



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (99)

605-695 Southeast Marine Drive

By-law No. 4238 and 4860

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

Effective April 5, 1966 and May 6, 1975

(Amended up to and including By-law No. 12233, dated September 18, 2018)

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 The area shown included within the heavy black outline on Diagram 1, below, which consists of an area rezoned to CD-1 by By-law No. 4238 and an area rezoned to CD-1 by section 1 of this By-law, shall hereafter be collectively and more particularly described as CD-1 (99). The only uses permitted with the said area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling Uses limited to Dwelling Units in conjunction with other permitted uses and Multiple Dwellings;
- (b) Office Uses limited to Financial Institution, General Office, and Health Care Office;
- (c) Retail Uses limited to Liquor Store, and Retail Store; [12233; 18 09 18]
- (d) Service Uses limited to Barber Shop or Beauty Salon, Hotel, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, and Repair Shop – Class B; and
- (e) Accessory Uses customarily ancillary to the uses listed in this section 2.

Conditions of use

2A A barber shop or beauty salon, financial institution, general office, health care office, laundromat or dry cleaning establishment, photofinishing or photography studio, repair shop – class B, liquor store, or retail store:

- (a) is permissible only on the ground floor of a building located in that area shown as “A” in Diagram 1 of this By-law; and
- (b) must not exceed a floor area of 520 m².

[9391; 06 11 28] [12233; 18 09 18]

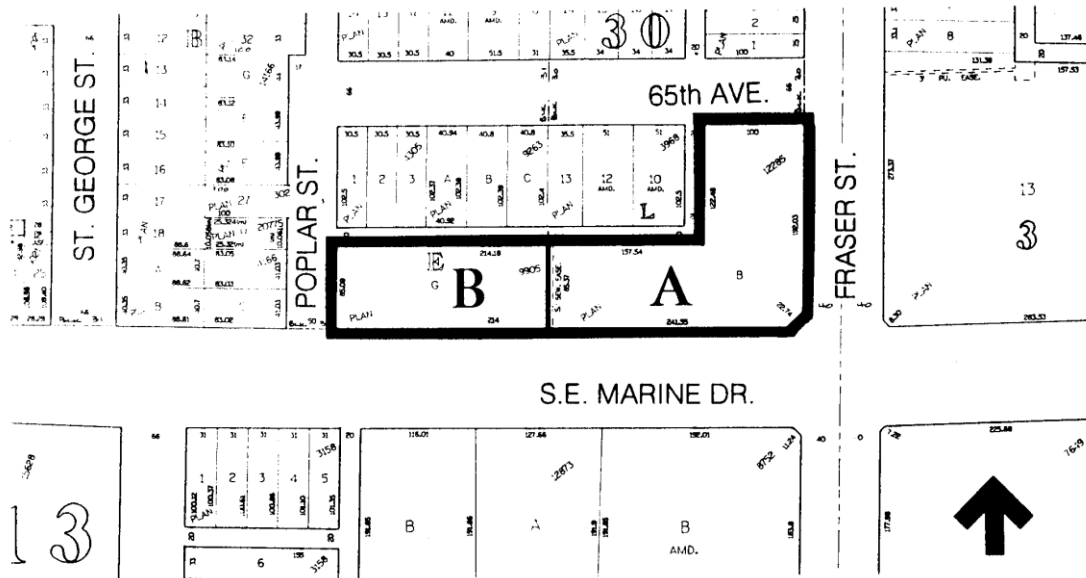
3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 1.40 for development in the area shown as “A” in Diagram 1 below, or 1.20 for development in the area shown as “B” in Diagram 1 below.

3.2 The floor space ratio shall be measured on all floors from the outer limits of the building, excluding open balconies not to exceed 8 percent of the total floor area and parking located in the cellar. In addition, the floor area of any enclosed balcony facing an arterial street shall be excluded in the computation of floor space ratio. [7179; 93 09 28]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4238 and 4860 or provides an explanatory note.*

