



City of Vancouver *Zoning and Development By-law*

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CD-1 (258)

East Vancouver Port Lands

By-law No. 6718

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

Effective August 28, 1990

(Amended up to and including By-law No. 9894, dated June 16, 2009)

- 1 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-611 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575. [9894; 09 06 16]
- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (258). [9894; 09 06 16]
- 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 (258) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are: [9894; 09 06 16]
- (a) Accessory Buildings;
 - (b) Accessory Uses customarily ancillary to any of the uses listed in this By-law, provided that the total area of all accessory uses is not greater than 33 ⅓ percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses;
 - (c) Cultural and Recreational Uses limited to the following:
 - (i) Marina
 - (ii) Park or Playground;[9894; 09 06 16]
 - (d) Dwelling Uses limited to the following:
 - (i) Dwelling unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment;
 - (e) Institutional Uses, limited to Public Authority Use;
 - (f) Manufacturing Uses, limited to Food or Beverage Products Manufacturing – Class A, Machinery or Equipment Manufacturing, and Transportation Equipment Manufacturing;
 - (g) Office Uses, limited to General Office, but not including the offices of accountants, lawyers or notaries public, nor the offices of real estate, advertising, insurance, travel or ticket agencies;
 - (h) Parking Uses;
 - (i) Retail Uses, limited to:
 - (i) Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out, and where live entertainment is not available;
 - (ii) Marine Fuelling Station which means a floating facility where marine craft can buy fuel, and may include an accessory convenience store;
 - (iii) Retail Store limited to the sale of marine sporting goods and equipment;
 - (j) Service Uses, limited to Laboratory only for marine education or marine research, Motor Vehicle Repair Shop, Repair Shop – Class A, Restaurant – Class 1, School – Vocational or Trade, and Work Shop;
 - (k) Transportation and Storage Uses, limited to Aircraft Landing Place limited to Heliport, Cold Storage Plant, Grain Elevator, Marine Terminal or Berth, Packaging Plant, Railway Station or Rail Yard, Storage Warehouse, Storage Yard, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
 - (l) Utility and Communication uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
 - (m) Wholesale Uses, limited to Bulk Fuel Depot, Cardlock Fuel Station, Wholesaling – Class A, and Wholesaling – Class B; and

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6718 or provides an explanatory note.

- (n) any other use which is not specifically listed and defined as a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law.

[9894; 09 06 16]

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 2.00, subject to the following:

- (a) the maximum floor space ratio shall be 1.00 for all uses other than manufacturing, transportation and storage uses, and wholesaling - Class A;
- (b) the floor area in accessory retail uses shall not exceed 929 m² (10,000 sq. ft.); and
- (c) the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the floor space ratio with respect to any development, to a maximum floor space ratio of 5.00, provided that consideration is first given to any applicable policies or guidelines adopted by Council, and to the potential impacts on adjacent residential districts.

3.2 The following shall 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 shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) where floors are used for off-street parking and loading, 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 24 feet 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 24 feet in length;
- (c) 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]

4 Height

The maximum building height measured above the base surface shall be 10.67 m, except that if the Director of Planning or Development Permit Board first considers the criteria in Section 4 of the East Vancouver Port Lands CD-1 Guidelines, any other applicable policies or guidelines adopted by Council, and the potential impacts on adjacent residential districts, the Director of Planning or Development Permit Board may permit an increase in the height of any building to:

- (a) 16.76 m; or
- (b) 30.48 m for a portion of a site up to 12 m in width.

[9894; 09 06 16]

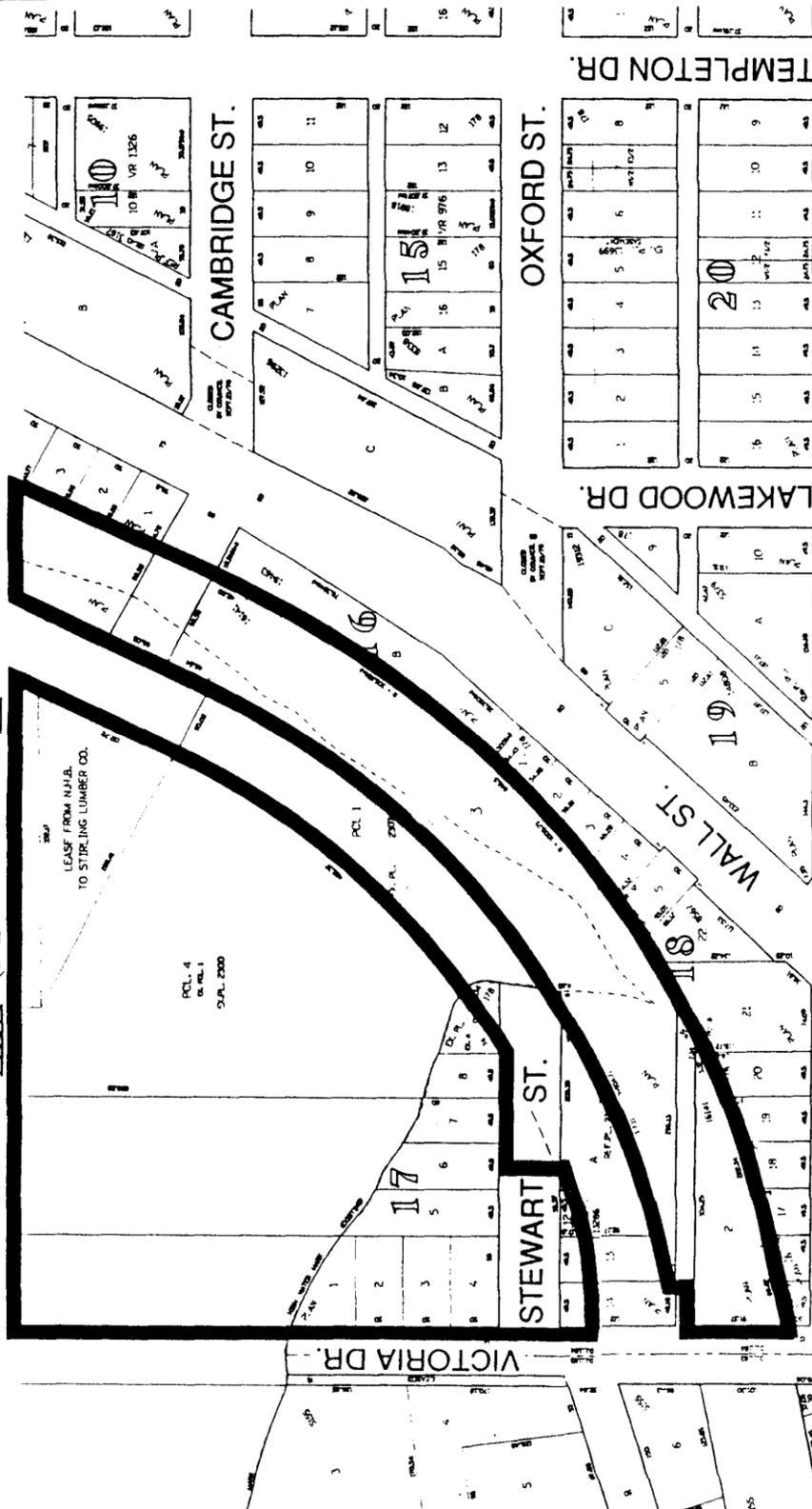
5 *[Section 5 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
 IS REZONED:

