

City of Vancouver *Zoning and Development By-law*

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CD-1 (330)

380-390 West 8th Avenue

By-law No. 7371

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

Effective January 10, 1995

(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 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(330), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Artist Studio, subject to the provisions of section 11.18 of the Zoning and Development By-law
- (b) Dwelling Uses limited to the following:
 - Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment
 - Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of the Zoning and Development By-law
- (c) Manufacturing Uses limited to the following:
 - Bakery Products Manufacturing
 - Batteries Manufacturing
 - Brewing or Distilling
 - Chemicals or Chemical Products Manufacturing - Class B
 - Clothing Manufacturing
 - Dairy Products Manufacturing
 - Electrical Products or Appliances Manufacturing
 - Food or Beverage Products Manufacturing - Class B
 - Furniture or Fixtures Manufacturing
 - Ice Manufacturing
 - Jewellery Manufacturing
 - Leather Products Manufacturing
 - Machinery or Equipment Manufacturing
 - Metal Products Manufacturing - Class B
 - Miscellaneous Products Manufacturing - Class B
 - Motor Vehicle Parts Manufacturing
 - Non-metallic Mineral Products Manufacturing - Class B
 - Paper Products Manufacturing
 - Plastic Products Manufacturing
 - Printing or Publishing
 - Rubber Products Manufacturing
 - Shoes or Boots Manufacturing
 - Textiles or Knit Goods Manufacturing
 - Tobacco Products Manufacturing
 - Transportation Equipment Manufacturing
 - Wood Products Manufacturing - Class B
- (d) General Office, but not including the offices of accountants, lawyers, and real estate, advertising, insurance, travel and ticket agencies
- (e) Retail Uses but limited to Vehicle Dealer

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7371 or provides an explanatory note.*

- (f) Service Uses limited to the following:
 - Animal Clinic
 - Auction Hall
 - Catering Establishment
 - Laboratory
 - Laundry or Cleaning Plant
 - Motor Vehicle Repair Shop
 - Motor Vehicle Wash
 - Photofinishing or Photography Laboratory
 - Photofinishing or Photography Studio
 - Print Shop
 - Production Studio
 - Repair Shop - Class A
 - Repair Shop - Class B
 - Restaurant - Class 1, provided that the total floor area does not exceed 65 m²
 - School - Arts or Self-Improvement
 - School - Vocational or Trade
 - Sign Painting Shop
- (g) Transportation and Storage Uses limited to the following:
 - Cold Storage Plant
 - Packaging Plant
 - Storage Warehouse
 - Taxicab or Limousine Station
 - Truck Terminal or Courier Depot
 - Works Yard or Works Shop
- (h) Utility and Communication Uses limited to the following:
 - Public Utility
 - Radiocommunication Station
 - Recycling Depot
- (i) Wholesale Uses limited to the following:
 - Lumber and Building Materials Establishment
 - Wholesaling - Class A
 - Wholesaling - Class B
- (j) 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
- (k) Accessory Uses customarily ancillary to any of the uses listed in this By-law, including accessory retail and office, provided that the total area of all accessory uses is not greater than 49 percent of the total 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.

3 Conditions of Use

3.1 No use listed in Section 2 shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

3.2 No use listed in Section 2 shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares, radioactive material, rags or cotton waste, and compressed gas, petroleum, coal or tar products or derivatives.

4 Floor Space Ratio

4.1 The floor space ratio must not exceed 1.10, and the floor area in accessory retail uses must not exceed 1 000 m².

For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 687 m², being the site size at time of application for rezoning, prior to any dedications.

