



City of Vancouver *Zoning and Development By-law*

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CD-1 (325)

800 Beatty Street

By-law No. 7249

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

Effective November 30, 1993

(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 **Intent**

The intent of this By-law is to permit the development of this site in a manner that will complement the existing plaza to the north and the development proposed on the adjacent site to the south.

3 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (325), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) Parking Uses;
- (b) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicular Dealer;
- (c) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Production Studio, Restaurant - Drive-in, School - Business, School - Vocational or Trade, and Sign Painting Shop;
- (d) Accessory Uses customarily ancillary to the above uses.

4 **Floor Area and Density**

4.1 The total floor area for the uses listed in Table 1 shall not exceed the totals set opposite such uses.

Table 1

Use	Maximum Floor Area
Parking Uses	1 600 m ²
Retail and Service Uses	400 m ²

4.2 The following shall be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

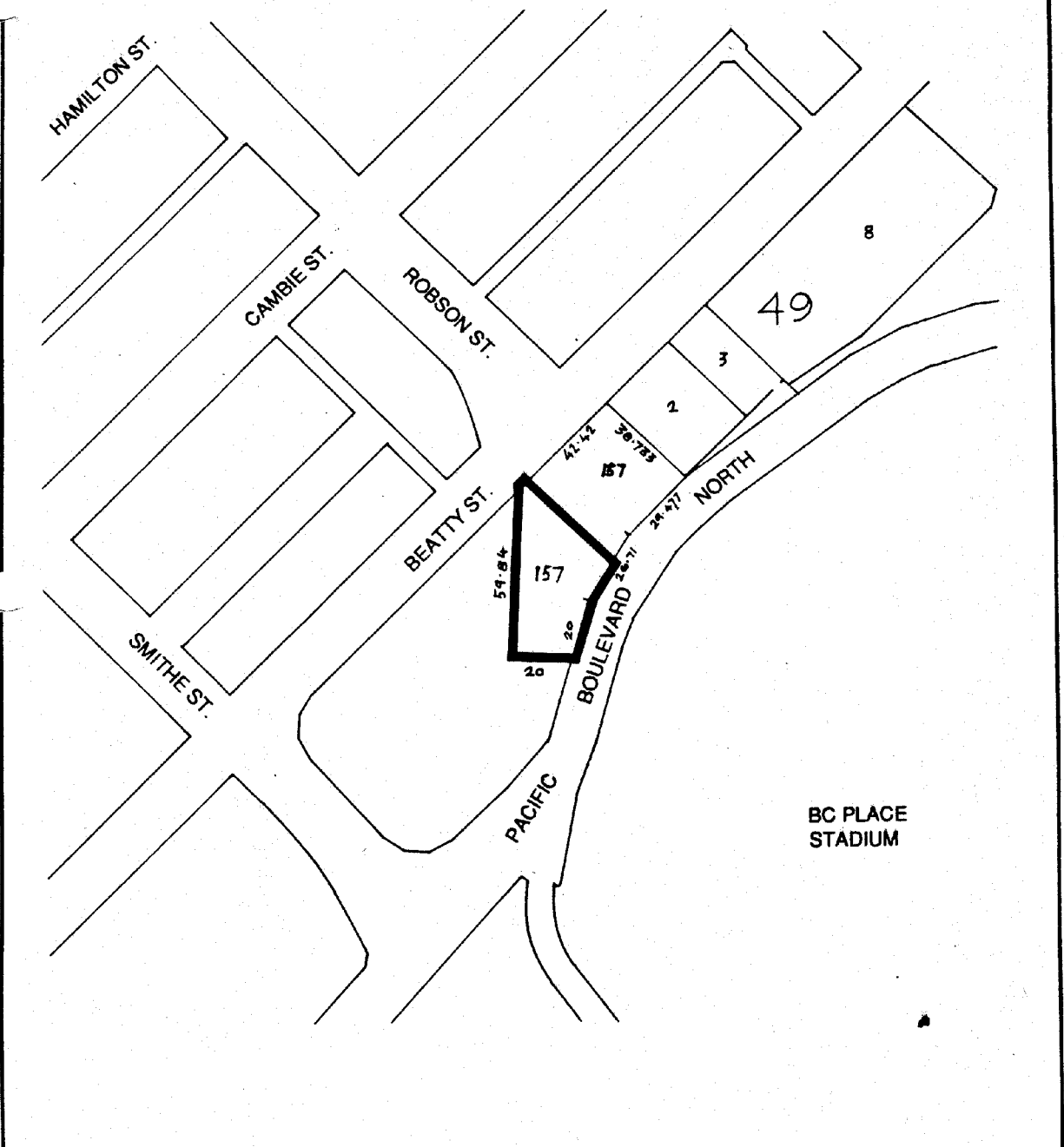
4.3 The following shall be excluded in the computation of floor area:

- (a) the portion of the floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (b) the portion of a floor used for off-street parking and loading that, for each parking area, is at or below the base surface; and
- (c) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (d) 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]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7249 or provides an explanatory note.

- 5 **Height**
The maximum building height measured from the existing grade adjacent to the Pacific Boulevard North shall be 15.0 m.
- 6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

BY-LAW No. 7249 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (——) is rezoned:
 From **BCPED** To **CD-1**

Z-413(c)

RZ 800 Beatty Street (The Gap)

City of Vancouver Planning Department

map: 1 of 1

scale: 1:2000