FROM **M-2** TO **CD-1**

SCHEDULE A



Z-382 (a-i)

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

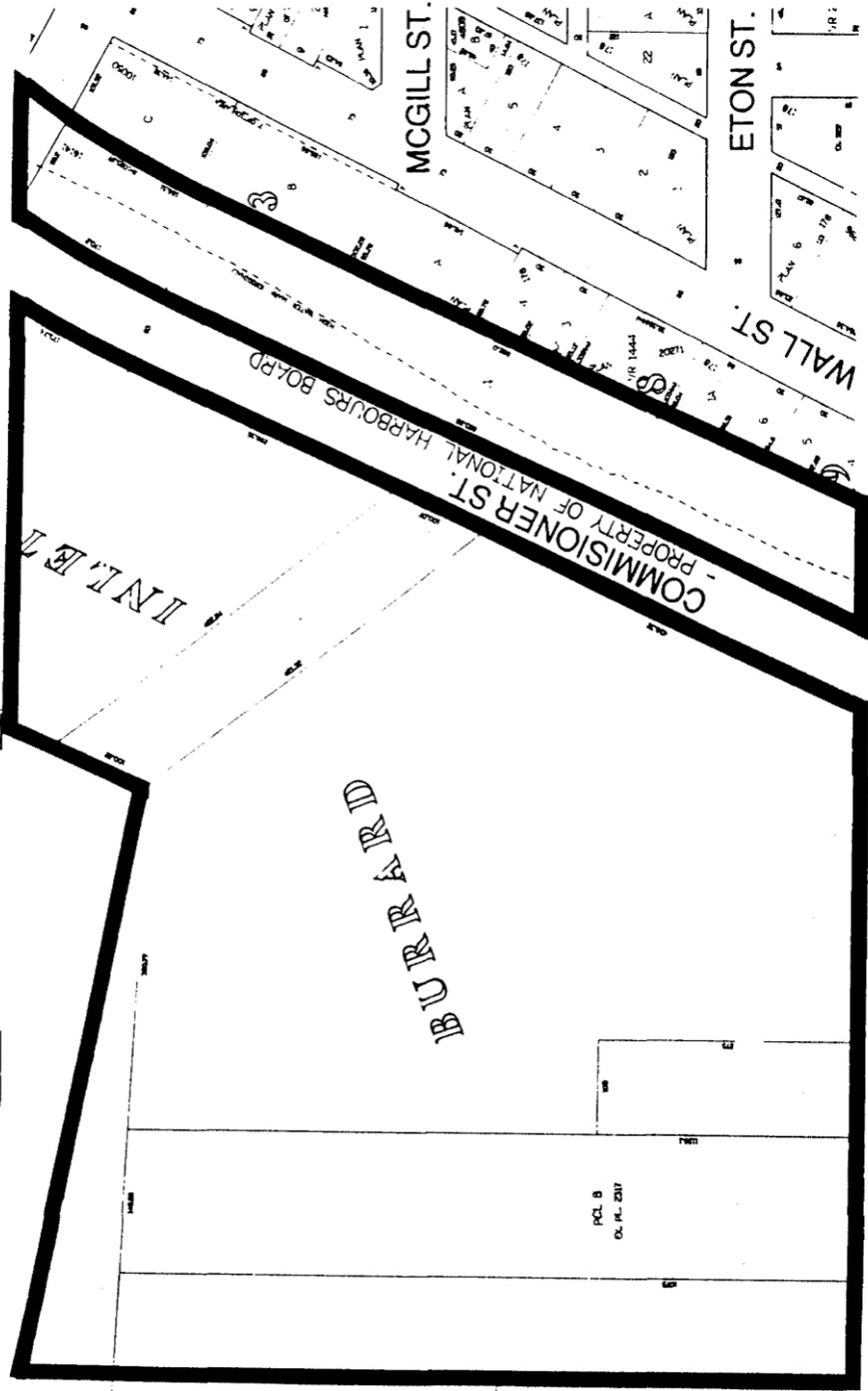
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Z-382 (a-ii)

