

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

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## CD-1 (334)

*900 Terminal Avenue*

*By-law No. 7419*

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

**Effective April 25, 1995**

*(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 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(334) and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) One Retail Store, with a minimum floor area of 5 000 m<sup>2</sup>, of which 1 000 m<sup>2</sup> is used for the sale of lumber, plywood, millwork and related building materials, and the balance is restricted to the sale of the following: construction tools and supplies; hardware and fasteners; paints and wall-coverings; floor coverings; glazing; window coverings; heating, ventilation, and air conditioning equipment and supplies; plumbing equipment, supplies, and fixtures; electrical supplies; lighting fixtures; major kitchen and laundry appliances; kitchen cabinets; and lawn and garden materials, equipment, and outdoor furniture; and
- (b) Accessory Uses customarily ancillary to the above uses, including accessory office use not exceeding five percent of total floor area.

## 3 Floor Space Ratio

3.1 The floor space ratio must not exceed 0.35. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 38 493 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

3.2 The following will be included in the computation of floor space ratio:

- (a) all floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

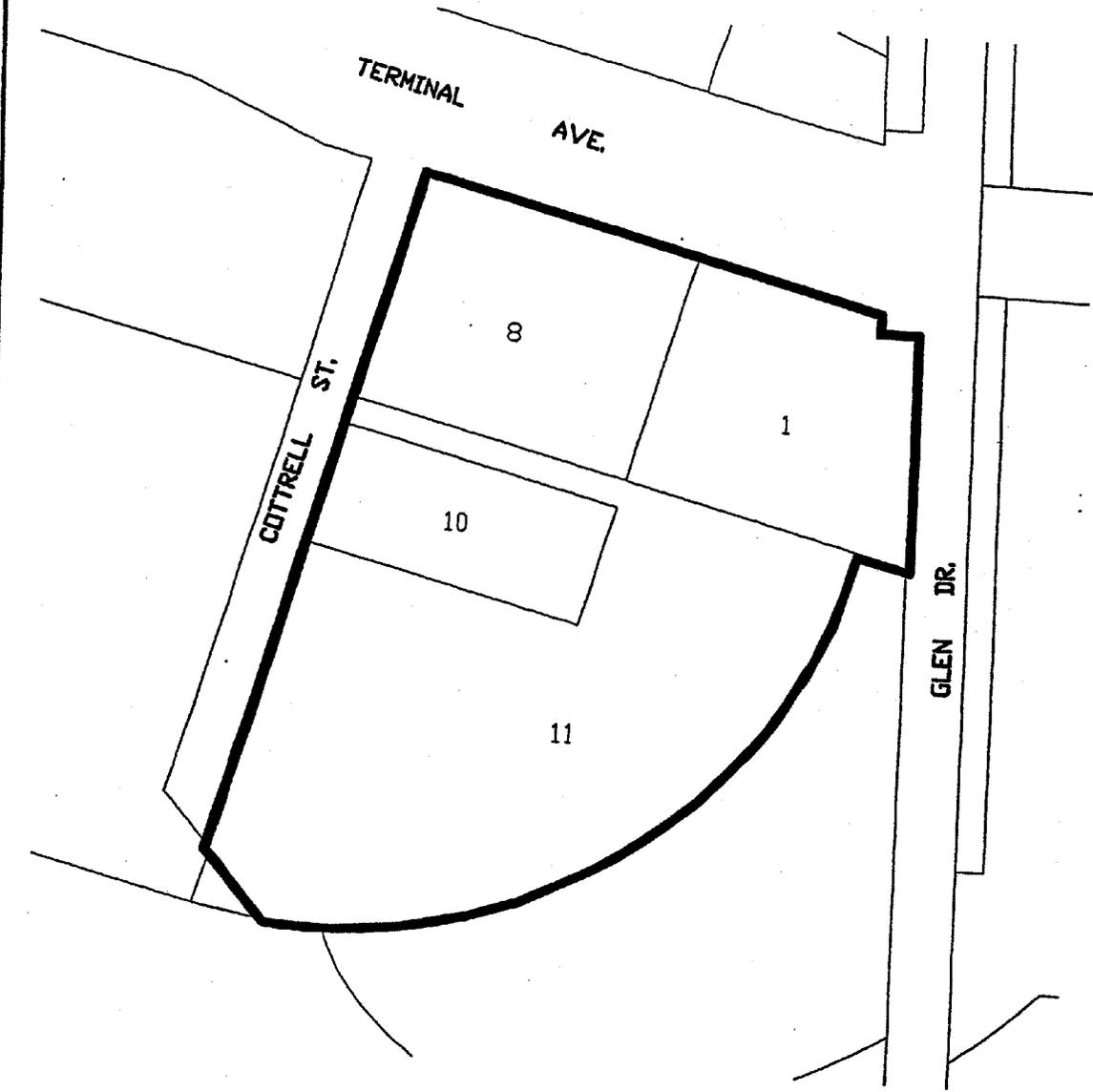
3.3 The following will be excluded in the computation of floor space ratio:

- (a) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (b) amenity areas for the social and recreational enjoyment of employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:
  - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m<sup>2</sup>; and
  - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood.
- (c) 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. 7419 or provides an explanatory note.*

- 4        **Height**  
The maximum building height measured above the base surface is 12.2 m.
- 5        **Site Coverage**
- 5.1      The maximum site coverage for all buildings is 50 percent of the site area.
- 5.2      For the purpose of this section, site coverage for buildings is based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 6        **Off-Street Parking and Loading**  
Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of one space for each 100 m<sup>2</sup> of gross floor area up to 300 m<sup>2</sup> must be provided, one additional space for each additional 20 m<sup>2</sup> of gross floor area up to 2 300 m<sup>2</sup>, and one additional space for each additional 30 m<sup>2</sup> of gross floor area over 2 300 m<sup>2</sup>, and a minimum of one off-street loading space for each 2 325 m<sup>2</sup> of gross floor area must be provided.
- 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. 7419 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



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

**Z434(b)**

**RZ 900 Terminal Ave.**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000

