



City of Vancouver *Zoning and Development By-law*

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CD-1 (544)

1077 Great Northern Way

By-law No. 10653

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

Effective February 26, 2013

1 Zoning District Plan Amendment

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-641(b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (544).
- 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 (544) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses, limited to Community Centre or Neighbourhood House, Fitness Centre and Hall;
 - (b) Institutional Uses, limited to Ambulance Station, Child Day Care Facility, Public Authority Use, School – University or College and Social Service Centre;
 - (c) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, 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 A, Metal Products Manufacturing – Class B, Miscellaneous Products Manufacturing - Class A, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing – Class A, Non-metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing and Wood Products Manufacturing - Class B;
 - (d) Office Uses, limited to Financial Institution and General Office;
 - (e) Service Uses, limited to Animal Clinic, 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, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School - Arts or Self-Improvement, School – Business, School – Vocational or Trade, Sign Painting Shop and Work Shop;
 - (f) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-storage Warehouse, Packaging Plant, Storage Warehouse, Taxicab or Limousine Station, and Truck Terminal and Courier Depot;
 - (g) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
 - (h) Wholesales Uses, limited to Wholesaling – Class A and Wholesaling – Class B; and
 - (i) Accessory Uses customarily ancillary to any use permitted in this section.

3 Conditions of Use

- 3.1 Permitted uses, except transportation and storage uses, must be contained wholly within an enclosed building, unless measures are taken to the satisfaction of the Director of Planning or Development Permit Board, to eliminate any dangerous, injurious, noxious or similar substance or thing, which could adversely impact the site, adjacent sites, or the surrounding neighbourhood.
- 3.2 Permitted uses must not include bulk storage of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; rags or cotton waste; fungicides, herbicides or pesticides;

paint, varnish, oil shellac or turpentine; grain, hops or sugar; or fish, fish oil, fish meal, animal oil, animal fat, or vegetable oil, unless such storage is wholly within an enclosed building.

- 3.3 Permitted uses, other than Animal Clinic, must not include the keeping of live animals.
- 3.4 Storage uses in conjunction with permitted uses, must be wholly contained within an enclosed building, unless the portion of the site used for storage is wholly enclosed by a fence or wall preventing or restricting public access.

4 Floor Area and Density

- 4.1 For the purposes of computing floor space ratio, the site is deemed to be 9 380 m² being the site size at the time of application for rezoning, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 3.00, except that:
- (a) the maximum floor space ratio for the following uses combined:
 - i) School - University or College,
 - ii) Manufacturing Uses,
 - iii) Offices Uses,
 - iv) Service Uses, limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, School – Business, School – Vocational or Trade, and Work Shop,
 - v) Transportation and Storage Uses,
 - vi) Utility and Communications Uses, and
 - vii) Wholesale Uses, must not exceed 3.00;
 - (b) the maximum floor space ratio for all other uses combined must not exceed 1.0; and
 - (c) the maximum floor area for Retail Uses, including accessory retail uses, must not exceed 1 000 m².
- 4.3 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (b) amenity areas for the social and recreational enjoyment of residents or employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that the total area excluded does not exceed the lesser of 20% or 100 m².

5 Building height

Building height must not exceed 30.5 m, measured above base surface, inclusive of all roof top appurtenances.

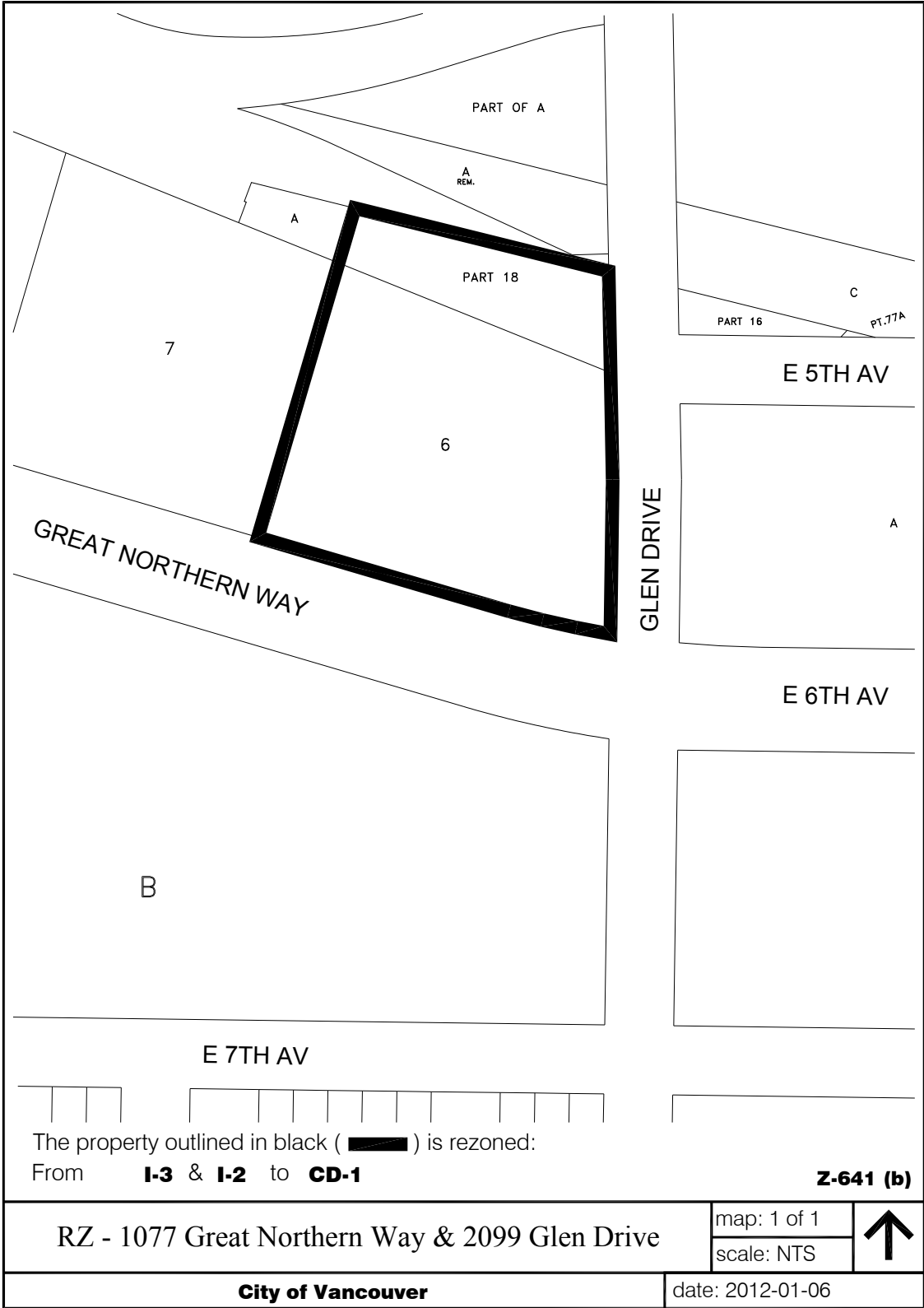
6 Severability


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.

7 Force and effect

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

ENACTED by Council this 26th day of February, 2013.



The property outlined in black () is rezoned:
 From **I-3 & I-2** to **CD-1**

Z-641 (b)

RZ - 1077 Great Northern Way & 2099 Glen Drive

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2012-01-06