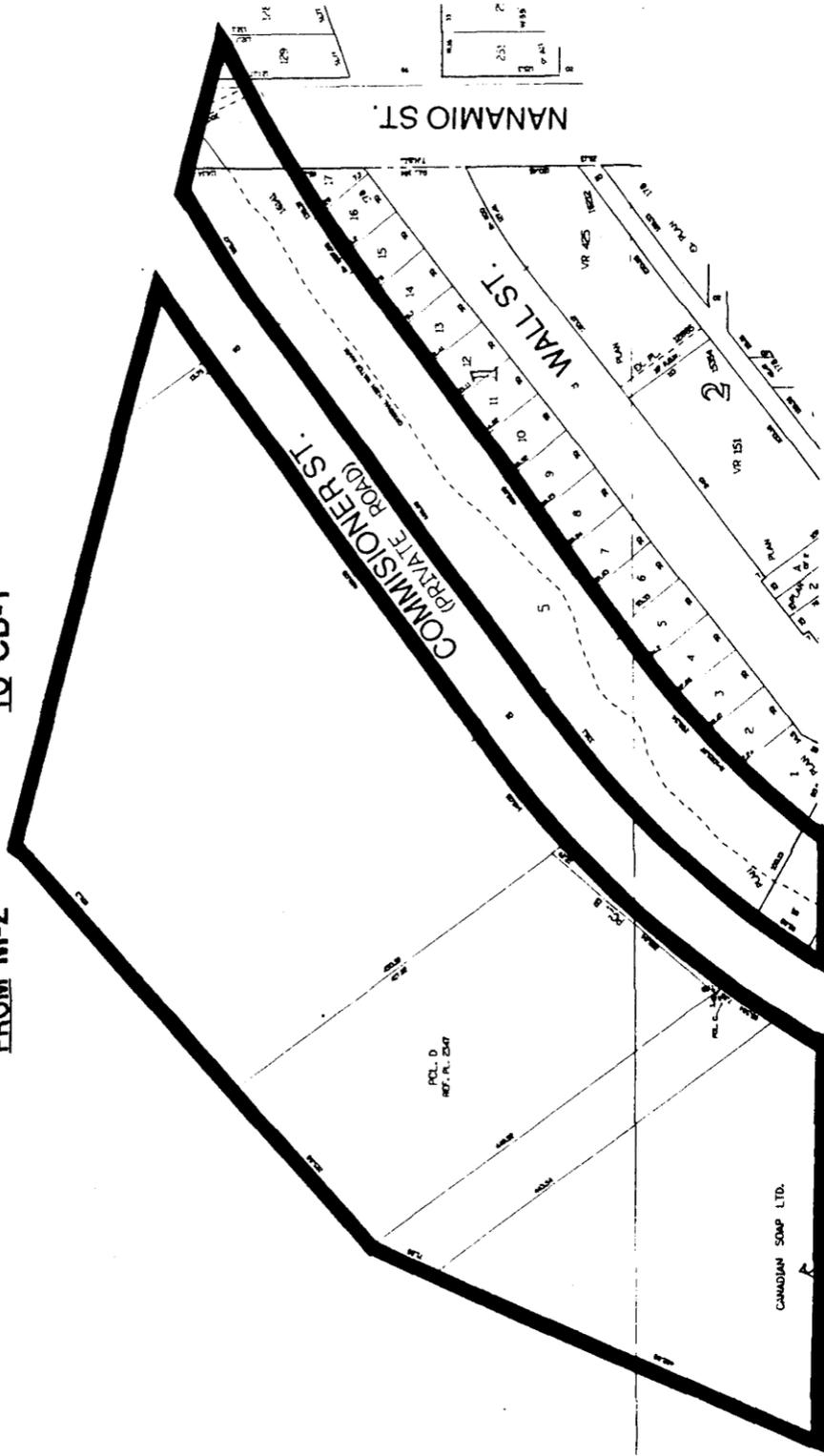


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SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z-382 (a-iii)



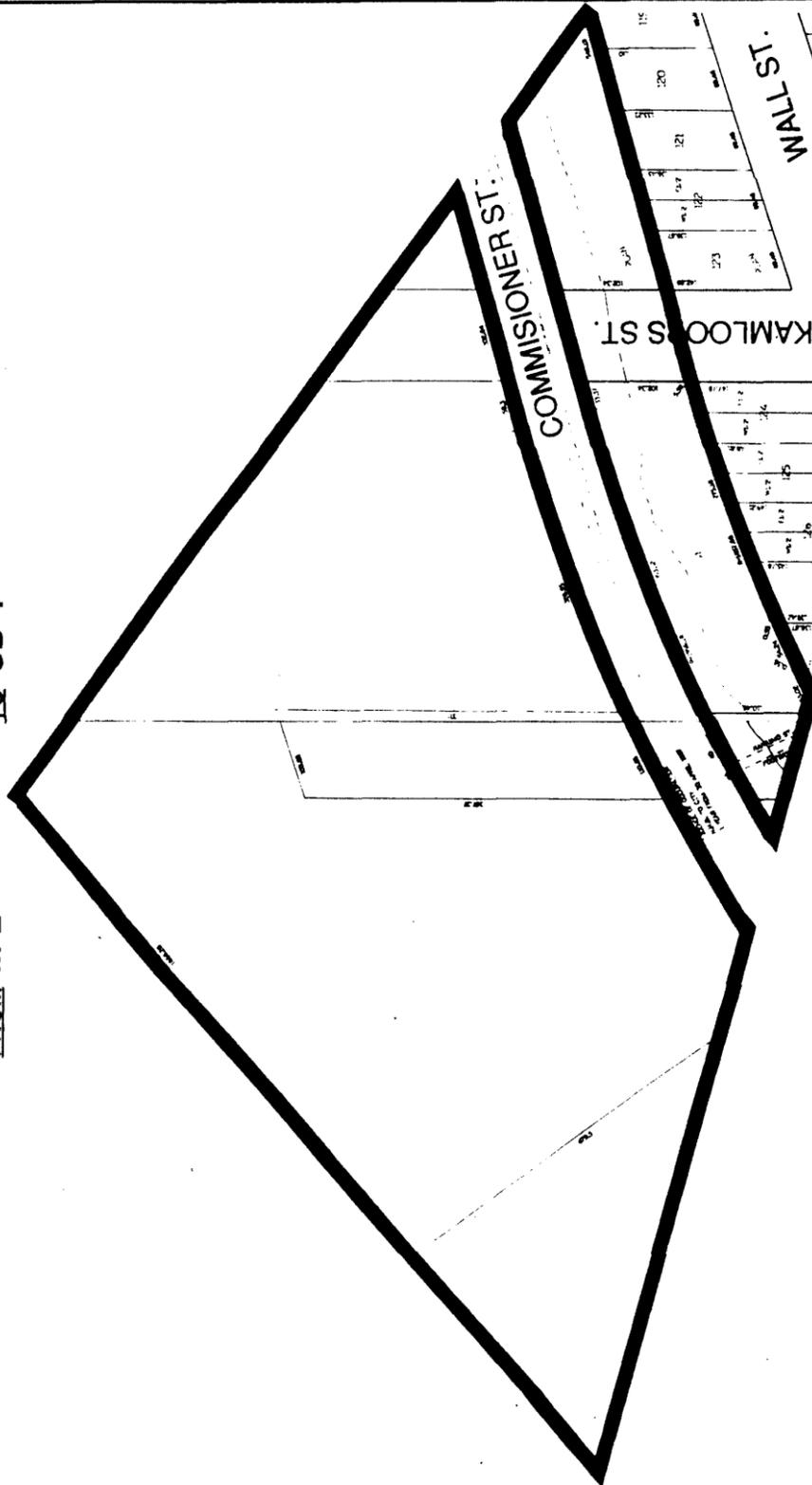
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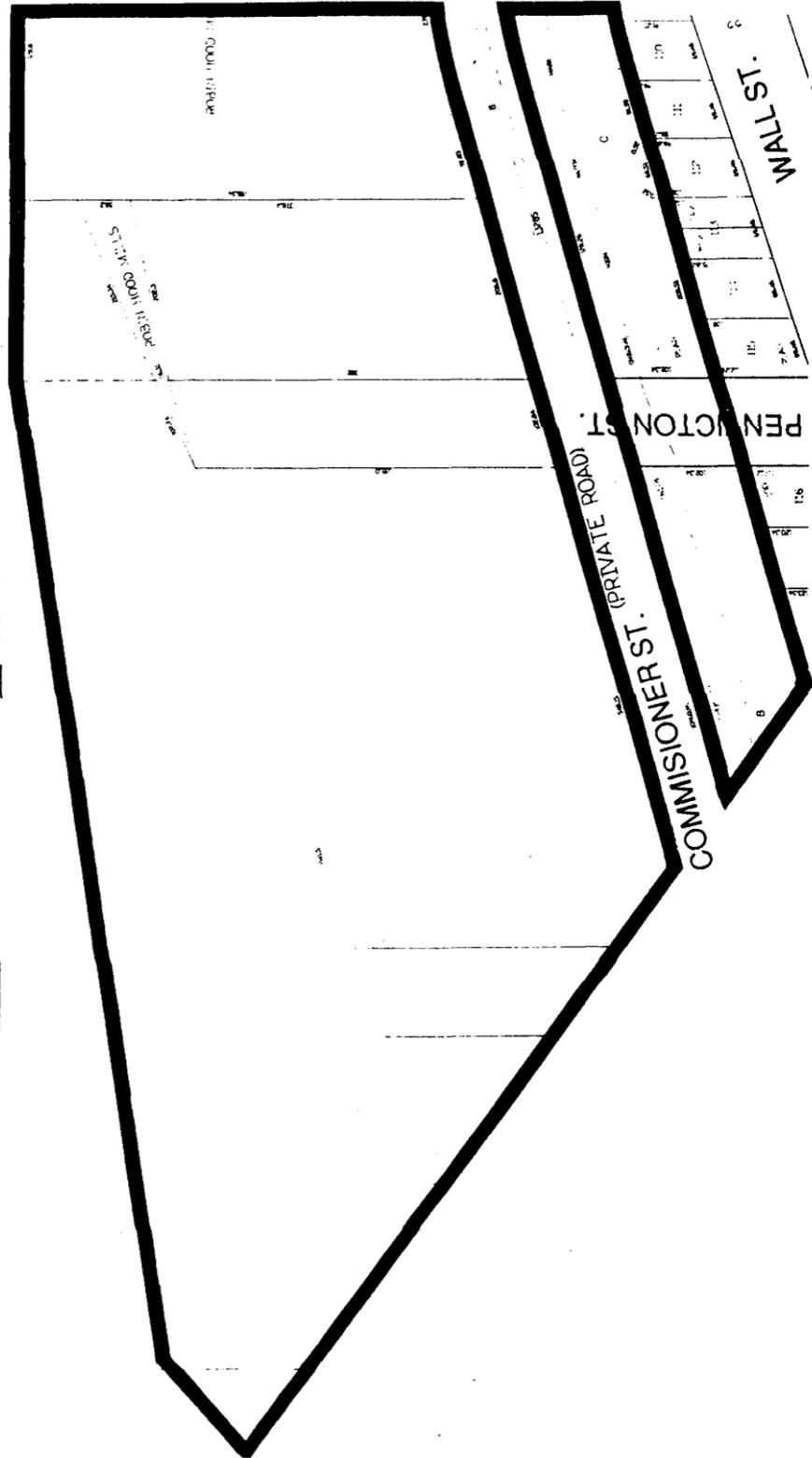


