



# **City of Vancouver** *Zoning and Development By-law*

**Planning, Urban Design and Sustainability Department**

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## CD-1 (618)

*984 West Broadway*

*By-law No. 11317*

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

***Effective July 21, 2015***

*(Amended up to and including By-law No. 12084, dated May 1, 2018)*

## 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-630 (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 (618).

2.2 Subject to Council approval 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 (618) 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 Fitness Centre;
- (b) Institutional Uses, limited to School - Elementary or Secondary, School - University or College, and Social Service Centre;
- (c) Office Uses;
- (d) Retail Uses, limited to Adult Retail Store, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Pawnshop, Retail Store, Secondhand Store and Small - scale Pharmacy; [12084; 18 05 01]
- (e) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;
- (f) Utility and Communication Uses, limited to Public Utility; and
- (g) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

## 3 Density

3.1 Computation of floor area must assume that the site consists of 1 742 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

3.2 The floor space ratio for all uses combined must not exceed 5.62. [11488; 16 04 05]

3.3 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, above and below ground level, measured to the extreme outer limits of the building.

3.4 Computation of floor space ratio must exclude:

- (a) amenity areas for the social and recreational enjoyment of employees, or providing a service to the public, including facilities for general fitness and general recreation, except that the total excluded area must not exceed 1 115 m<sup>2</sup> of the permitted floor space;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors 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, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 11317 or provides an explanatory note.

- (d) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause is not to apply to walls in existence before March 14, 2000; and
- (e) with respect to exterior:
  - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in subsection (ii) of this section meets the standards set out therein.

#### 4 Building Height

4.1 The building height, measured above the base surface and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, must not exceed 40.6 m. [11488; 16 04 05]

4.2 Despite the preceding section 4.1 and section 10.11.1 of the Zoning and Development By-law, mechanical appurtenances may increase the building height to no more than 42.4 m.

#### 5 Parking, Loading, Bicycle, and Passenger Spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle spaces, and passenger spaces, all as defined under the Parking By-law.

#### 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 21st day of July, 2015.

**Schedule A**



The property outlined in black (  ) is rezoned:  
 From **C-3A** to **CD-1** **Z-630 (b)**

**RZ - 984 West Broadway**

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2011-02-21