



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (250)

*1700 Block East Broadway
(Commercial Drive Sky Train Station)
By-law No. 6663*

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

Effective April 24, 1990

(Amended up to and including By-law No. 12142, dated June 19, 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” of this By-law and within the heavy black outline on Schedule “A” of By-law No. 8186 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) cultural and recreational uses, but limited to hall, library and theatre;
- (b) institutional uses, but limited to a child day care facility, public authority use and social service centre;
- (c) office uses, but limited to general office and health care office;
- (d) retail uses, but limited to grocery or drug store, Public Bike Share, and retail store; [12142; 18 06 19]
- (e) fitness centre;
- (f) service uses, but limited to:
 - barber shop or beauty salon;
 - cabaret;
 - laundromat or dry cleaning establishment;
 - neighbourhood public house;
 - photofinishing or photography studio;
 - repair shop Class B;
 - restaurant Class 1 and Class 2;
 - school - arts or self improvement.

[8187; 00 04 18]

3 Floor Space Ratio

The maximum floor space ratio, computed in accordance with the applicable provisions of the C-2 District Schedule, shall be 1.0. [8187; 00 04 18]

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

- public authority use;
- cultural and recreational amenity facilities.

[8187; 00 04 18]

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, exclusive of a mechanical penthouse, shall be 18.3 m (60 ft.).

5 Setback

A setback of 2.4 m shall be required at the Broadway frontage.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6663 or provides an explanatory note.*

6 Off-street Parking and Loading

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

- (a) for a development not exceeding 1 950 m² in total floor area, no off-street parking or loading spaces need be provided;
- (b) for a development exceeding 1 950 m² in total floor area, off-street parking spaces shall be provided as follows:
 - (i) for retail, office, service, cultural and recreational, and institutional uses, a minimum of one space per 70 square metres gross floor area;
 - (ii) for health care office use, a minimum of one space per 35 square metres gross floor area;
 - (iii) for fitness centre use, a minimum of one space per 10 square metres gross floor area; and
- (c) no off-street loading spaces need be provided for the public authority use consisting of a transit station.

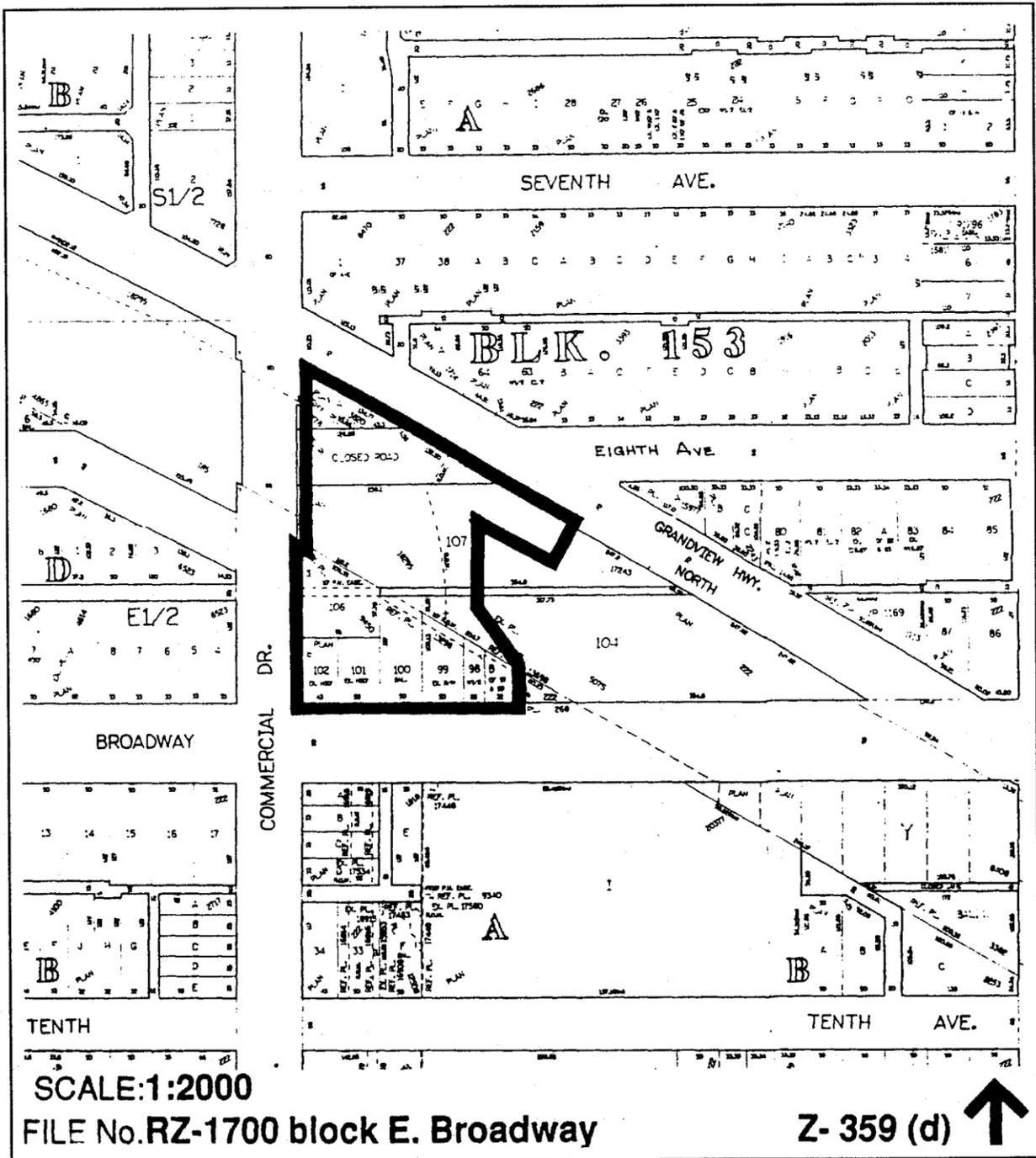
6.2 Section 3.2 of the Parking By-law shall apply to the off-street parking requirements set out in section 6.1.