Z-382 (a-iv)

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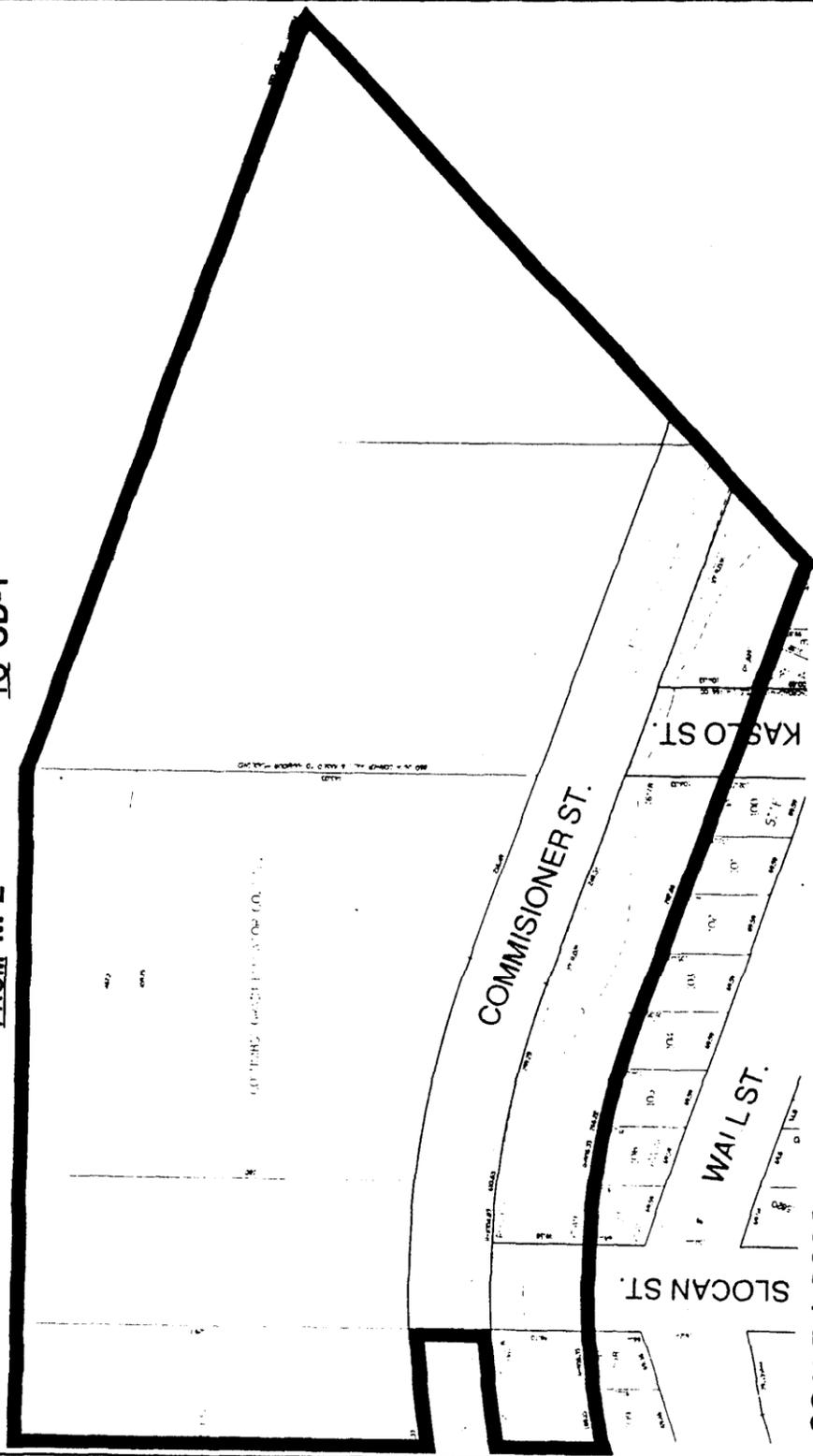


