



City of Vancouver *Zoning and Development By-law*

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CD-1 (206)

8118-8298 Granville Street

By-law No. 6307

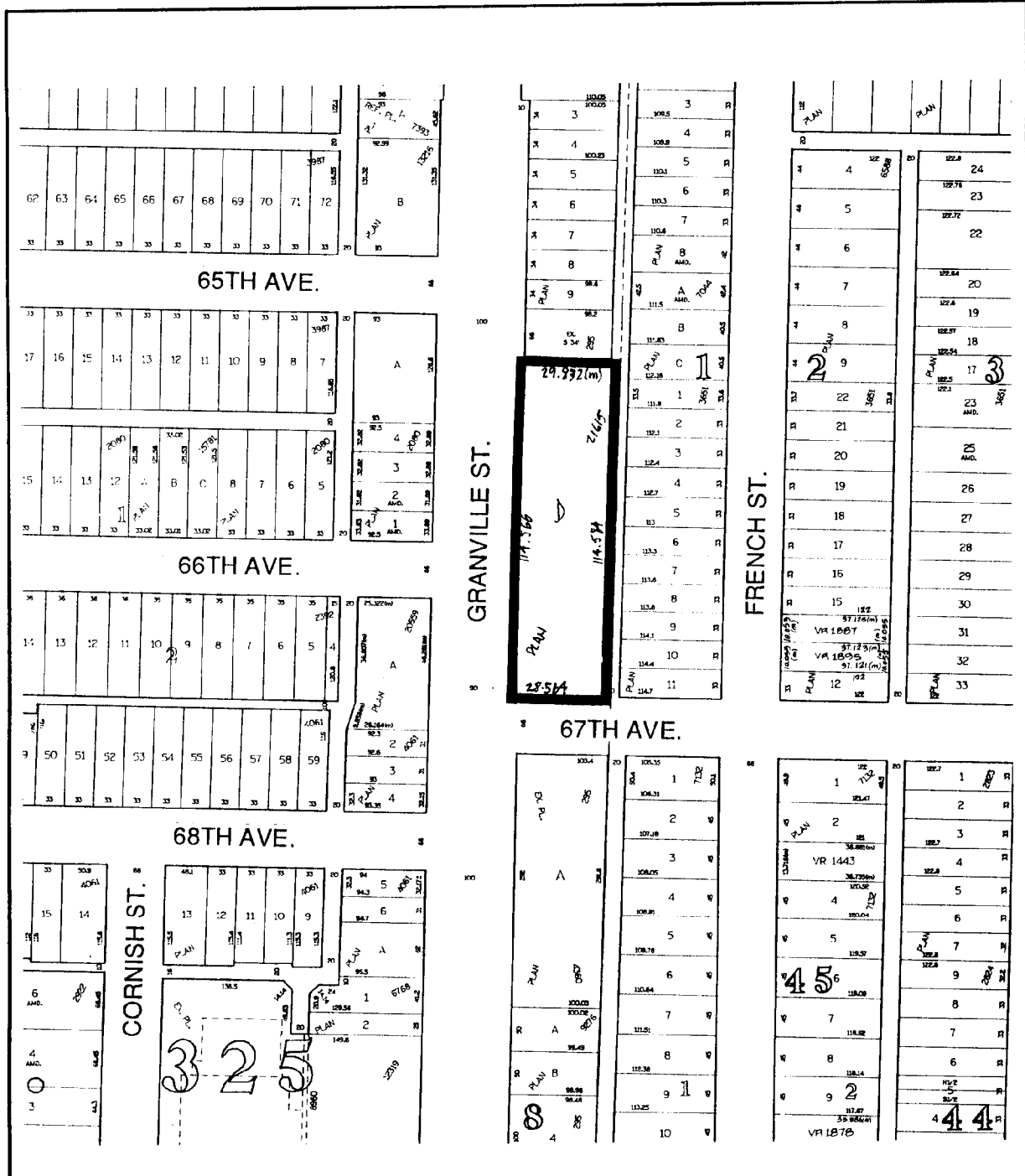
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective February 25, 1988

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

- 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” 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) retail uses, service-commercial uses including restaurant, office uses including medical office, fitness centre, library, museum and archives; [6920; 92 01 07]
 - (b) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
The maximum floor space ratio, computed in accordance with the C-2 District Schedule, shall be 1.32.
- 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 15.0 m (49.2 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 for a restaurant the requirement shall be as follows:
- one space per 50 m² Gross Floor Area up to 100 m²; then
 - one space per 10 m² Gross Floor Area from 100 m² to 500 m²; and
 - one space per 20 m² Gross Floor Area above 500 m²;
- and that for a fitness centre the requirement shall be a minimum of one space per 10 m² Gross Floor Area. [6920; 92 01 07]
- 6 **Off-street Loading**
Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
- 7 *[Section 7 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.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6307 or provides an explanatory note.*



The property outlined in black (■) was rezoned:
From **C-1** to **CD-1** by By-law No. 6307

CD-1 (206) 8118-8298 Granville St. City of Vancouver Planning Department	date prepared: Dec. 1992	
	sectional(s): M-24	
	scale: 1:2000	

