

City of Vancouver *Zoning and Development By-law*

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CD-1 (417)

2876 Rupert Street

By-law No. 8599

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

Effective November 26, 2002

1 Application

The provisions of this By-law apply to the area shown included within the heavy black outline on Schedule A, attached to and forming part of this By-law, which area (although part of a larger area zoned CD-1 by By-law No. 6654) will be more particularly described as CD-1(417).

2 Uses

The only uses permitted within CD-1 (417), subject to such conditions as Council may by resolution prescribe, and the only uses for which the Director of Planning or Development Permit Board will issue development permits, are:

- (a) Cultural and Recreational Uses, limited to Artist Studio and Park or Playground;
- (b) Dwelling Uses, limited to Dwelling Unit for a caretaker, watchperson or other person similarly employed, if such Dwelling Unit is essential to the viability 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, 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 except for offices of accountants, lawyers, notaries public, and 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 except for clothing sales, 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; and
- (j) Accessory Use customarily ancillary to any of the uses permitted by this section 2, including accessory office, except that the total area of all accessory uses must not be greater than 33 1/3 % of the gross floor area of the principal and accessory uses combined, and a wall must separate the floor area in accessory uses accessible to the general public from the floor area in other uses.

3 Floor Space Ratio

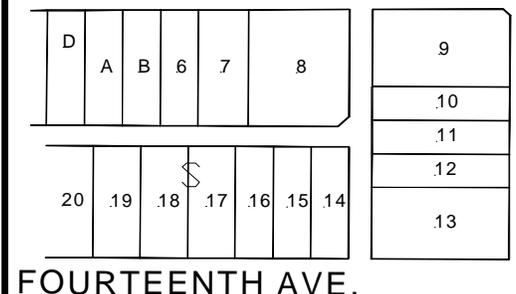
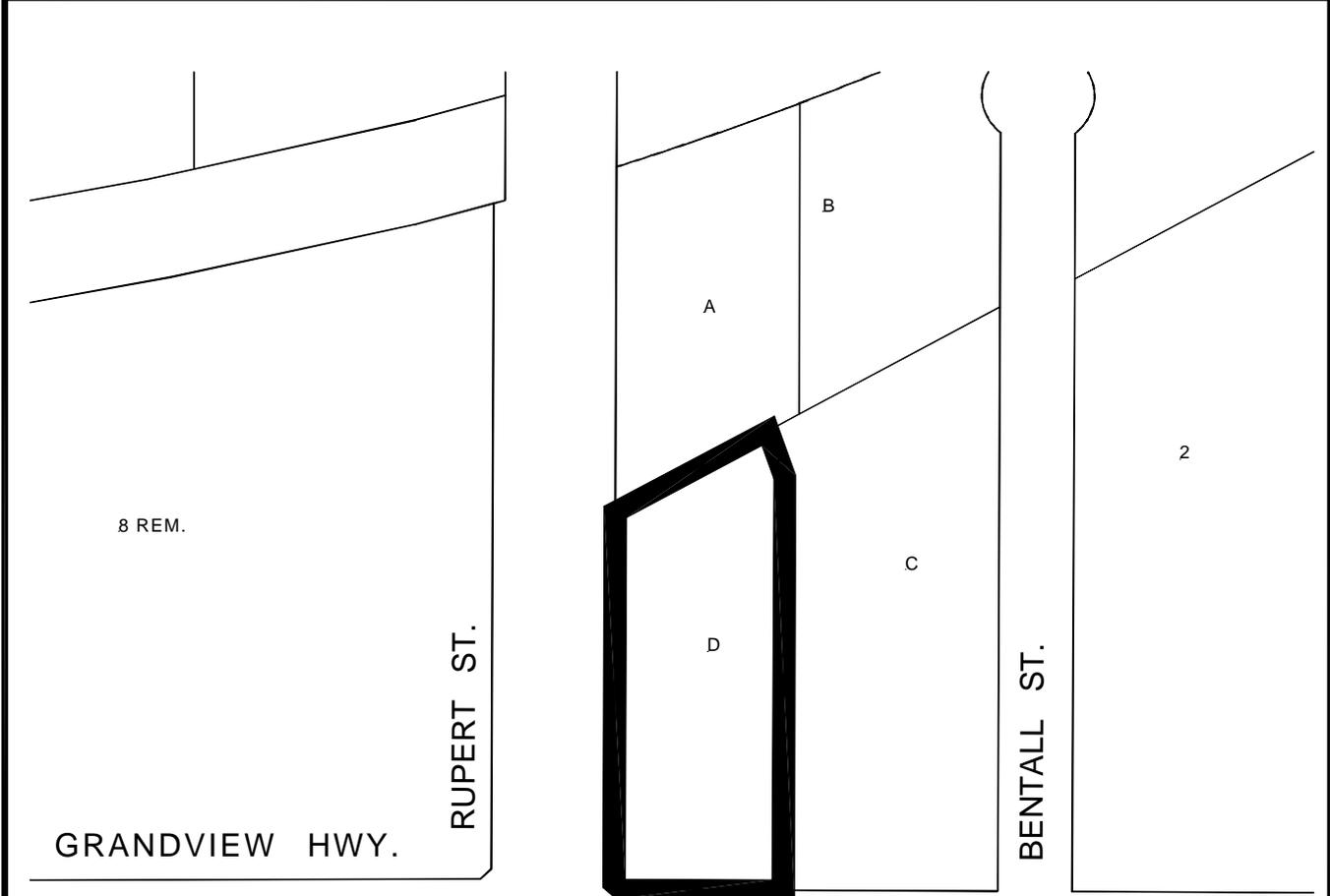
3.1 The floor space ratio, except for General Office use, must not exceed 0.41.