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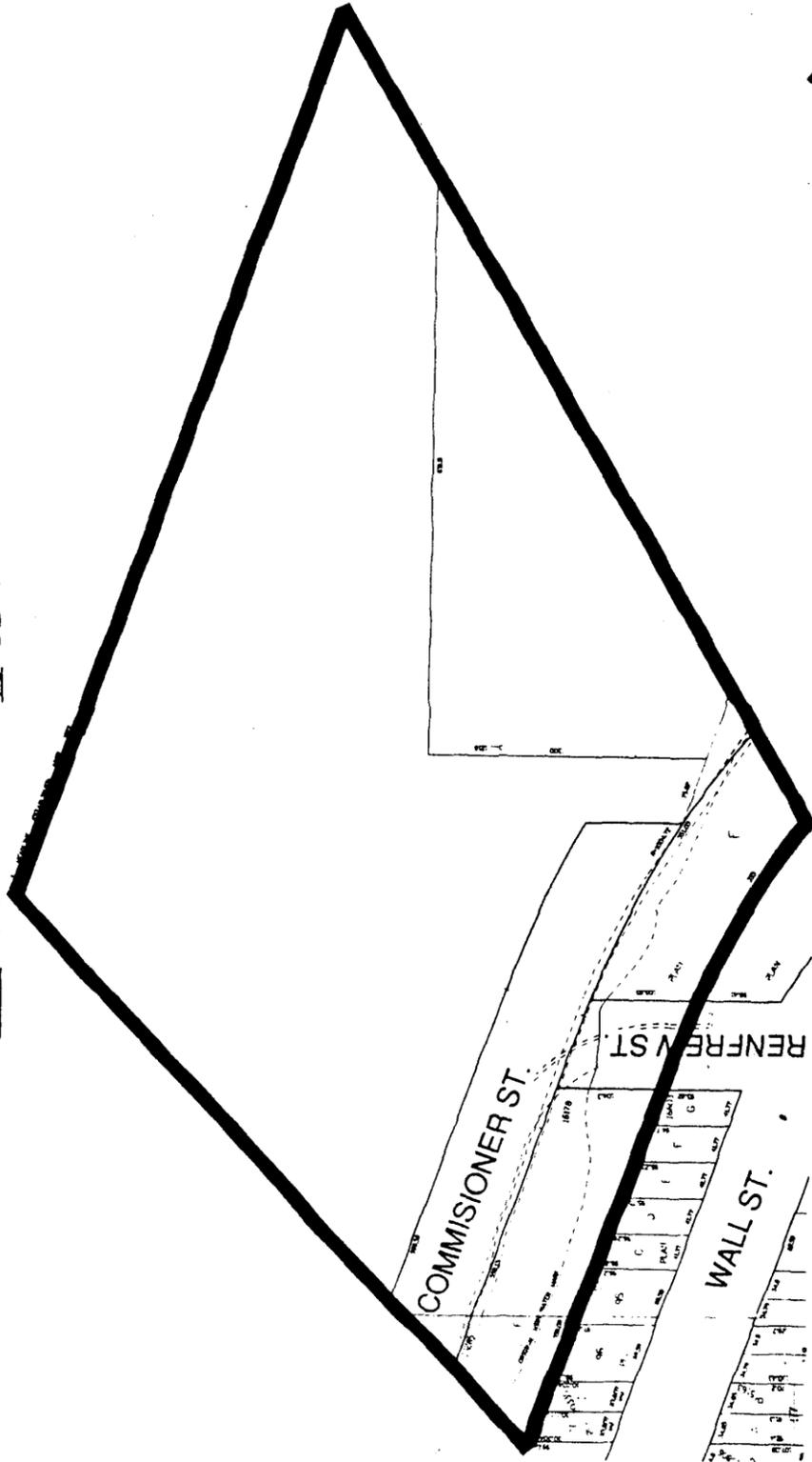


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SCALE: 1:2000

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Z- 382 (a-vii)

