



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

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## CD-1 (433)

### *1885-1895 Venables Street*

### *By-law No. 9113*

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

***Effective September 20, 2005***

*(Amended up to and including By-law No. 9738, dated October 28, 2008)*

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

**2.1**    The description of the area shown within the heavy black outline on Schedule A is CD-1 (433).

**2.2**    The only uses permitted within CD-1 (433), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, 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 Theatre; and
- (b)    Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

## 3     Density

**3.1**    The floor space ratio must not exceed 1.4.

**3.2**    Computation of floor space ratio must include:

- (a)    all floors, including earthen floor, measured to the extreme outer limits of the building; and
- (b)    stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

**3.3**    Computation of floor space ratio must exclude:

- (a)    open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b)    patios and roof gardens 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 maximum 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 maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d)    areas of undeveloped floors located:
  - (i)     above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch, or
  - (ii)    adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e)    floors located at or below finished grade with a ceiling height of less than 1.2 m; 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.

## 4     Building Height

The building height, measured above base surface, must not exceed 19.1 m for new construction and 18.9 m for the building existing as of the date of enactment of this By-law. [9738; 08 10 28]

**Note:**    *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 9113 or provides an explanatory note.*

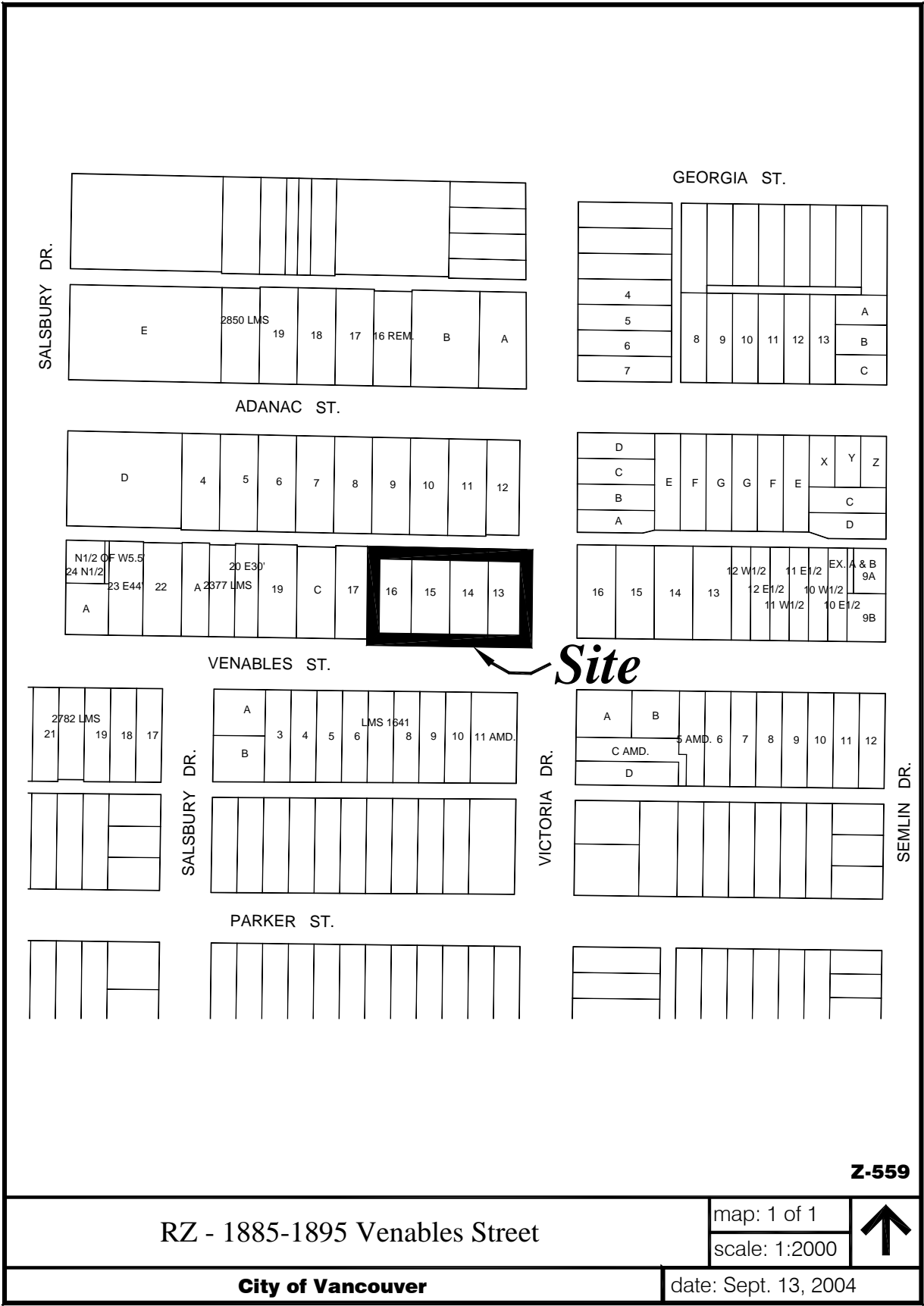
5 Parking and loading, and bicycle storage

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that there must be at least 26 parking spaces.

6 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



Z-559

RZ - 1885-1895 Venables Street

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Sept. 13, 2004