4.2 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.3 The following will be excluded in the computation of floor space ratio:

- (a) 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 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;
- (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 clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

5 Height

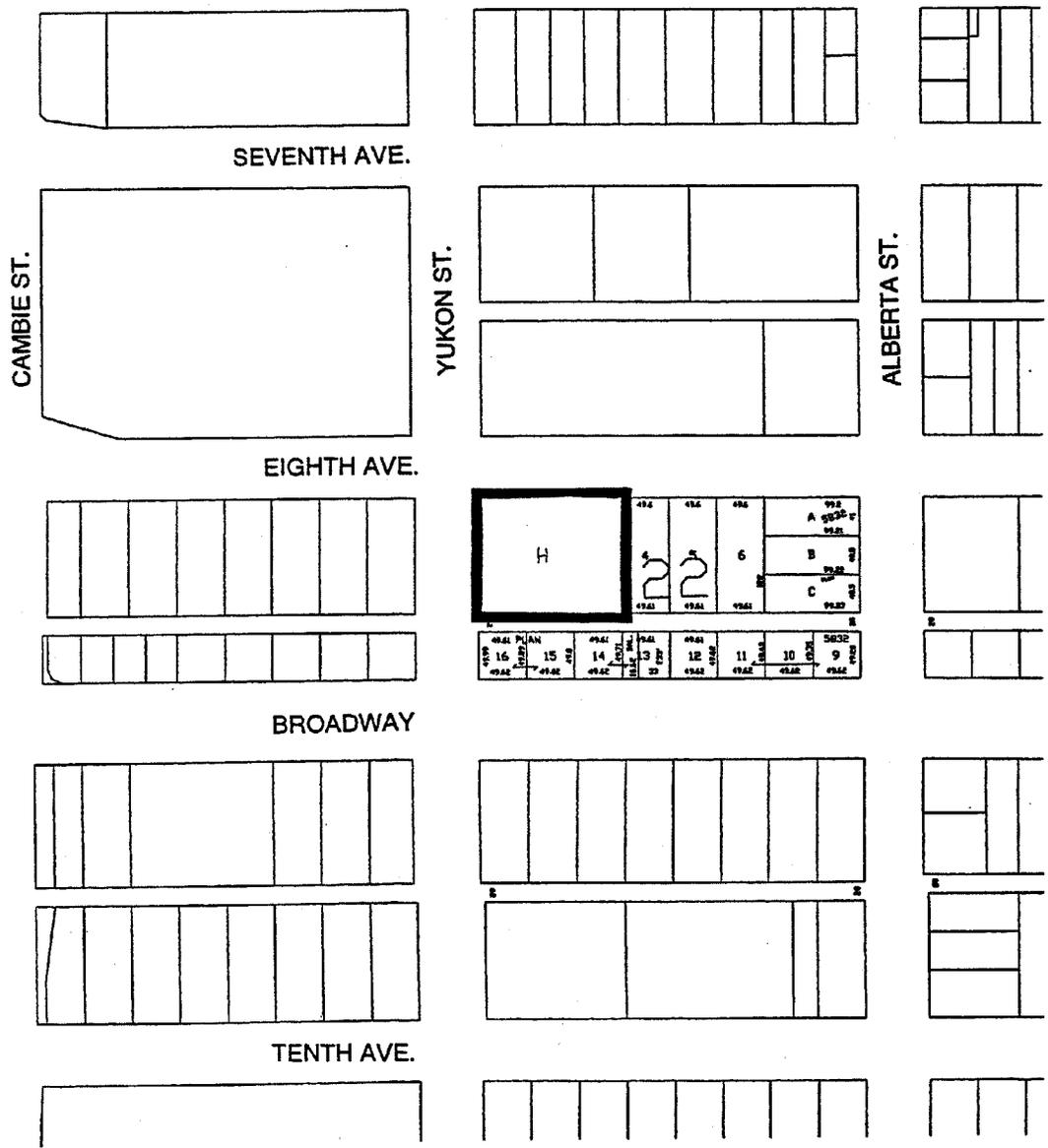
The maximum building height measured above the base surface is 11.0 m.

6 Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that, if the amount of floor area for uses accessory to Wholesaling - Class B is more than 33 1/3 percent of the floor area in Wholesaling - Class B use, the floor area of the accessory uses will be assessed on the basis of one parking space for each 50 m², or part thereof.

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.]*

BY-LAW No. 7371 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black () is rezoned:
From **I-1** To **CD-1**

Z-430(a)

RZ 380-390 W. 8th Ave.

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000

