



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

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## CD-1 (437)

### *3585 Graveley Street*

### *By-law No. 9154*

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

**Effective November 1, 2005**

*(Amended up to and including By-law No. 9311, dated June 13, 2006)*

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 (437).

2.2      Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (437) and the only uses for which the Director of Planning or Development Permit Board will issue permits are:

- (a) Cultural and Recreational Uses, limited to:
  - (i) Artist Studio - Class B, subject to section 11.18 of the Zoning and Development By-law, and to the provisos that the change of use applies to floor space existing as of September 10, 1996 and that additions do not exceed 10% of the existing floor space, and
  - (ii) Billiard Hall, Bingo Hall, Bowling Alley, Casino - Class 1, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Park or Playground, Rink, Swimming Pool, and Theatre;
- (b) deposition or extraction of material so as to alter the configuration of the land;
- (c) Dwelling Uses, limited to:
  - (i) Dwelling Unit for the use only of a caretaker, watchperson, or other individual similarly employed to maintain or protect the premises in which the dwelling unit is situate, and
  - (ii) Residential Unit associated with and forming an integral part of an artist studio – class B, subject to section 11.19 of the Zoning and Development By-law;
- (d) Institutional Uses, limited to Ambulance Station, Child Day Care Facility, Church, Public Authority Use, School – Elementary or Secondary, School – University or College, and Social Service Centre;
- (e) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class A, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class A, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Linoleum or Coated Fabrics Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class A, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class A, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Manufacturing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Transportation Equipment Manufacturing, Vegetable Manufacturing, and Wood Products Manufacturing - Class B;
- (f) Office Uses, limited to General Office but not including the offices of accountants, lawyers, or notary publics, or the offices of real estate, advertising, insurance, travel, or ticket agencies;
- (g) Parking Uses;
- (h) Retail Uses, limited to:
  - (i) Gasoline Station – Full Serve and Gasoline Station – Split Island, subject to section 11.10 of the Zoning and Development By-law, and
  - (ii) Furniture or Appliance Store, Liquor Store, Retail Store, and Vehicle Dealer;

**Note:**      *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 9154 or provides an explanatory note.*

- (i) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Catering Establishment, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Laundry or Drycleaning Establishment, Motor Vehicle Repair Shop, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Restaurant, Repair Shop – Class A, Repair Shop – Class B, Restaurant – Class 1, Restaurant – Drive-in, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, Sign Painting shop, and Work Shop;
- (j) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-storage Warehouse, Packaging Plant, Railway Station or Rail Yard, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (k) Utility and Communication Uses, limited to:
  - (i) Public Utility but only on a site not less than 61.0 m from any R District,
  - (ii) Radiocommunication Station and Recycling Depot, and
  - (iii) Waste Disposal Facility but only for the transfer, sorting, or recycling of refuse or garbage;
- (l) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop existing as of November 26, 1996, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B;
- (m) Accessory Buildings customarily ancillary to any of the uses permitted by this section 2.2, except that:
  - (i) an accessory building must not exceed 4.6 m in height, and must not exceed 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof, and
  - (ii) the total floor area of an accessory building, measured to the extreme outer limits of the building, must not exceed 10% of the total area of the site;
- (n) Accessory Uses customarily ancillary to any of the use permitted by this section 2.2, except that:
  - (i) accessory use does not include accessory retail use in conjunction with wholesale uses set out in this section 2.2,
  - (ii) the total area of all accessory uses must not exceed 33 1/3% of gross floor area of the principal and accessory uses combined, and
  - (iii) a wall must separate the floor area in accessory retail use accessible to the general public from the floor area in other uses; and
- (o) any other use that the Development Permit Board considers comparable in nature to the uses listed in this section 2.2.

### 3 Conditions of use

Despite section 2.2, a use in CD-1 (437) must not include:

- (a) the bulk storage, pending distribution off site, of explosives, fireworks, ammunition, matches, flares, radioactive material, coal tar products or derivatives, or, except for a gasoline station – full serve or gasoline station – split island, compressed gas or petroleum;
- (b) the bulk storage, other than wholly within a completely enclosed building or suitably contained for distribution off-site, of lime, fertilizer, toxic or corrosive chemicals or acids, flammable liquids or solids, scrap or junk, rags or cotton waste, fungicides, herbicides or pesticides, paint, varnish, oil shellac or turpentine, grain, hops or sugar, fish, fish oil or meal, animal oil or fat, or vegetable oil;
- (c) except for an animal clinic, laboratory or retail store, the keeping of live animals or live poultry or other fowl; or
- (d) the storage of goods or materials other than within a completely enclosed building unless a suitable fence or wall restricting public access encloses the yard or portion of the yard containing the goods or materials.

## 4 Density

### 4.1 The floor space ratio for:

- (a) all uses combined must not exceed 3.00;
- (b) all general office uses combined must not exceed 1.38;
- (c) all manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and laboratory, laundry or cleaning plant, production or rehearsal studio, repair shop – class A and work shop uses, combined, must not exceed 3.0;
- (d) a catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, or sign painting shop must not exceed 1.0; and
- (e) all other uses combined must not exceed 1.0.

### 4.2 Despite section 4.1, the floor area for retail uses, including accessory retail but not including vehicle dealer, must not exceed 1 000 m<sup>2</sup>.

