



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (408)

601 West 10th Avenue

By-law No. 8437

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

Effective March 12, 2002

Amended up to and including by-law 8466, dated April 23, 2002

1 Application

The Zoning District Plan annexed as Schedule D to By-law No. 3575 is amended, and the boundaries and districts shown on it are amended or substituted, according to the amendments, substitutions, explanatory legends, notations and references shown on the plan marginally numbered Z - 521 attached as Schedule A to this By-law, and Schedule A is incorporated into Schedule D to By-law No. 3575.

2 Uses

The area shown included within the heavy black outline on Schedule A will be more particularly described as CD-1(408), 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) Child Day Care Facility,
- (b) General Office,
- (c) Hospital,
- (d) Retail Store, limited to a maximum sales area in the premises of 93 m²,
- (e) Service Uses, including Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Repair Shop - Class A, all of which foregoing Service Uses will be limited to a maximum sales area in the premises of 93 m², Laboratory, and Restaurant - Class 1, and
- (f) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The Development Permit Board may permit a floor space ratio up to 6.00, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (d) the effect of the development on traffic in the area; and
- (e) the provision of pedestrian needs.

3.2 In the computation of floor space ratio, all floors of all buildings including accessory buildings, both above and below grade level, to be measured to the extreme outer limits of the building, must be included.

3.3 The following must be excluded from the computation of floor space ratio:

- (a) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded must not exceed the lesser of 20 percent of the permitted floor space or 1 000 m², and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood;

- (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 must not exceed 7.3 m in length, or
 - (ii) are above the base surface and where developed as mechanical space or interstitial space providing access to mechanical equipment;
- (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 will not apply to walls in existence prior to March 14, 2000.

3.4 The Director of Planning may permit to be excluded from the computation of floor space ratio interior public space, including atria and other similar spaces, provided that:

- (a) the excluded area must not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
- (b) the excluded area must be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4 Height

The maximum building height measured above the base surface will be 57 m, except that:

- (a) on the easterly 88.4 m of the site, the maximum building height measured above the base surface will be 32.3 m, and [8466; 02 04 23]
- (b) on the easterly 88.4 m of the site, the maximum building height will also be limited by a 21 degree angle of sun access measured from the property line on the north side of Broadway. [8466; 02 04 23]

5 Setbacks

The minimum building setback will be 3 m from the south property boundary, except that the Director of Planning may relax this setback to 0.6 m for structures above an elevation of 69 m on the easterly 89.9 m of the site.

The minimum building setback will be 3 m from the north property boundary above an elevation of 73 m measured at the lane for the easterly 89.9 m of the site.

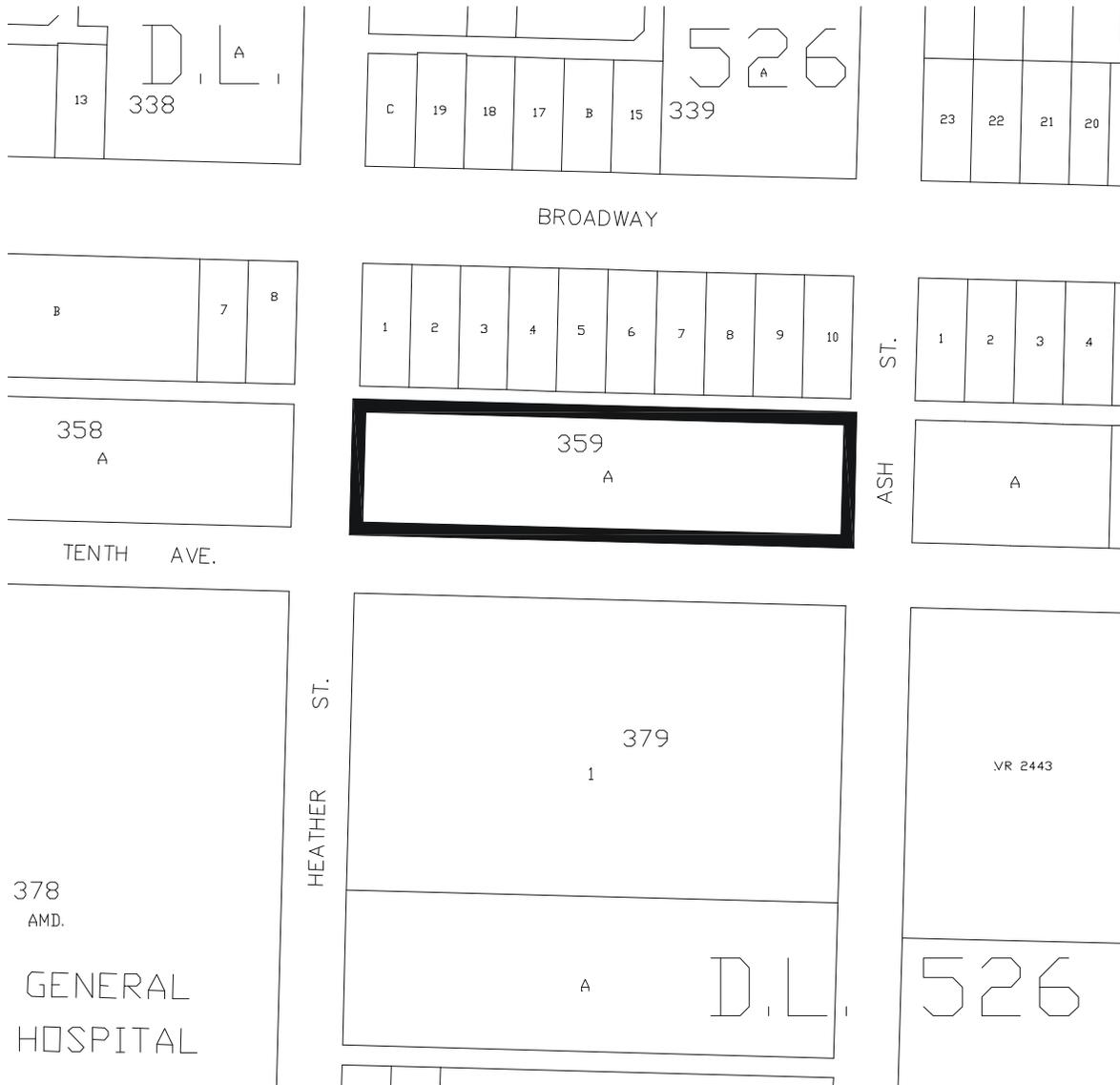
6 Off-street Parking and Loading

Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 1 off-street parking space for every 93 m² of floor area must 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 certify the by-law number and date of enactment.]*

By-law No. 8437 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black (**█**) is rezoned:

From **C-3A** to **CD-1**

Z-521

RZ - 601 West 10th Avenue

map: 1 of 1

scale: 1:2000



City of Vancouver

