



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (438)

*2820 Bentall Street*

*By-law No. 9161*

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

*Effective November 1, 2005*

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

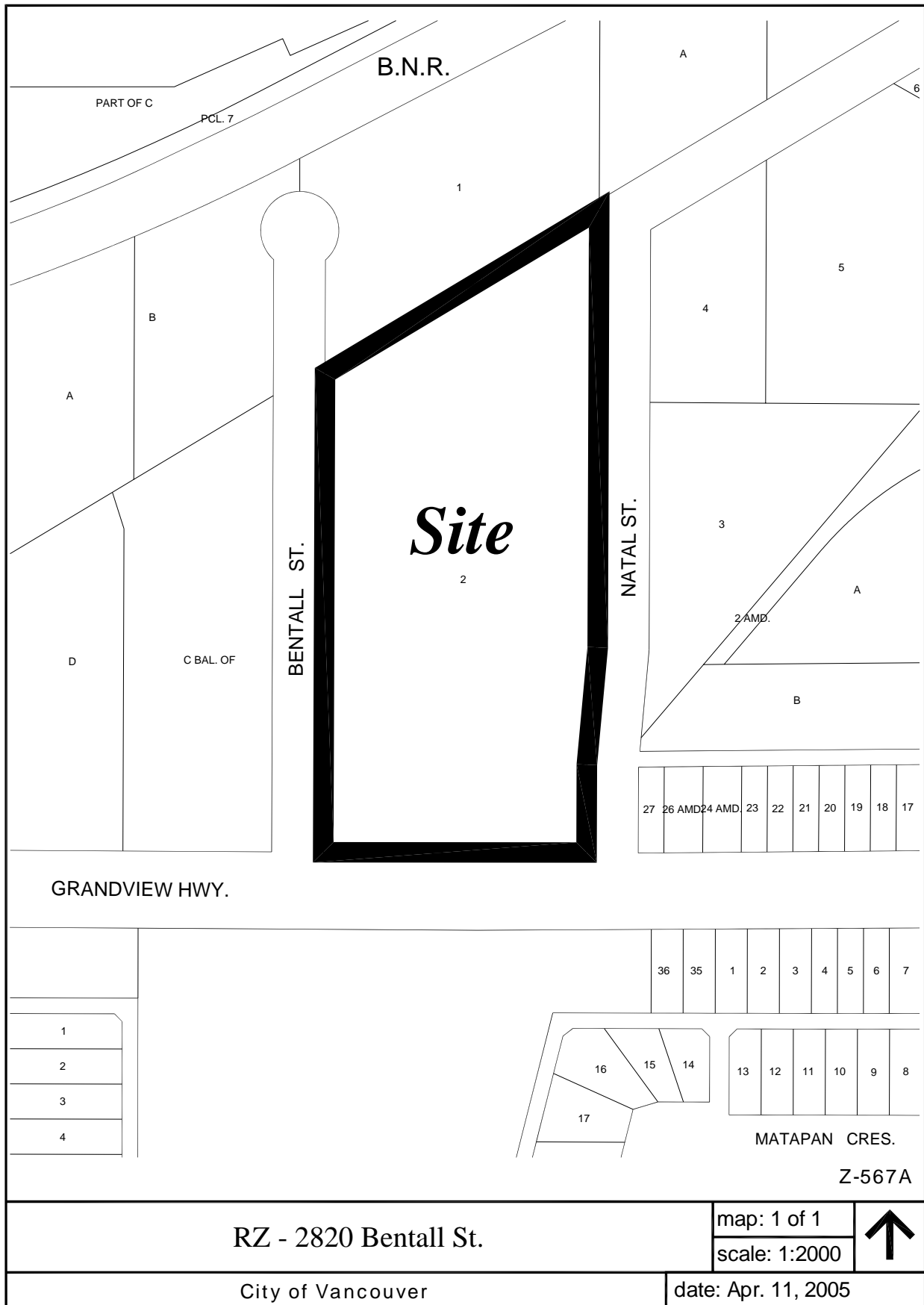
2.1    The description of the area shown within the heavy black outline on Schedule A is CD-1 (438).

