



City of Vancouver *Zoning and Development By-law*

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CD-1 (198)

Angus East Lands

By-law No. 6254

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

Effective November 24, 1987

(Amended up to and including By-law No. 8169, dated March 14, 2000)

- 1 *[Section I 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” is rezoned to CD- 1, and the only uses permitted within the said area, subject to the following regulations and to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued, subject to the form of development being approved by Council, are:
- Bakery Products Manufacturing.
 - Batteries Manufacturing.
 - Broadcasting or Receiving Station.
 - Chemicals or Chemical Products Manufacturing - Class B.
 - Clothing Manufacturing.
 - Cold Storage Plant.
 - Dairy Products Manufacturing.
 - Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
 - Electrical Products or Appliances Manufacturing.
 - Food or Beverage Products Manufacturing - Class B.
 - Furniture or Fixtures Manufacturing.
 - Hall, but only including a hiring hall.
 - Ice Manufacturing.
 - Jewellery Manufacturing.
 - Laboratory.
 - Leather Products Manufacturing.
 - Linoleum or Coated Fabrics Manufacturing.
 - Machinery or Equipment Manufacturing.
 - Miscellaneous Products Manufacturing - Class B.
 - Motor Vehicle Parts Manufacturing.
 - Non-metallic Mineral Products Manufacturing - Class B.
 - Office.
 - Paper Products Manufacturing.
 - Packaging Plant.
 - Plastic Products Manufacturing.
 - Printing or Publishing.
 - Production Studio.
 - Public Authority Building or Use.
 - Public Utility.
 - Restaurant - Class 1, but limited to a maximum gross floor area of 140 m² (1,500 sq. ft.) [6923; 92 01 07]
 - Rubber Products Manufacturing.
 - Shoes or Boots Manufacturing.
 - Storage Warehouse.
 - Storage Yard.
 - Tobacco Products Manufacturing.
 - Textiles or Knit Goods Manufacturing.
 - Transportation Equipment Manufacturing.
 - Vegetable Oil Manufacturing.
 - Welding.
 - Wholesaling - Class A.
 - Wood Products Manufacturing - Class B.
 - Accessory Uses customarily ancillary to any of the uses listed in this By-law by not including any retail use.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6254 or provides an explanatory note.*

3 Conditions of Use

- 3.1** No use listed in Section 2 of this By-law shall, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing, be carried on other than wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining nonindustrial districts.
- 3.2** No use listed in Section 2 of this By-law shall involve the storage of goods or materials other than wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.
- 3.3** No use listed in Section 2 of this By-law shall involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles others than wholly within a completely enclosed building unless adequately screened from view from any adjacent R District, or any R District across an adjacent street or lane, by evergreen planting, wall, or fence and related landscaping that is acceptable to the Director of Planning.
- 3.4** No use listed in Section 2 of this By-law shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and compressed gas, petroleum, coal or tar products or derivatives.
- 3.5** No use listed in Section 2 of this By-law shall involve the storage, other than wholly within a completely enclosed building, of toxic or corrosive chemicals or acids; scrap; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.

4 Height

The maximum building height measured above the base surface shall be 8.23 m (27.00 ft.).

The Director of Planning may permit an increase in the maximum height of a building prescribed herein provided that adjacent property owners are notified and he takes into account the following:

- (a) the compatibility of the proposed increase in height, and the overall relationship of the development, with nearby residential areas;
- (b) the bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views; and
- (c) the preservation of the character and general amenity of the area.

5 Front Yard

A front yard with a minimum depth of 7.62 m (25.00 ft.) shall be provided.

