

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

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## **CD-1 (30)**

*5716 Granville Street*

*By-law No. 4123*

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

***Effective August 25, 1964***

*Amended up to and including By-law 8465, dated April 23, 2002*

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 **Uses**

The area shown outlined in red on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are the following:

- (a) Retail Uses, limited to Gasoline Station - Split Island, and Retail Store; and
- (b) Service Uses, limited to Motor Vehicle Wash.  
[8465; 02 04 23]

subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 0.09. For the purpose of computing floor space ratio, the site is deemed to be 2 570.3 m<sup>2</sup>, being the site size at the time of application for rezoning, prior to any dedications.

3.2 The following must be included in the computation of floor space ratio:

- (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.

3.3 The following must be excluded from the computation of floor space ratio:

- (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:
  - (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; and
- (b) 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 cause will not apply to walls in existence prior to March 14, 2000.

4 **Height**

The maximum building height measured above base surface must be no more than 7.1 m.

5 **Setback**

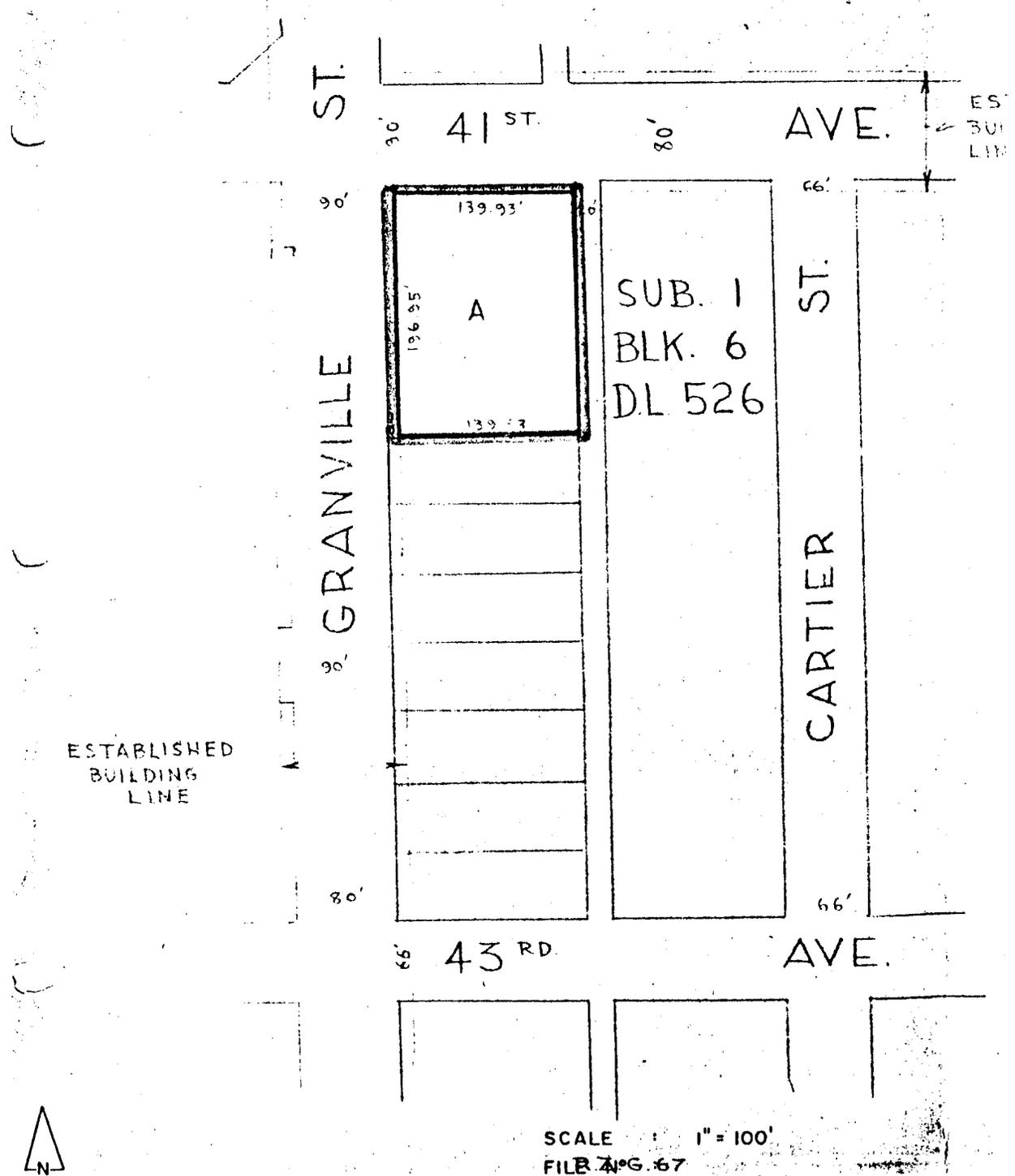
The setback from the south property line for a building or canopy must be at least 9.3 m.

6 *[Section 10 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.]*

BY-LAW N° 4193 BEING A BY-LAW TO AMEND BY-LAW N° 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW

SCHEDULE

The lot shown below outlined in Red is Rezoned from (RS-1) One Family Dwelling District & (C-1) Commercial District to (CD-1) Comprehensive Development District.



SCALE : 1" = 100'  
FILE NO. G. 67