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 (438) 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 Artist Studio and Park or Playground;
- (b)     Dwelling Uses, limited to:
  - (i)     Dwelling Unit for the use only of a caretaker, watchperson, or other individual similarly employed to maintain or protect the premises in which the dwelling unit is situate, and
  - (ii)    Residential Unit associated with and forming an integral part of an artist studio;
- (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 but not including the offices of accountants, lawyers, or notary publics, or the offices of real estate, advertising, insurance, travel, or ticket agencies;
- (e)     Retail Uses, limited to Adult Retail Store, Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Grocery or Drug Store, Liquor Store, Pawnshop, Retail Store, Secondhand Store, and Vehicle Dealer;
- (f)     Service Uses, limited to 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 or Rehearsal Studio, Restaurant, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (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;
- (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, Wholesaling - Class A, and Wholesaling - Class B; and
- (j)     Accessory Uses customarily ancillary to any of the uses permitted by this section 3.2, except that the total area of all accessory uses 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 Conditions of use  
The gross floor area of a retail store must be at least 929 m<sup>2</sup>.
- 4 Density
- 4.1 The maximum floor space ratio must not exceed 1.60.
- 4.2 The maximum floor space ratio for retail uses must not exceed 0.75.
- 4.3 The maximum floor space for general office use must not exceed the greater of 235 m<sup>2</sup> and 33 1/3% gross floor area.
- 4.4 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 23 107 m<sup>2</sup> being the site size at the time of the rezoning application and prior to any dedications.
- 4.5 Computation of floor space ratio must include all floors of all buildings, including accessory buildings, measured to the extreme outer limits of the building.
- 4.6 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, 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;
  - (d) storage space below base surface associated with an artist studio – class B to a maximum exclusion of 20 m<sup>2</sup> for each such studio;
  - (e) 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 care except that:
    - (i) the total excluded area must not exceed the lesser of 20% of the permitted floor space and 100 m<sup>2</sup>, and
    - (ii) in the case of a child day care centre, the Director of Planning, on advice from the Director of Social Planning is satisfied that a need exists for a day care facility in the building or in the immediate neighbourhood; and
  - (f) 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.
- 5 Building Height  
The building height, measured above base surface, must not exceed 20 m.

- 6     Parking and loading, and bicycle storage  
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 storage, except that the site must have at least 472 parking spaces.
- 7     Severability  
A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.
- 8     *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



2820 Bentall Street

**BY-LAW NO. 9161**

**A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

**Zoning District Plan amendment**

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-567A attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (438).

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 (438) 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 Artist Studio and Park or Playground;
- (b) Dwelling Uses, limited to:
  - (i) Dwelling Unit for the use only of a caretaker, watchperson, or other individual similarly employed to maintain or protect the premises in which the dwelling unit is situate, and
  - (ii) Residential Unit associated with and forming an integral part of an artist studio;
- (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 but not including the offices of accountants, lawyers, or notary publics, or the offices of real estate, advertising, insurance, travel, or ticket agencies;
- (e) Retail Uses, limited to Adult Retail Store, Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Grocery or Drug Store, Liquor Store, Pawnshop, Retail Store, Secondhand Store, and Vehicle Dealer;
- (f) Service Uses, limited to 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 or Rehearsal Studio, Restaurant, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (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;
- (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, Wholesaling - Class A, and Wholesaling - Class B; and
- (j) Accessory Uses customarily ancillary to any of the uses permitted by this section 3.2, except that the total area of all accessory uses 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.

#### Conditions of use

3. The gross floor area of a retail store must be at least 929 m<sup>2</sup>.

## Density

- 4.1 The maximum floor space ratio must not exceed 1.60.
- 4.2 The maximum floor space ratio for retail uses must not exceed 0.75.
- 4.3 The maximum floor space for general office use must not exceed the greater of 235 m<sup>2</sup> and 33 1/3% gross floor area.
- 4.4 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 23 107 m<sup>2</sup> being the site size at the time of the rezoning application and prior to any dedications.
- 4.5 Computation of floor space ratio must include all floors of all buildings, including accessory buildings, measured to the extreme outer limits of the building.
- 4.6 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, 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;
  - (d) storage space below base surface associated with an artist studio - class B to a maximum exclusion of 20 m<sup>2</sup> for each such studio;
  - (e) 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 care except that:



- (i) the total excluded area must not exceed the lesser of 20% of the permitted floor space and 100 m<sup>2</sup>, and
  - (ii) in the case of a child day care centre, the Director of Planning, on advice from the Director of Social Planning is satisfied that a need exists for a day care facility in the building or in the immediate neighbourhood; and
- (f) 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.

#### **Building Height**

5. The building height, measured above base surface, must not exceed 20 m.

#### **Parking and loading, and bicycle storage**

6. 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 storage, except that the site must have at least 472 parking spaces.

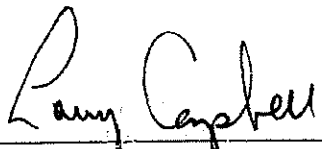
#### **Severability**

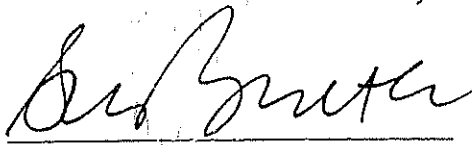
7. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

#### **Force and effect**

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

ENACTED by Council this 1<sup>st</sup> day of November, 2005

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

Schedule A

