



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060  
planning@city.vancouver.bc.ca

## CD-1 (205)

*2889 East Hastings Street*

*By-law No. 6305*

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

**Effective February 25, 1988**

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

BY-LAW NO. 6305

A By-law to amend By-law No. 3575, being  
the Zoning and Development By-law

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

- 1 The “Zoning District Plan” annexed to By-Law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-335(d) and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule “A” of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.
- 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 such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a) hotel;
  - (b) retail; and
  - (c) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**

The floor space ratio shall not exceed 3.05, measured in accordance with the provisions of the C-2 District Schedule provided that the floor area for retail does not exceed 27.7 m<sup>2</sup> (300 sq. ft.), the floor area for a public house does not exceed 204.38 m<sup>2</sup> (2,200 sq. ft.) the floor area for a restaurant does not exceed 250.84 m (2,700 sq. ft.) and the floor area for a lounge does not exceed 157.93 m<sup>2</sup> (1,700 sq. ft.).
- 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, measured above the base surface, shall be 13.72 m (45.00 ft.).
- 5 **Off-Street Parking**

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 137 off-street parking spaces shall be provided.
- 6 **Off-Street Loading**

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

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6305 or provides an explanatory note.*

7 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 25th day of February 1988.

(signed) Gordon Campbell  
Mayor

(signed) Maria Kinsella  
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 25th day of February 1988, and numbered 6305.

CITY CLERK”

By-law No. 6305 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below ( **■** ) outlined in black is rezoned from C-2C1 to CD-1

