



City of Vancouver *Zoning and Development By-law*

Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 tel 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (475)

26 Southwest Marine Drive

By-law No. 9763

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

Effective November 25, 2008

(Amended up to and including By-law No. 10986, dated June 24, 2014)

1 Zoning District Plan amendment

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-595(b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (475).

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 (475) and the only uses for which the Director of Planning or Development Permit Board will issue permits are:

- (a) Cultural and Recreational Uses, limited to Park or Playground;
- (b) Dwelling Uses, limited to Dwelling Unit for the use only of a caretaker, watchperson, or other individual similarly employed to maintain, secure, or protect a non-residential use on the same site if, in the opinion of the Director of Planning or Development Permit Board, such maintenance, security, or protection is essential to such use;
- (c) Manufacturing Uses, limited to 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 Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B;
- (d) Office Uses, limited to General Office and Health Care Office; [10986 14 06 24]
- (e) Retail Uses, limited to Adult Retail Store, Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Pawnshop, Retail Store, Secondhand Store, and Vehicle Dealer;
- (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Restaurant, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop; [10986 14 06 24]
- (g) Transportation and Storage Uses, limited to Cold Storage Plant, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 9763 or provides an explanatory note.*

- (h) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
- (i) Wholesale Uses, limited to Bulk Fuel Depot, Cardlock Fuel Station, Junk Yard or Shop, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B; and
- (j) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2, including accessory office, except that the total area of all accessory uses, except for parking, must not exceed 33 1/3% of gross floor area of the principal and accessory uses combined, and that a wall must separate the floor area in accessory uses accessible to the general public from the floor area in other uses.

3 Density

3.1 The floor space ratio for all uses, combined, must not exceed 1.63.

3.2 The gross floor area for a retail store must be at least 929 m².

3.3 The floor space ratio for retail uses, excluding parking, must not exceed 0.79.

3.4 The gross floor area for general office uses must not exceed the greater of 235 m² or 33 1/3% of gross floor area for all uses combined.

3.5 The aggregate gross floor area of all retail stores in which the storage and retailing of clothing or shoes takes up more than 50% of the gross floor area of the store must not exceed 5 574 m².

3.6 For the purpose of computing floor space ratio, the site is to consist of all parcels included under this By-law, and its size is deemed to be 29 768 m² being the site size at the time of the rezoning application and prior to any dedications.

3.7 Computation of floor space ratio must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

3.8 Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, if the Director of Planning first approves the design of sunroofs and walls;
- (c) 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) are above base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and

- (d) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause is not to apply to walls in existence before March 14, 2000.

4 Building Height

4.1 The building height, measured above base surface, must not exceed 18.6 m.

4.2 Despite section 4.1, the Director of Planning or Development Permit Board may permit an increase in the maximum height to 20.11 m for those portions of the building along the 69th Avenue elevation that are not within the following setbacks:

- (a) 4 m from the south property line but only to a depth that does not exceed 43 m;
- (b) 3 m from the west property line; and
- (c) 13 m from the east property line.

5 Setbacks

The setbacks must be at least:

- (a) 12.1 m from the north property line for landscaping; and
- (b) 1.00 m from each of the east and south property lines.

6 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle spaces, except that the maximum number of parking spaces must not exceed 10% above the minimum number of parking spaces required.

7 Severability

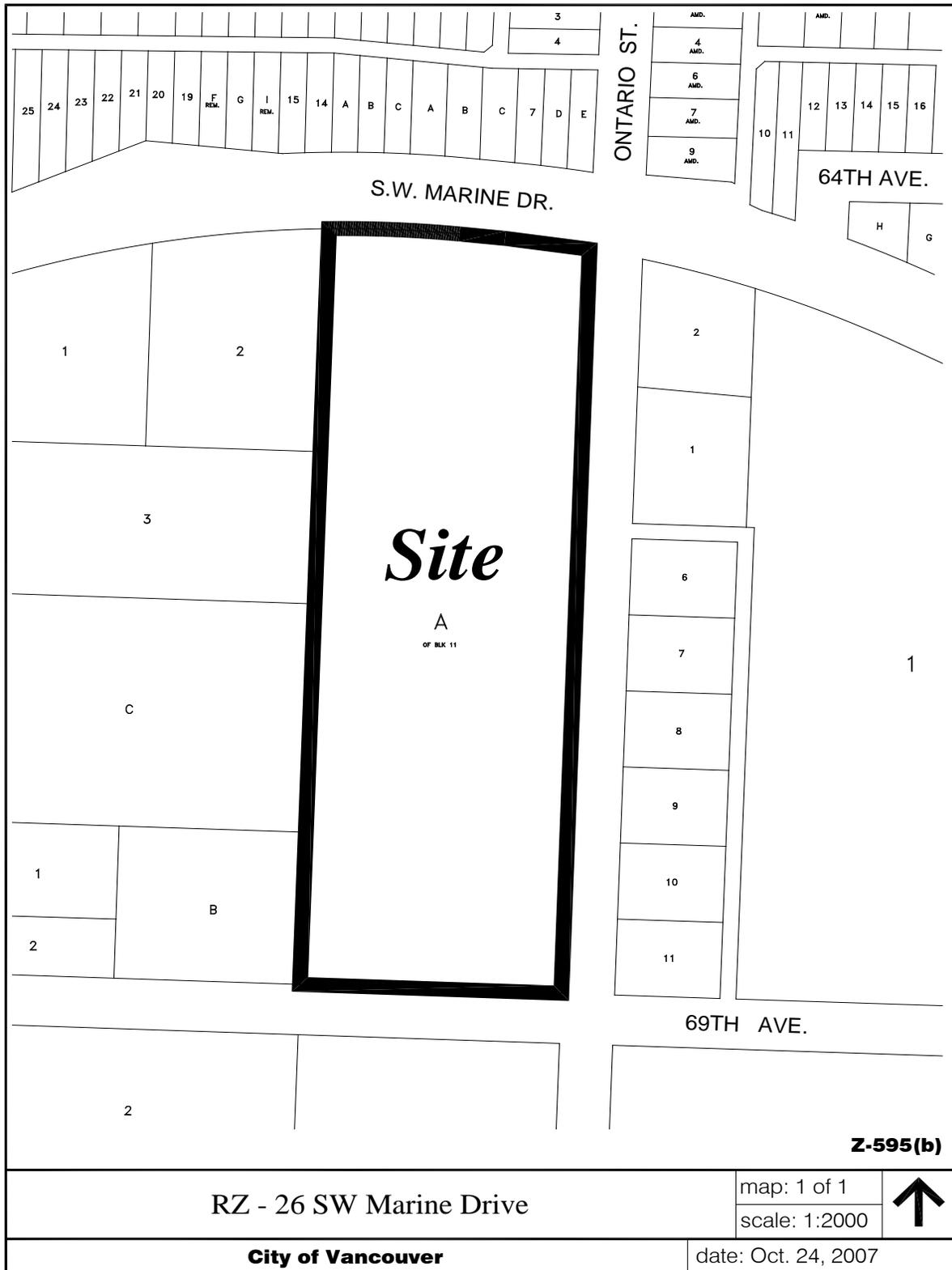
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 25th day of November, 2008.

Schedule A



RZ - 26 SW Marine Drive

map: 1 of 1
 scale: 1:2000



City of Vancouver

date: Oct. 24, 2007