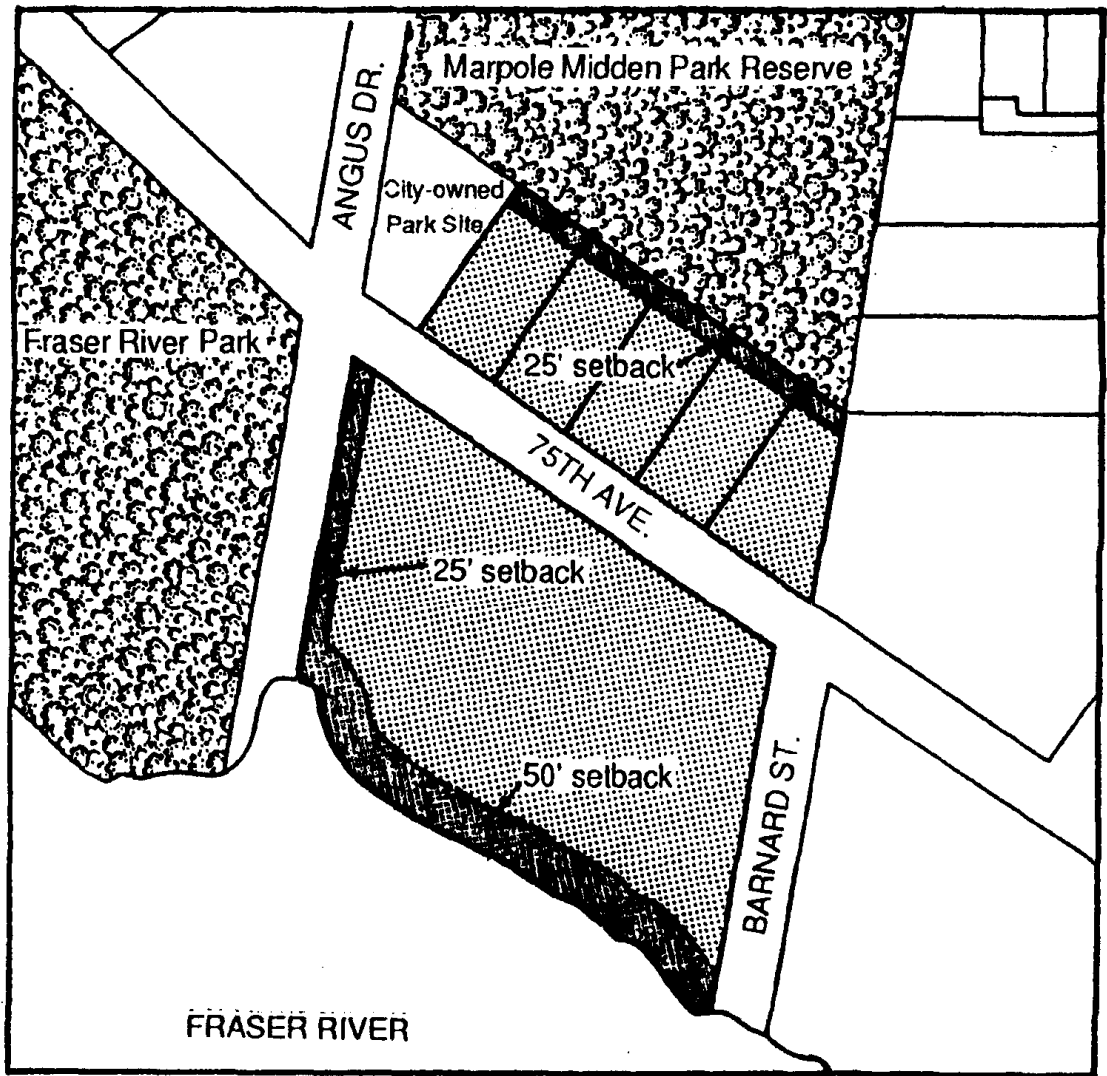
6 Side Yards

A side yard with a minimum width of 3.05 m (10.00 ft.) shall be provided adjoining an R District.

7 Landscaped Setbacks

Landscaped setbacks, as described and generally shown below, shall be provided and maintained in accordance with Sections 11.3.2, 11.3.3 and 11.3.4 of the Zoning and Development By-law.

- A. 15.24 m (50.00 ft.) adjoining the Fraser River;
- B. 7.62 m (25.00 ft.) adjoining Angus Drive south of 75th Avenue; and
- C. 7.62 m (25.00 ft.) adjoining the Marpole Midden Park Reserve.



8 Floor Space Ratio
 The maximum floor space ratio shall be 0.60.

The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

The following shall be excluded in the computation of floor space ratio:

- (a) where floors are used for off-street parking and loading, 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 are at or below the base surface, provided that the off-street parking spaces do not have a length of more than 24 feet for the purpose of exclusion from floor space ratio computation;
- (b) 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 shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

The Director of Planning may permit an increase in the maximum floor space ratio for any laboratory or manufacturing use provided that he takes into account the height, bulk, location and overall design of the building and the relationship of the development with nearby residential areas and park sites, and provided further that:

- (a) the total floor space ratio shall in no case exceed 0.75; and
- (b) in respect of all lands lying to the south of 75th Avenue the minimum site area shall be 2.0 acres [7534; 96 03 26]

