



City of Vancouver *Zoning and Development By-law*

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CD-1 (195)

988-1014 Beach Avenue

By-law No. 6221

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

Effective October 6, 1987

(Amended up to and including By-law No. 8298, dated February 20, 2001)

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, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- multiple dwelling
- apartment hotel
- commercial marine-oriented
- commercial — office
- commercial — retail
- hotel
- marina
- public or private social, cultural or recreational
- accessory uses customarily ancillary to the above uses

together with the following uses which shall only be permitted if carried on within buildings existing as of 25 September 1986 provided that no additions shall be permitted to such buildings:

- warehouse
- parking area, temporary
- parking garage
- hall
- boat repair
- sailing school
- accessory uses customarily ancillary to the above uses.

3 Definition

Where used in this By-law the following definition shall apply:

Apartment Hotel means a building containing 16 or more dwelling units, equipped to be used, in whole or in part, as temporary accommodation for transients or tourists, and which may be used in whole or in part as permanent residences;

Commercial Marine-Oriented means any commercial activity directed toward the sale of marine supplies or services including marine transportation activities, and may also include public-oriented commercial activities such as restaurants and entertainment uses that attract a significant proportion of their patrons due to proximity to the waterfront;

Commercial — Office means any administrative or management activity undertaken in conducting the affairs of a business, profession, service industry, government, or any similar activity, but excluding commercial retail and marine-oriented commercial activities.

Commercial — Retail means any activity that involves the selling of goods, merchandise or services to the general public, including facilities for the sale of food, beverages, and entertainment.

***Note:** Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6221 or provides an explanatory note.*

4 Floor Area

A maximum of 34,435 m² (370,667 sq. ft.) of floor area shall be permitted, except that of this total a maximum of 10,404.8 m² (112,000 sq. ft.) shall be permitted for the following uses:
[7388; 95 03 07]

- commercial marine-oriented
- commercial - office
- commercial - retail

Floor area shall be measured in accordance with the Southeast Granville Slopes Official Development Plan, being Schedule A to Bylaw No. 5752, except that enclosed balconies can be excluded, provided that the Director of Planning first approves the design and provided further that the total area of all balcony enclosures does not exceed eight percent of the permitted floor area.

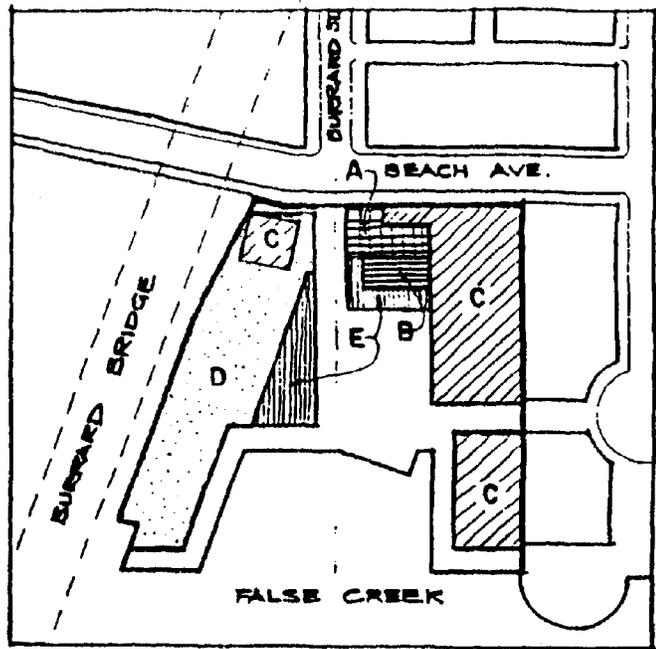
- 4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000.
[8169; 00 03 14] [8298; 01 02 20]

5 Height

The maximum building height, measured above the base surface, shall be as follows:

- (a) for that portion of the site within Area 'A' on diagram 1 below, the maximum building height shall be 79.00 m (259.19 ft.);
- (b) for that portion of the site within Area 'B' on diagram 1 below, the maximum building height shall be 65.00 m (213.25 ft.);
- (c) for that portion of the site in Area 'C' on diagram 1 below, the maximum building height shall be 30.00 m (98.43 ft.);
- (d) for that portion of the site within Area 'D' on diagram 1 below, the maximum building height at any point shall be no higher than the Burrard Bridge deck level at any adjacent point;
- (e) for that portion of the site within Area 'E' on diagram 1 below, the maximum building height shall be 12.00 m (39.37 ft.).

Diagram 1



6 Off-Street Parking

Off-street Parking for all uses shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as noted in Table 1 below:

Table 1

Use	Minimum Parking Requirement
Multiple Dwelling	1 space for each 68.0 m ² (731.97 sq. ft.)
Multiple Dwelling for Seniors, eligible for Federal or Provincial Government Funding	1 space for each 149.0 m ² (1,603.87 sq. ft.)
Commercial - Office	1 space for each 85.0 m ² (914.96 sq. ft.) minimum 1 space for each 79.0 m ² (850.38 sq. ft.)
Commercial Marine - oriented	1 space for each 190.0 m ² (2,045.21 sq. ft.) or site area used for warehousing or open boat storage and repair, in addition to the minimum requirement for commercial and residential uses.
Marina	1 space for each 2 berths

Notwithstanding Table 1, the Director of Planning in consultation with the City Engineer may permit a reduction in the total amount of off-street parking for mixed-use developments.

7 Loading

Loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

By-law No. 6221 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law

