



City of Vancouver *Zoning and Development By-law*

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CD-1 (272)

1144-1152 Mainland Street

By-law No. 6819

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

Effective April 30, 1991

(Amended up to and including By-law No.10592, dated October 30, 2012)

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, which area shall be more particularly described as CD-1(272), 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. For Sub-Area A only, as shown on the diagram in section 3:

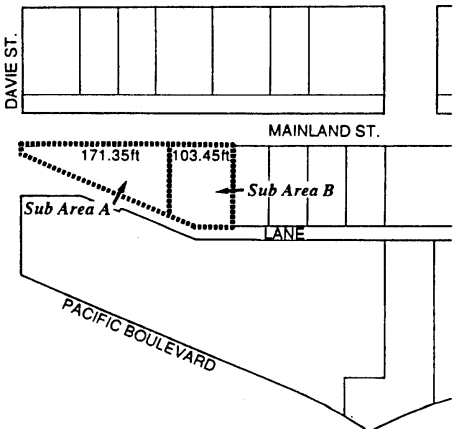
- (a) Underground Parking;
- (b) Park or Public Open Space; and
- (c) Public Bike Share. [10592; 12 10 30]

B. For Sub-Area B only, as shown on the diagram in section 3:

- (c) Dwelling Uses, provided that no portion of the first storey of the building shall be used for residential purposes except for:
 - (i) entrances to the residential portion; and
 - (ii) accessory uses to the dwelling uses including storage, locker and laundry areas, and communal recreational facilities;
- (d) Retail Uses, but not including Gasoline Station-Full Service, Gasoline Station-Split Island, and Vehicle Dealer;
- (e) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Drive-through Service, Funeral Home, Hotel, Laundry or Dry Cleaning Plant, Motor Vehicle Repair Shop, Repair Shop-Class A, and Restaurant-Drive-in;
- (f) Office Uses;
- (g) Parking Uses;
- (h) Storage Warehouse;
- (i) Wholesaling-Class A and Class B;
- (j) Social Service Centre;
- (k) Child Day Care Facility;
- (l) Cultural and Recreational Uses;
- (m) accessory uses customarily ancillary to the above uses.

3 Sub-Areas

The district shall comprise two sub-areas as illustrated in diagram 1 below.



Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6819 or provides an explanatory note.

4 Floor Space Ratio for Sub-Area B

4.1 The floor space ratio for Sub-Area B shall not exceed 5.0.

4.2 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 buildings.

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

- (a) open residential sundecks and other features which the Director of Planning considers similar;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) areas of floors 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;
- (d) elevator shafts, lockers, common laundry rooms and entrance lobbies, ancillary storage located below grade and basements or cellars in existing buildings;
- (e) amenity areas, including child day care facilities, recreation facilities and meeting rooms, provided that the areas are open to and primarily for the use of residents and employees, to a maximum total of 20 percent of the total building floor area or 10,000 square feet, whichever is the lesser;
- (f) 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]

5 Height

The maximum building height measured above the base surface shall be 21.34 m (70 ft.).

6 Front Yard

No front yard shall be permitted.

7 Side Yards

Except as may be permitted by the Director of Planning for that portion of Sub-Area B that adjoins Sub-Area A, no side yards shall be permitted.

8 Rear Yard

No rear yard shall be permitted.

9 External Design

9.1 Building facades shall be characterized by the following:

- (a) exterior finishing materials of masonry, excluding tile or concrete block, except that lintels, window components, and architectural features may be of other materials, as determined by the Director of Planning;
- (b) one natural earth-tone colour or white as the main colour, with lintels, window components and architectural features which may be of one other colour compatible with the main colour and existing streetscape character or of other colours, as determined by the Director of Planning;
- (c) the lower four storeys shall be built to the property line while the remaining storeys may terrace back from the property lines.

9.2 Windows shall be characterized by the following:

- (a) wood frames or alternatives of a compatible frame profile (width and thickness) resulting in a similar visual appearance;
- (b) consistent window elements repeated on each facade, where each element shall comprise several glass panes in character with the existing pattern, except that the main floor may have a differing pattern or repetition;
- (c) where balconies are provided, the doors shall maintain the same spacing pattern as the windows on that facade;
- (d) except as noted, renovations of the existing building shall ensure that existing windows are approximately replicated;
- (e) for new construction, windows shall approximately replicate windows existing as of June 10, 1986 on any of the buildings located in the HA-3 District and listed in the City of Vancouver Heritage Inventory;

except that the Director of Planning may accept proposals which vary from the above.

9.3 Roofs shall be flat except that shallow-pitched roofs may be permitted by the Director of Planning.

9.4 Mechanical equipment shall be enclosed and set back so as not to be visible from street level.

9.5 Balconies on external walls shall be recessed.

9.6 Main building entrances shall be accentuated by any one or a combination of the following:

- (a) awnings made of fabric or metal;
- (b) planters;
- (c) lighting; or
- (d) any proposals varying from the above, as may be determined by the Director of Planning.

9.7 Decorative architectural elements may be required to be retained on renovations of or additions to the building existing as of the date of enactment of this By-law and may be required to be provided on new construction, including any one or more of the following:

- (a) window and door decoration;
- (b) parapets;
- (c) cornices; or
- (d) any proposals varying from the above, as may be determined by the Director of Planning.

10 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with the requirements of the Parking By-law, except that the building existing as of the date of enactment of this By-law shall have a minimum of 30 off-street parking spaces.

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.]*

By-law No. 6819 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 HA-3 to CD-1