9 External Design

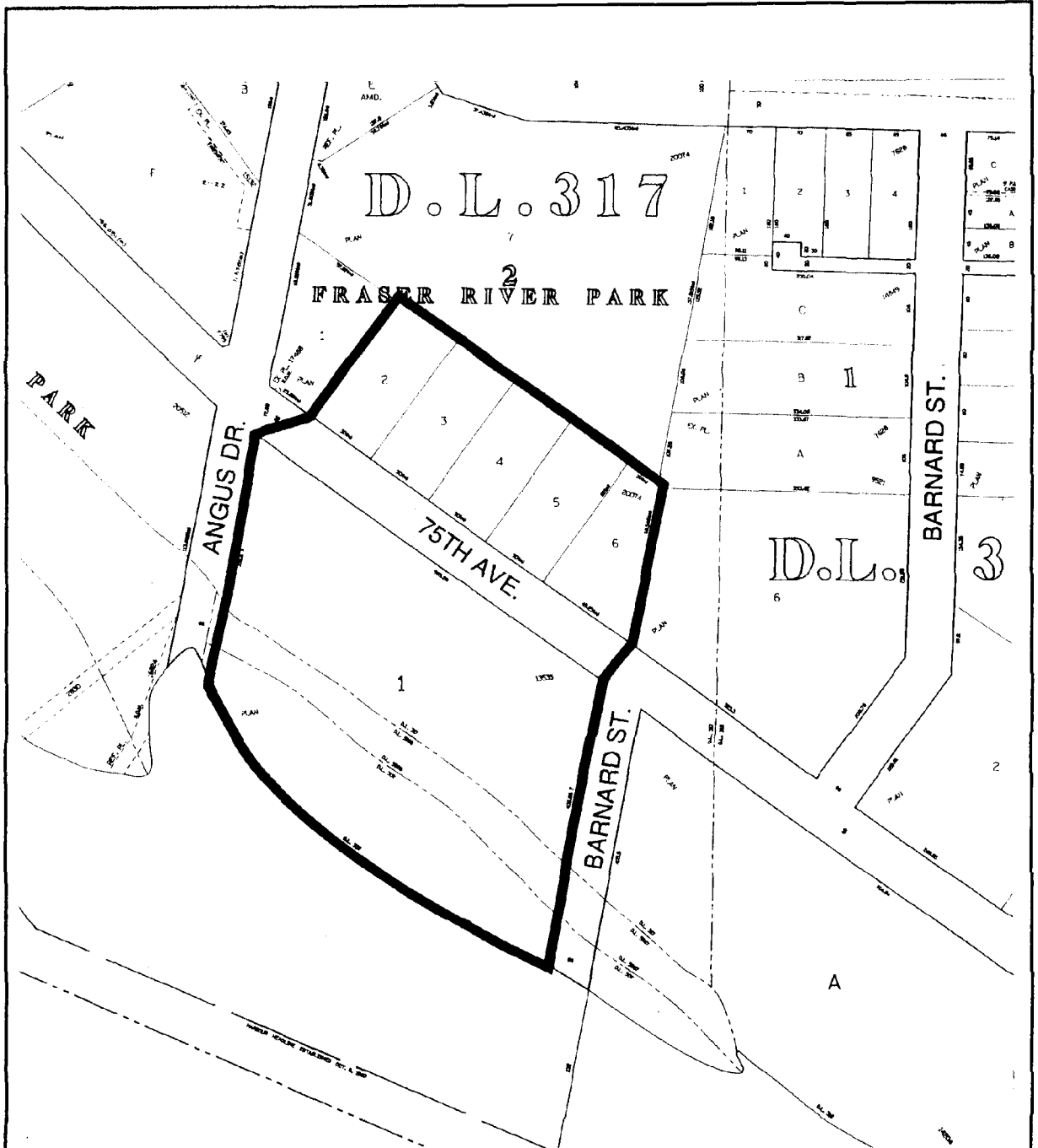
Landscaping shall be required in any front yard as follows:

- (a) except for points of access at the street property line, a continuous landscape strip shall be provided having a width equal to the required yards; and
- (b) within the landscaped setback:
 - (i) a minimum of one high-branched tree of a minimum size of 8 centimetre (3.2 inches) caliper for every 6.1 m (20.00 ft.) of property line shall be provided; and
 - (ii) ground cover with a continuous hedge or wood or masonry wall between 75 centimetres (2.46 ft.) and 90 centimetres (2.95 ft.) in height shall be provided.

10 Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

11 *[Section 11 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black (█) was rezoned:
 From **M-2** to **CD-1** by By-law No. 6254

CD-1 (198) Angus East Lands City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): L-25	
scale: 1:2500		

