



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

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## CD-1 (230)

*3185-3191 Grandview Hwy.*

*By-law No. 6423*

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

**Effective November 8, 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 section 3.2 and such other conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) retail and service commercial;
  - (b) manufacturing;
  - (c) wholesale;
  - (d) warehouse;
  - (e) cold storage plant;
  - (f) packaging plant;
  - (g) works yard or works shop;
  - (h) office;
  - (i) park or playground; and
  - (j) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
- 3.1 The maximum floor space ratio, computed in accordance with the applicable provisions of the C-2 District Schedule, shall be 0.30.
- 3.2 A minimum of 5 247 m<sup>2</sup> (56,500 sq. ft.) of the floor area shall be restricted to industrial uses only.
- 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 base surface shall be 16.7 m (55 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 740 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.
- 7 *[Section 10 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. 6423 or provides an explanatory note.*

By-law No. 6423 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 M-2 to CD-1