[8187; 00 04 18]

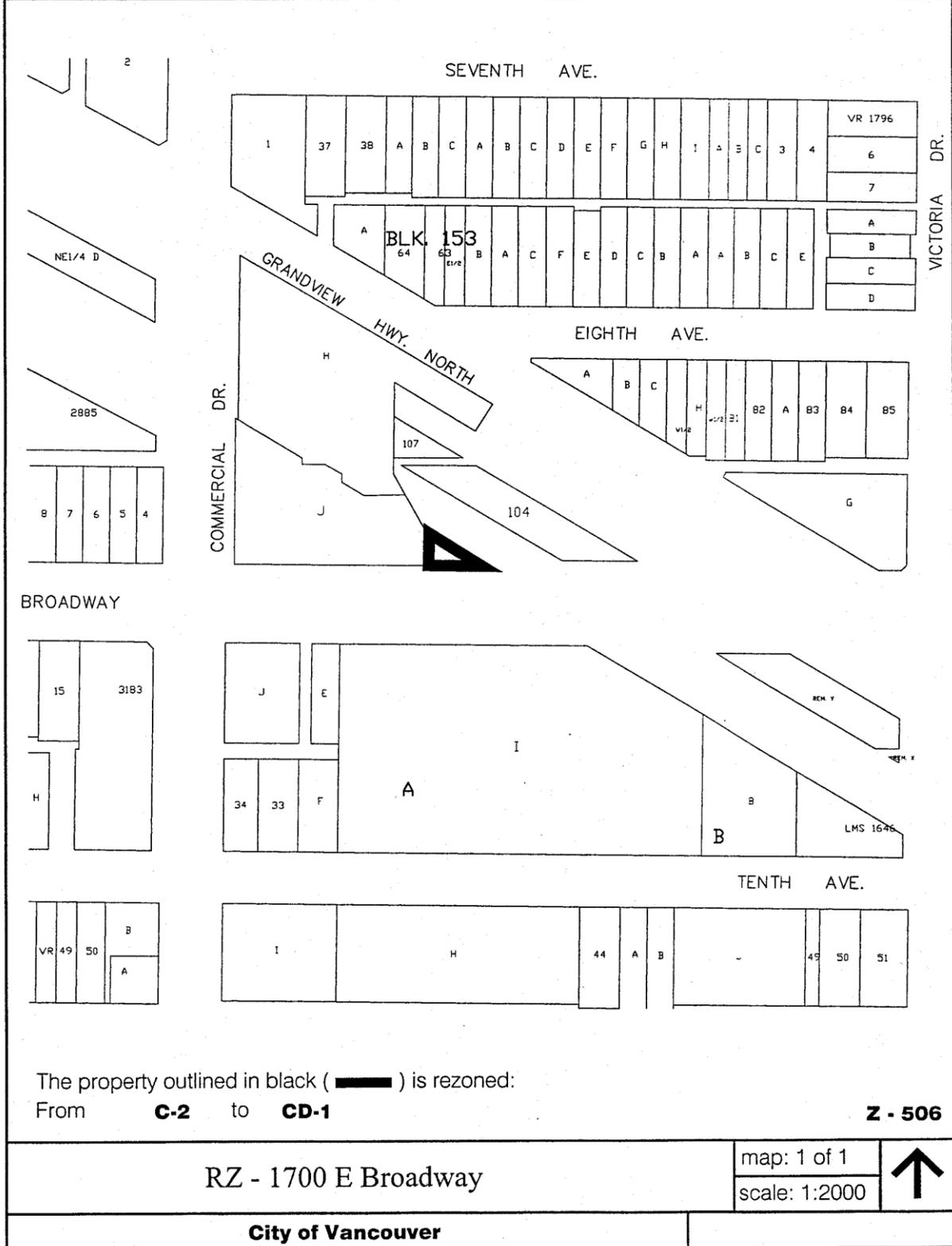
7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

By-law No. 6663 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-2 and RS-1 to CD-1



By-law No. 2186 being the By-law to amend By-law No. 3575
 being the Zoning & Development By-law



The property outlined in black () is rezoned:
 From **C-2** to **CD-1**

Z - 506

RZ - 1700 E Broadway

map: 1 of 1
 scale: 1:2000



City of Vancouver