



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (406)

3003 Grandview Highway

By-law No. 8361

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

Effective July 10, 2001

1 Application

The provisions of this by-law apply to the area shown included within the heavy black outline in Schedule “A”, which is attached to and forms part of this by-law, which area (although part of a larger area zoned CD-1 by By-law No. 6654) shall be more particularly described as CD-1 (406).

2 Uses

2.1 The only uses permitted within the area outlined on Schedule “A”, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are

- (a) Cultural and Recreational Uses, limited to Artist Studio and Park or Playground,
- (b) Dwelling Uses, limited to Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment, and Residential Unit associated with and forming an integral part of an artist studio,
- (c) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B,
- (d) Office Uses, limited to General Office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies,
- (e) Retail Uses, limited to Adult Retail Store, Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, Pawnshop, Retail Store, Secondhand Store, and Vehicle Dealer,
- (f) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop,
- (g) Transportation and Storage Uses, limited to Cold Storage Plant, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard,
- (h) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot,
- (i) Wholesale Uses, limited to Bulk Fuel Depot, Cardlock Fuel Station, Junk Yard or Shop, Wholesaling - Class A, and Wholesaling - Class B,
- (j) Accessory Uses customarily ancillary to the above uses, including accessory office, provided that the total area of all accessory uses is not greater than 33 ½ percent of gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

2.2 Condition of Uses

A retail store must be 929 m² or greater in gross floor area.

3 Floor Space Ratio

3.1 The maximum floor space ratio is 0.37 except that the floor area in General Office use shall not exceed the greater of 235 m² or 33a percent of the total gross floor area of all principal and accessory uses combined. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 9 550 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing; provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 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;
- (d) storage space associated with an Artist Studio - Class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each Artist Studio - Class B;
- (e) amenity areas for the social and recreational enjoyment of residents and 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 m²; 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 neighborhood; and
- (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.

4 Height

The maximum building height measured above the base surface is 14.3 m.

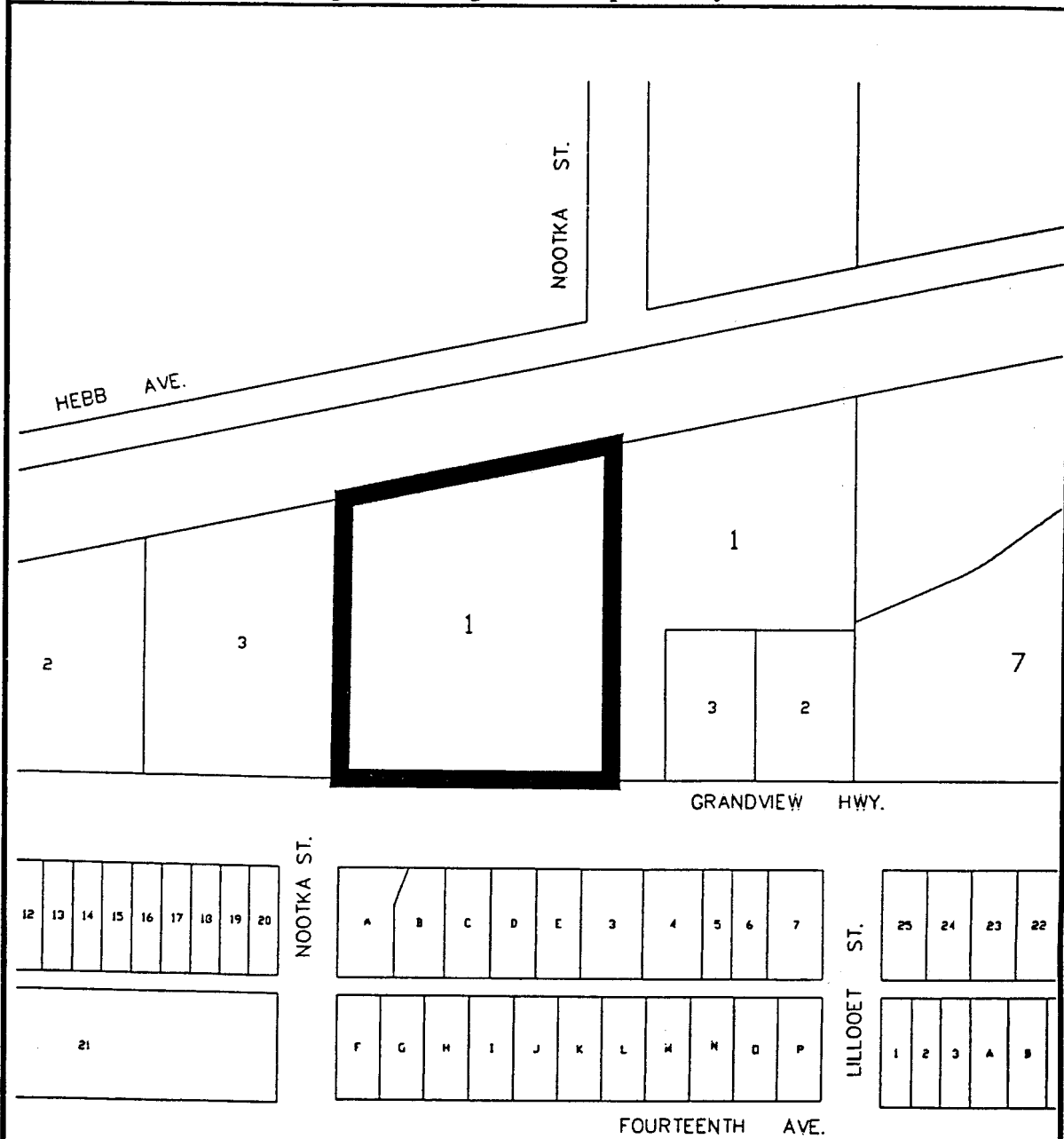
5 Landscaped Setback


A landscaped setback of a minimum of 12.1 m from the Grandview Highway property line must be provided, developed and maintained in accordance with section 11.3 of the Zoning and Development By-law.

6 Off-street Parking and Loading

- 6.1** Off-street parking, loading and bicycle storage must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except
- (a) for individual retail units of less than 2 000 m² in gross floor area, parking must be provided at a minimum of one space for each 100 m² of gross floor area up to 300 m², and one additional space for each additional 50 m² of gross floor area;
 - (b) for individual retail units of 2 000 m² or greater in gross floor area, parking must be provided at a minimum of one space for each 100 m² of gross floor area up to 300 m², and one additional space for each additional 20 m² of gross floor area up to 2 300 m², and one additional space for each additional 30 m² of gross floor area over 2 300 m².
- 6.2** The Director of Planning, on the advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 where enforcement would result in unnecessary hardship and where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.
- 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 certify the by-law number and date of enactment.]*

By-law No. 8361 being a By-law to amend By-law No. 3575
 being the Zoning & Development By-law



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

Z-514

RZ - 3003 Grandview Highway

map: 1 of 1

scale: 1:2000



City of Vancouver