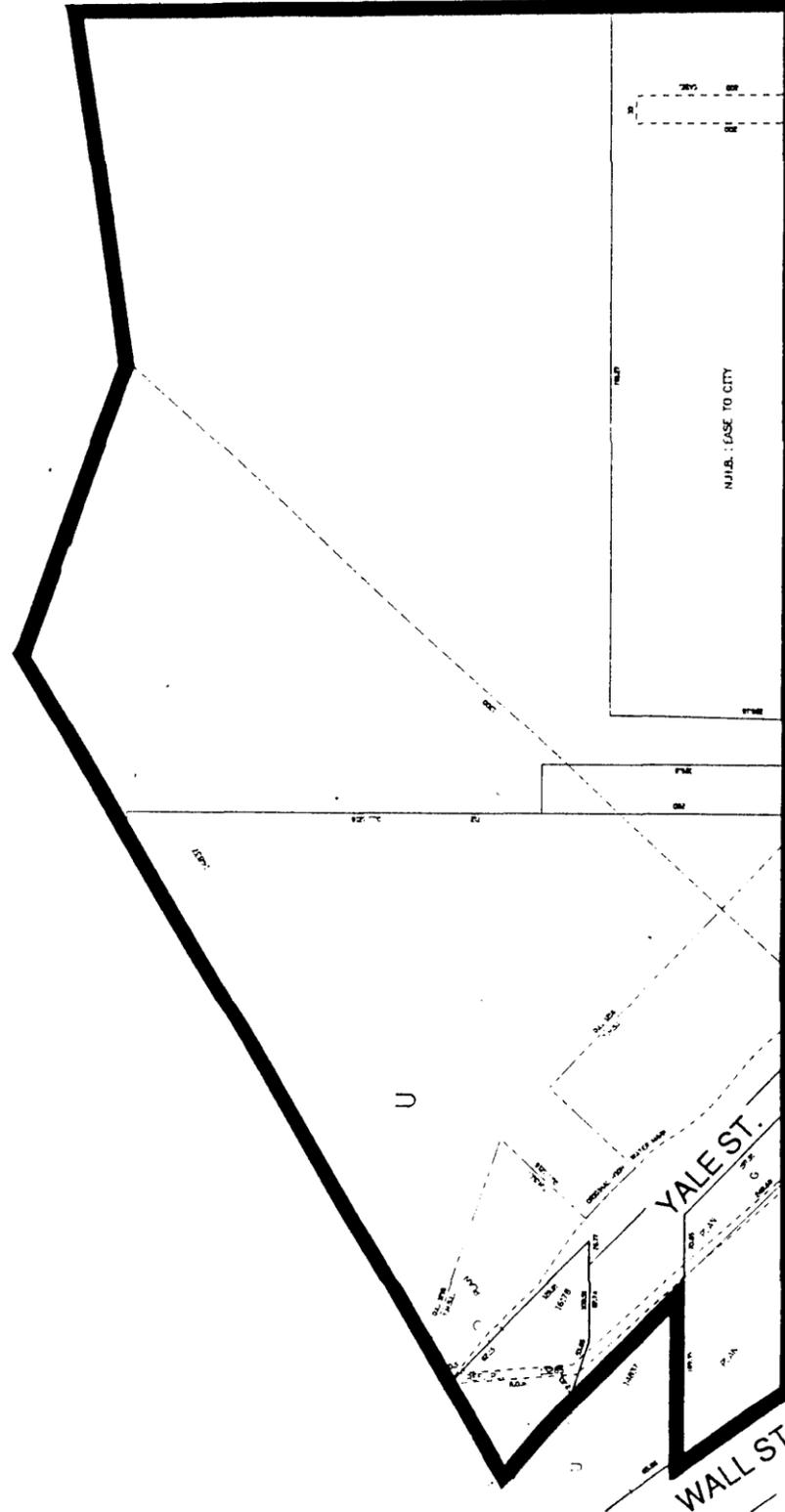


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SCALE: 1:2000

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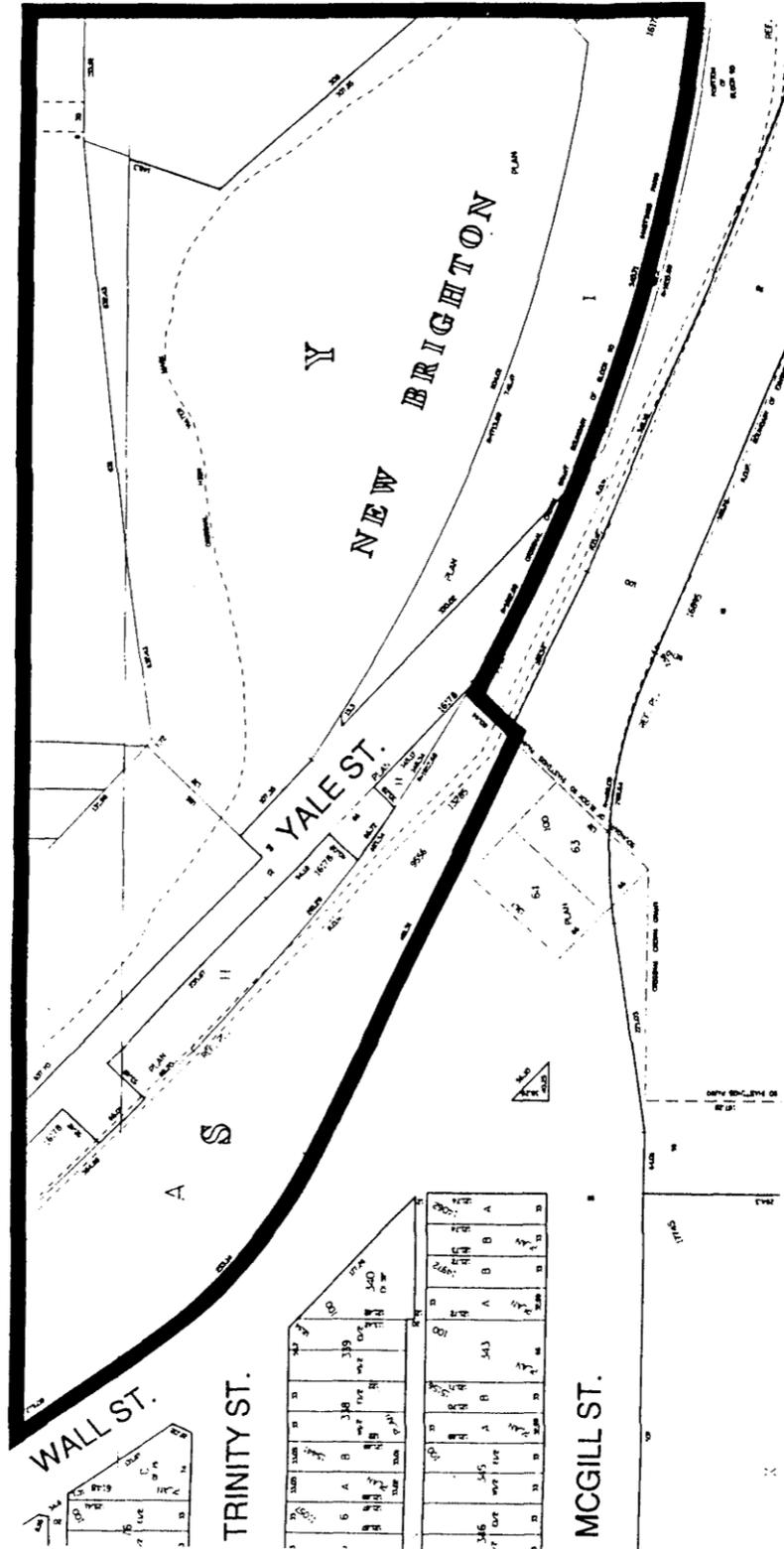


Z- 382 (a-viii)

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Z-382 (a-ix)