Diagram 1

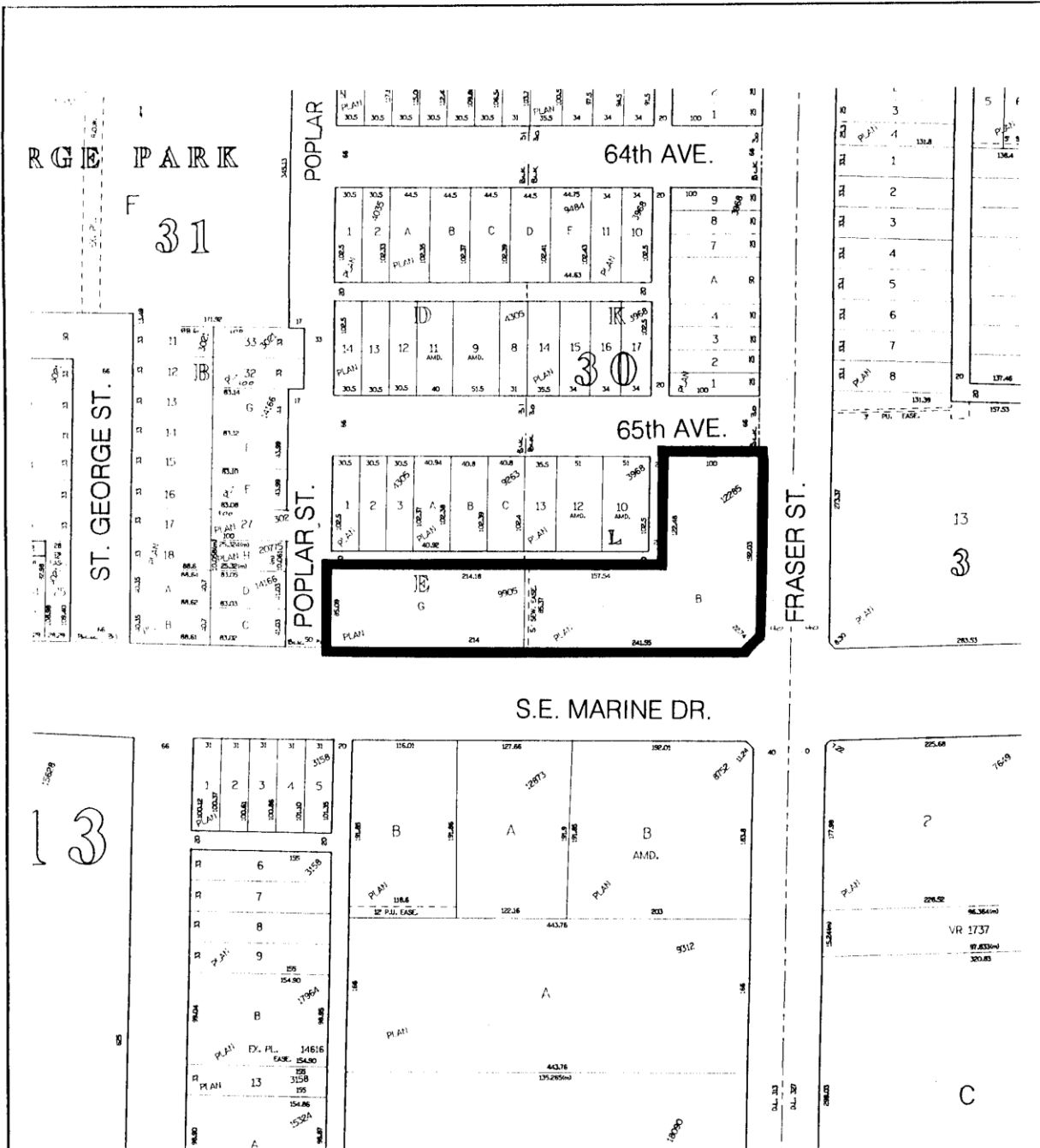


- 3.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section 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 average building grade shall be 7.32 m and the building shall not extend beyond 2 storeys plus a cellar. [7179; 93 09 28]
- 5 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law. [9391; 061128]

 - 5.1 A minimum of 89 off-street parking spaces shall be provided, of which 7 shall be designated for use of retail stores.
 - 5.2 A minimum of 1 off-street loading space shall be provided. [7179; 93 09 28]
- 6 *[Section 6 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.]*



The property outlined in black (■) was rezoned:
 From **C-1** to **CD-1** by By-laws No. 4238 and 4860

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|--|---------------------------|---|
| CD-1 (99) 605-695 S.E. Marine Dr. City of Vancouver Planning Department | date prepared: Sept. 1993 |  |
| | sectional(s): Q-24 | |
| scale: 1:2000 | | |