways and corridors at the ground level that provide weather protection;
 - (c) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor area or 1 000 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.
 - (d) 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
 - (f) 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]
- 3.7** The Director of Planning may permit the following to be excluded in the computation of floor space:
- (a) enclosed balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4 Height

The maximum building height is 25.0 m.

5 Open Space

Private and public outdoor spaces must be clearly separated and distinguished from each other.

6 Parking and Loading

6.1 Off-street parking and loading will be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that

- (a) for units of up to 130 m² of gross floor area
 - (i) a minimum of 0.5 space must be provided for each unit of 50 m² or less of gross floor area,
 - (ii) a minimum of 1 space must be provided for each unit which is more than 50 m² of gross floor area up to 75 m²,
 - (iii) a minimum of 1.3 spaces must be provided for each unit which is more than 75 m² of gross floor area up to 130 m² and,
 - (iv) a minimum of one additional space must be provided for every 12 units, and
- (b) for units which are greater than 130 m² of gross floor area, a minimum of one space for each 93 m² of gross floor area must be provided.

6.2 The Director of Planning, in consultation with the City Engineer, taking into account the varying parking demands of uses and peculiarities of the site, may reduce the number of parking spaces to no less than one space for every unit.

6.3 A minimum of 0.75 Class A - Bicycle Spaces for each unit must be provided.

6.4 A minimum of 6 Class B - Bicycle Spaces must be provided.

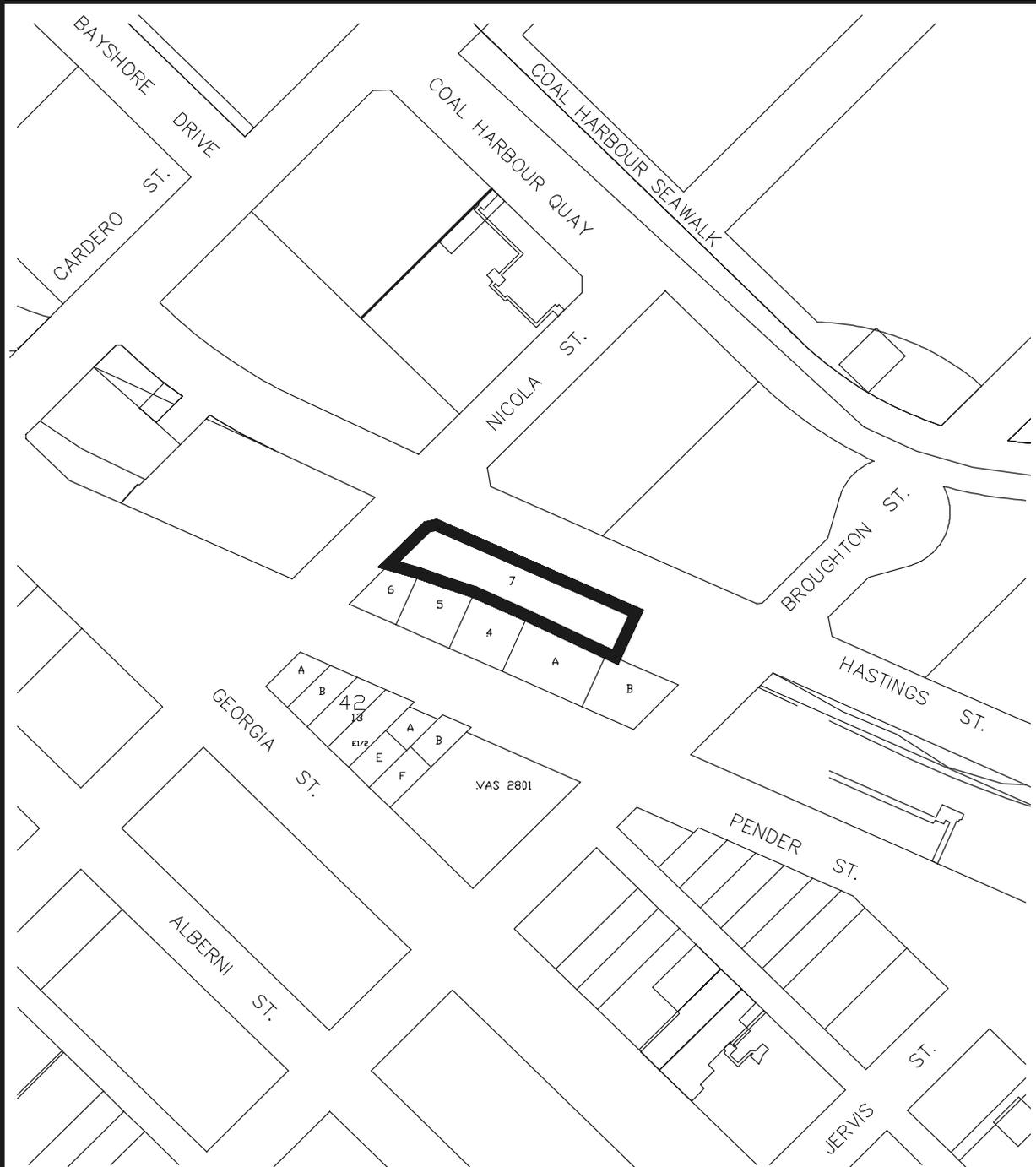
7 Acoustics

All development applications will require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that noise levels in each unit shall not exceed 40 decibels. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

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

By-law No. 8130 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black (**█**) is rezoned:

From **CWD** to **CD-1**

Z-502

RZ - 600 Nicola Street

map: 1 of 1

scale: 1:2000



City of Vancouver