



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (187)

City Square

By-law No. 6072

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

Effective November 25, 1986

(Amended up to and including By-law No. 12084, dated May 1, 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 Schedule “A” shall be more particularly described as CD-1 (187), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Cultural and Recreational Uses, limited to Arcade (not including coin operated video games), Artist Studio — Class “A”, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (b) Institutional Uses, limited to Child Day Care Facility, Hospital, Public Authority Use, Social Service Centre, Community Care Facility and Group Residence; [9674; 08 06 24]
- (c) Manufacturing Uses, limited to Clothing Manufacturing, Jewelry Manufacturing, and Printing or Publishing;
- (d) Multiple Dwellings;
- (e) Office Uses;
- (f) Parking Garage;
- (g) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store Liquor Store, and Retail Store; [12084; 18 05 01]
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Hotel, Laboratory, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop — Class “B”, Restaurant, School — Arts or Self-Improvement, School Business, School — Vocational or Trade; and
- (i) Accessory Uses customarily ancillary to the above uses. [7716; 97 03 25]

3 Floor Space Ratio

The maximum floor space ratio for the total development, including the existing Model and Normal Schools, shall not exceed 2.0, and the retail component thereof shall not exceed a floor space ratio of 0.25, except the maximum floor space ratio for such retail component may be increased to 0.35 provided that

- (a) for each 0.093 square metres (1 square foot) of floor space in excess of that permitted by a floor space ratio of 0.25, the floor space of the total development shall be reduced by 0.186 square metres (2 square feet); and
- (b) no more than 50% of the maximum floor space for the total development shall be used for non-residential uses. [6205; 87 09 01]

3.1 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 shall be 88 in (288.7 ft.) geodetic datum.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6072 or provides an explanatory note.*

5 Parking, Loading, and Bicycle Parking

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, except that, for non-residential uses, there must be no less than one parking space for each 70 m² of gross floor area and no more than one space for each 40 m² of gross floor area, unless any amendment to the Parking By-law results in any lesser requirement, in which case the lesser requirement is to apply. [10164; 10 11 02]

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.]*