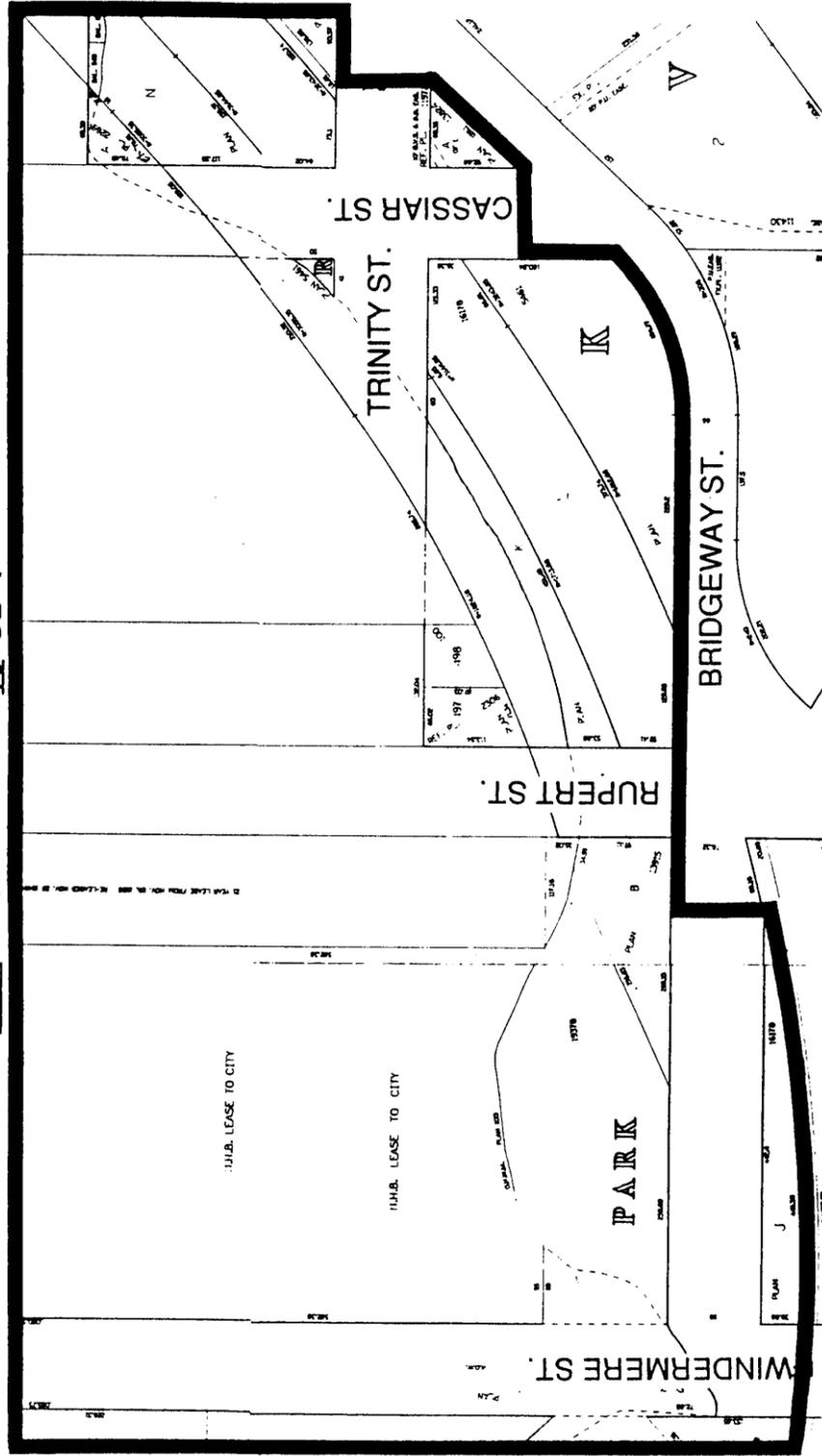
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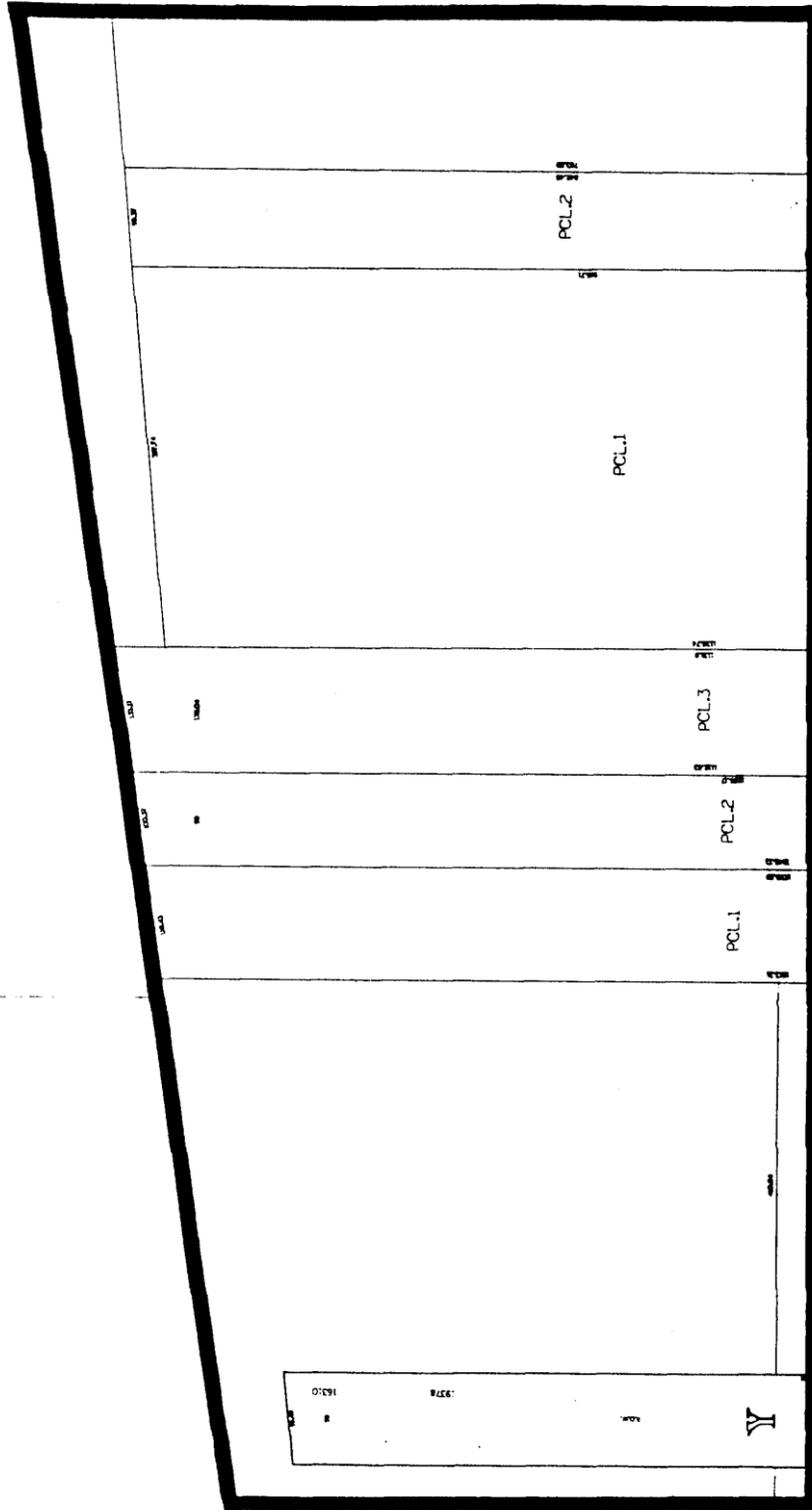


