

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

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## **CD-1 (342)**

*1100-1114 Burnaby Street*

***By-law No. 7516***

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

***Effective January 16, 1996***

*(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(342) 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) Hotel, limited to an international hostel operated by a non-profit association, and
- (b) Accessory Uses customarily ancillary to the above use.

## 3 Floor Space Ratio

**3.1** The floor space ratio must not exceed 1.80. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 606 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (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.

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

- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (c) areas of undeveloped floors which are located
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (d) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (e) 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 is 13.4 m.

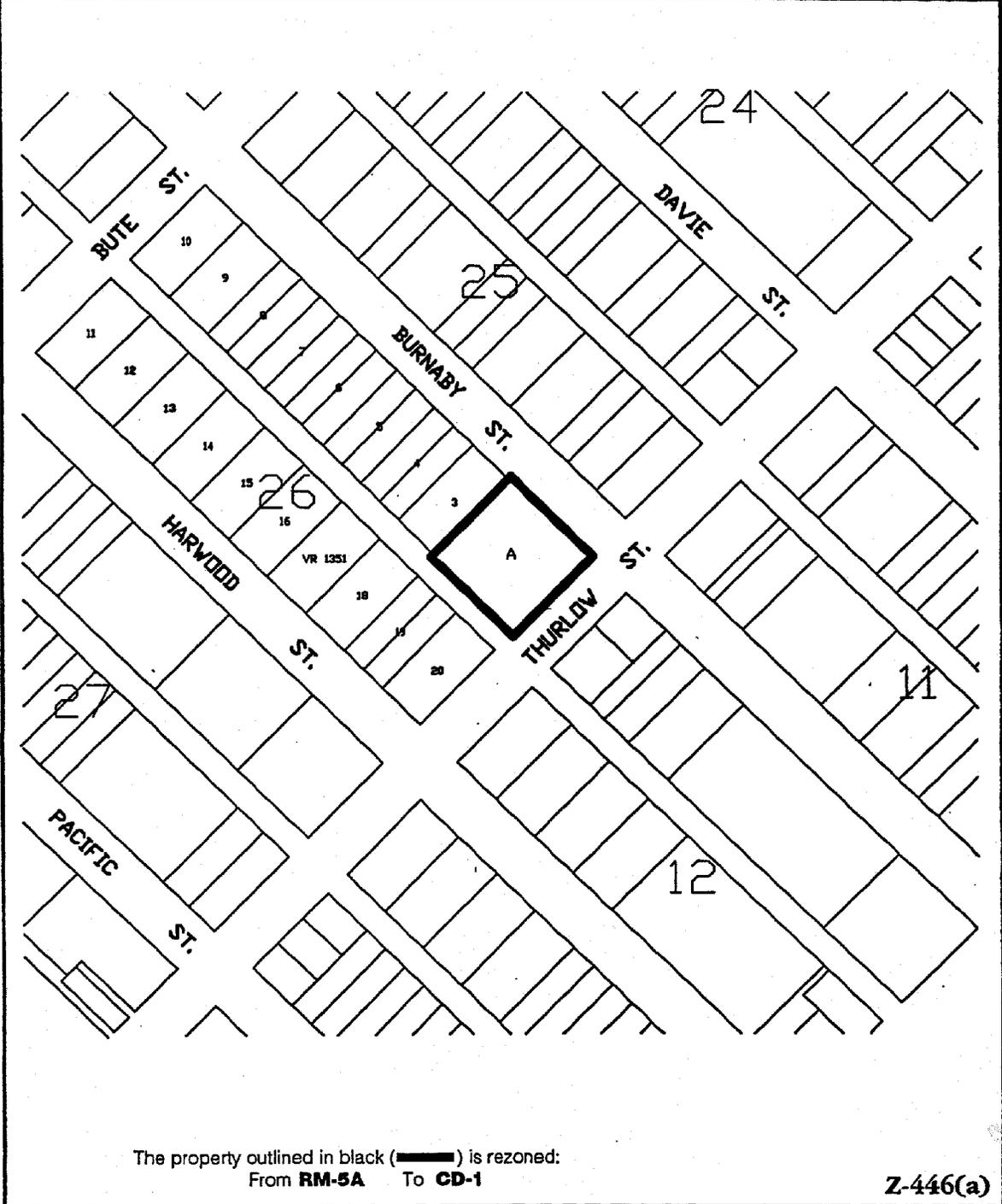
**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7516 or provides an explanatory note.*

5      **Off-Street Parking**

A minimum of 28 off-street parking spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that the minimum number of parking spaces can be reduced to 19 if arrangements are made to the satisfaction of the Director of Planning to provide a shuttle service between the site and another similar hostel facility or if 9 additional parking spaces are provided at an off-site location to the satisfaction of the Director of Planning.

6      *[Section 6 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. 7516 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



Z-446(a)

<b>RZ 1100-1114 Burnaby Street</b>	map: 1 of 1	
	scale: 1:2000	
<b>City of Vancouver Planning Department</b>		