3.2 The floor space ratio for General Office use must not exceed the greater of 235 m² and 33 1/3% of the total gross floor area of all principal and accessory uses combined.

- 3.3** For the purpose of computing floor space ratio, the site will consist of all parcels of land to which this By-law applies, and will be deemed to be 5 845 m², being the site size at the time of the rezoning application, prior to any dedication of one or more portions of the site.
- 3.4** Computation of floor space ratio must include:
- (a) measurement of all floors of all buildings, including accessory buildings, both above and below ground level, to the extreme outer limits of the buildings.
- 3.5** Computation of floor space ratio must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area;
- (b) patios and roof gardens, for residential purposes only, if 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 the base surface, except that the exclusion for a parking space must 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, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) storage space associated with an Artist Studio - Class B where the space is below the base surface, except that the exclusion for storage space for each Artist Studio - Class B must not exceed 20 m²;
- (e) amenity areas for the social and recreational enjoyment of residents and employees or for service to the public, including facilities for general fitness, general recreation and child day care, except that:
- (i) the exclusion for all amenity areas must not exceed the lesser of 20% of the permitted floor space and 100 m²; and
- (ii) for child day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that a need for a day care facility exists on site or in the immediate neighbourhood; and
- (f) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence prior to March 14, 2000.
- 4** Height
- 4.1** Building height measured above the base surface must not exceed 7.5 m.
- 5** Off-Street Parking and Loading
- 5.1** Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of the Parking By-law, of off-street parking, loading, and bicycle storage.

- 5.2** Except for individual retail units, the provision of parking must equal at least 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.
- 5.3** If compliance with the requirements of sections 5.1 and 5.2 will result in unnecessary hardship and if the Director of Planning is of the opinion that relaxation of the requirements of sections 5.1 and 5.2 will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site, the Director of Planning, on the advice of the City Engineer, may relax the requirements of sections 5.1 and 5.2.
- 6** **Force and Effect**
This By-law is to come into force and take effect on the date of its enactment.
- 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. _____ being a By-law to amend By-law No. 3575
 being the Zoning & Development By-law



The property outlined in black (**█**) is amended:
 From CD-1 (249) to CD-1 (417)

Z-530

2876 Rupert Street

map: 1 of 1

scale: 1:2000



City of Vancouver