Z-382 (a-x)

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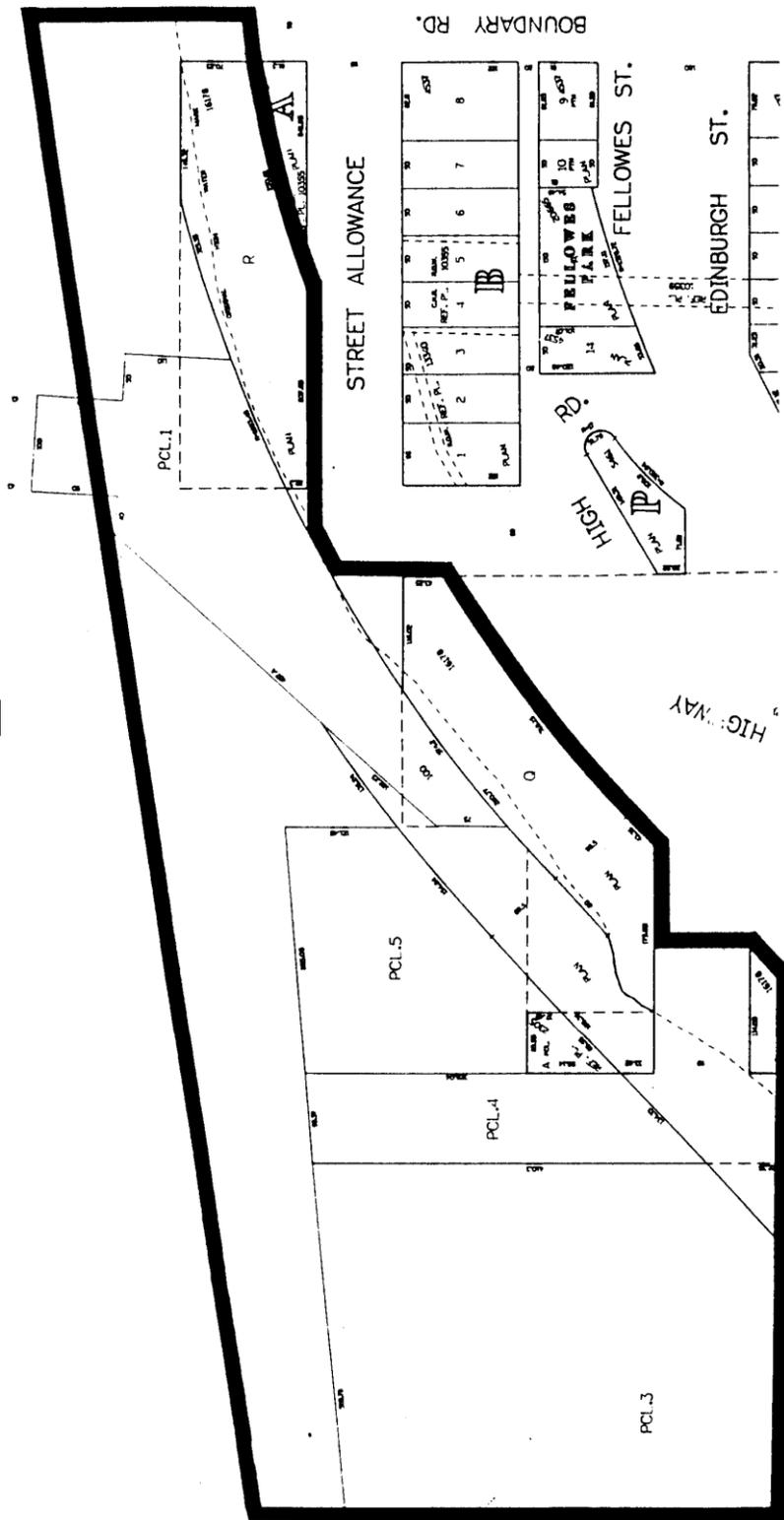
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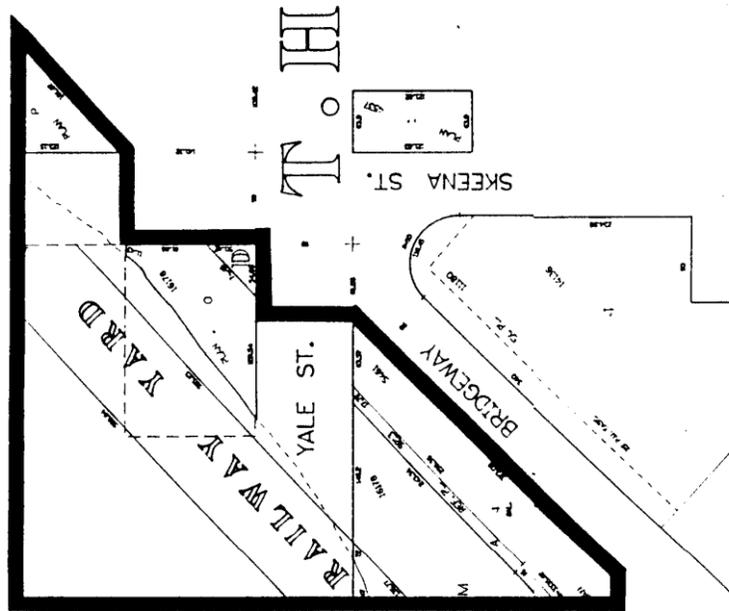
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Z-382 (a-xiii)

