

City of Vancouver *Zoning and Development By-law*

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CD-1 (251)

888 Beach Avenue

By-law No. 6676

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

Effective May 29, 1990

(Amended up to and including By-law No. 8169, dated March 14, 2000)

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:

- (a) a maximum of 300 dwelling units in multiple dwellings;
- (b) artists studio;
- (c) retail store, grocery store or drug store provided that the total floor area for each individual occupancy does not exceed 130.06 m² (1,400 ft.²);
- (d) office uses;
- (e) restaurant - class 1 provided that the total floor area for each individual occupancy does not exceed 69.7 m² (750 ft.²);
- (f) barber shop or beauty salon;
- (g) laundromat or dry cleaning establishment;
- (h) photo finishing or photography studio;
- (i) repair shop - class B;
- (j) accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

3.1 The maximum floor space ratio shall be 6.0 of which a maximum of 0.055 shall be commercial. [6736; 90 10 02]

3.2 The following shall be included in the computation of floor area:

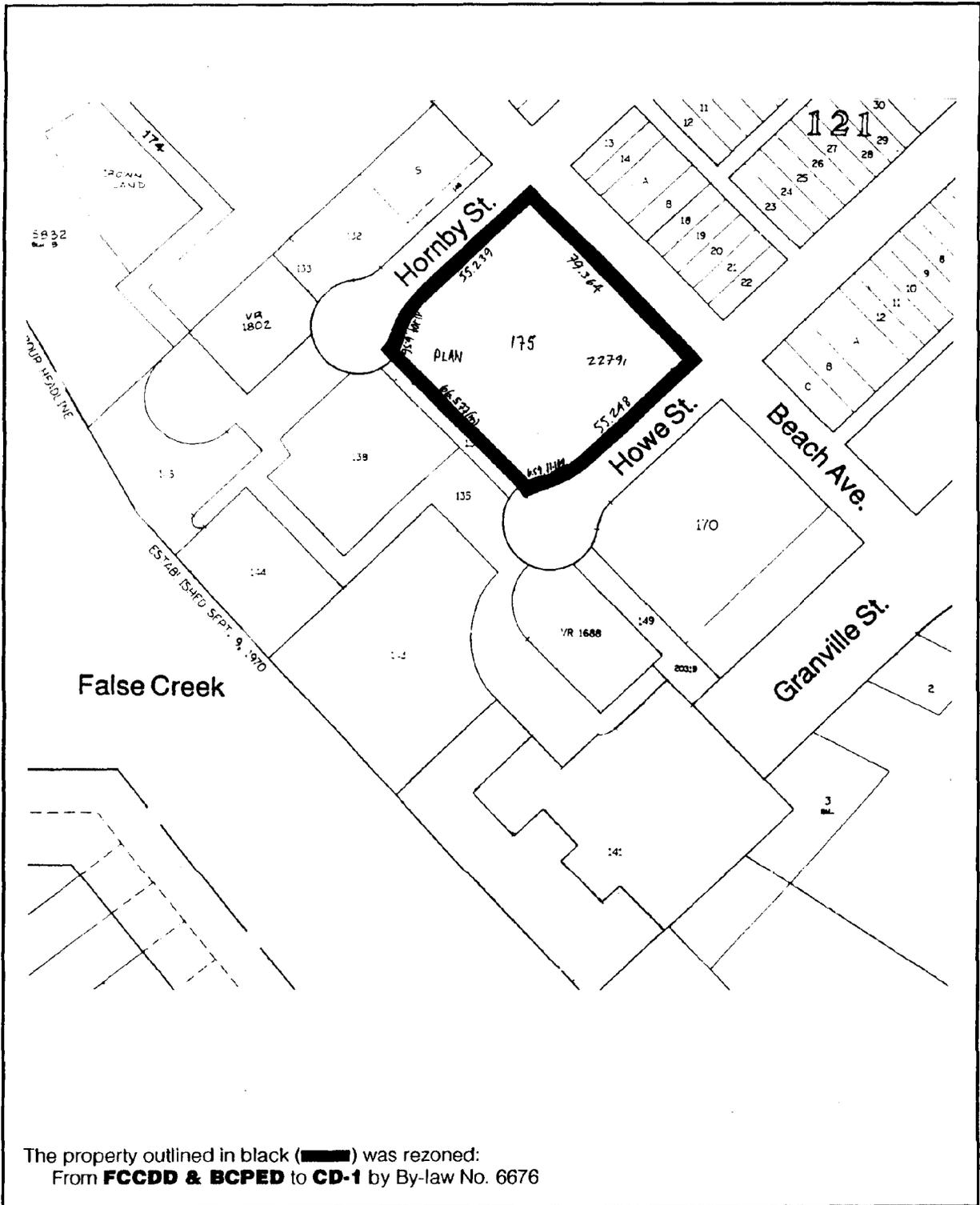
- (a) all floors having a minimum ceiling height of 1.25 m (4.10 ft.), both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following shall be excluded in the computation of floor area:

- (a) balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure, and provided further that the total area of all exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
- (c) elevator shafts, lockers, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;
- (d) where a portion of the floor is used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, that area of the floor so used where it is at or below the base surface;
- (e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20% of the allowable floor space or 929.03 m² (10,000 ft.²), whichever is the lesser;
- (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]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6676 or provides an explanatory note.*

- 4 **Height**
The maximum building height (excluding mechanical penthouses) measured above the base surface shall be 88.3 m (289.7 ft.) for the tower on the north portion of the site and 48.1 m (157.8 ft.) for the tower on the south portion of the site.
- 5 **Off-street Parking**
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 541 parking spaces shall be provided.
- 6 **Off-street Loading**
Off-street loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 2 off-street loading bays shall be provided.
- 7 *[Section 7 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.]*



The property outlined in black (█) was rezoned:
 From **FCCDD & BCPED** to **CD-1** by By-law No. 6676

CD-1 (251) 888 Beach Ave. City of Vancouver Planning Department	date prepared: Dec. 1992	
	sectional(s): M,N-10	
scale: 1:2000		