### 4.3 Computation of floor space ratio must include all floors of all buildings, including accessory buildings, both above and below ground, measured to the extreme outer limits of the building.

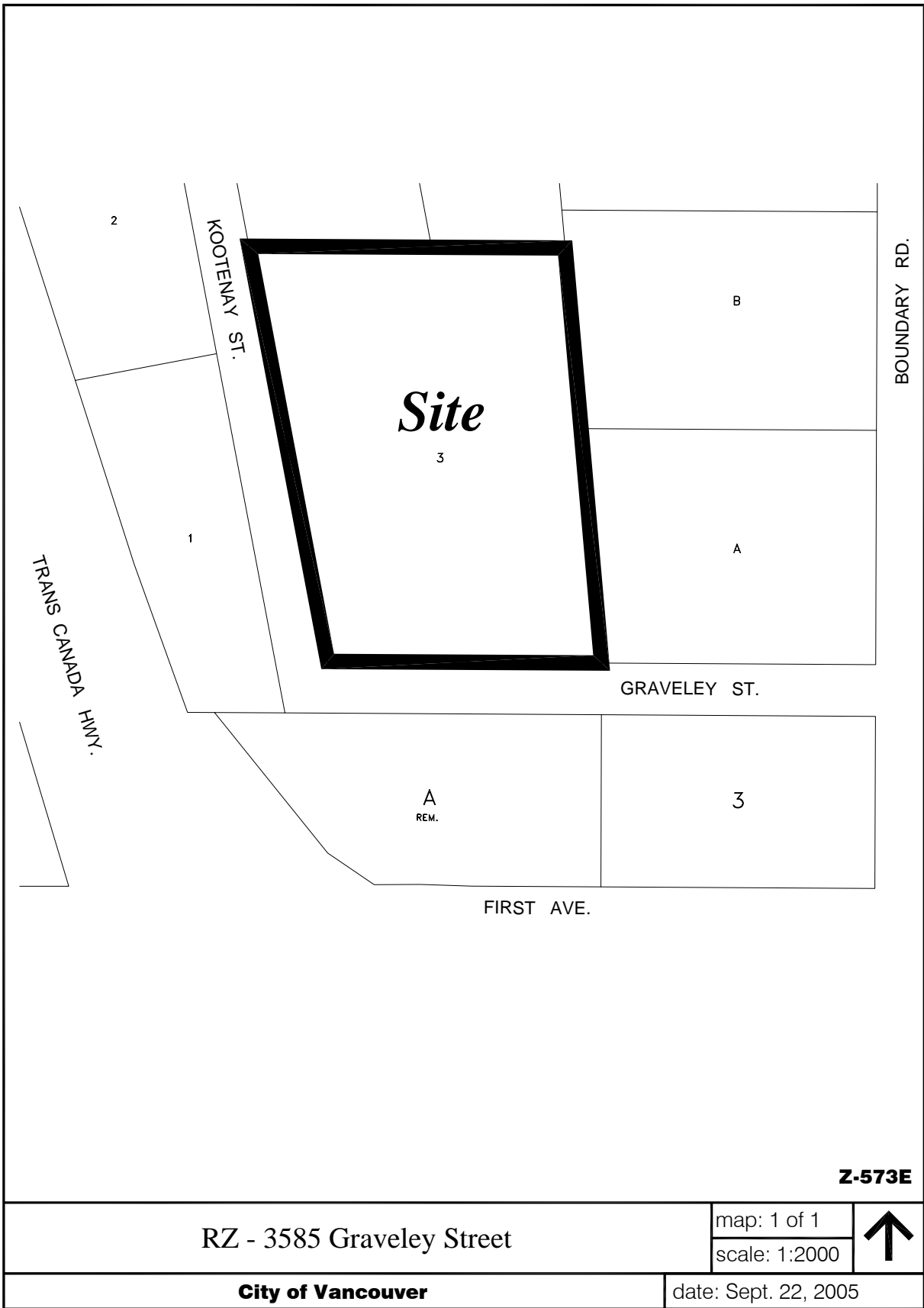
### 4.4 Computation of floor space ratio must exclude:

- (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 eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes, 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, or
  - (ii) are above 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) storage space below base surface associated with an artist studio – class B to a maximum exclusion of 20 m<sup>2</sup> for each such studio;
- (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 except that:
  - (i) the total excluded area must not exceed the lesser of 20% of the permitted floor space and 100 m<sup>2</sup>, and
  - (ii) in the case of a child day care centre, the Director of Planning, on advice from the Director of Social Planning, is satisfied that a need exists for a day care facility in the building 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 is not to apply to walls in existence before March 14, 2000.

### 4.5 The Director of Planning or Development Permit Board, as the case may be, may relax the maximum floor space ratio for general office use under section 4.1(b) for manufacturer's agent, import broker, or similar uses if the Director of Planning or Development Permit Board first considers:

- (a) all applicable policies and guidelines adopted by Council; and

- (b) the extent to which building design conforms to industrial standards for wholesale uses including consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces.
- 4.6** The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13]
- 5** Building height
- 5.1** The building height, measured above base surface, must not exceed 18.3 m.
- 5.2** Despite section 5.1, the Director of Planning or Development Permit Board, as the case may be, may allow an increase in the height of a building to a height not exceeding 30.5 m if the Director of Planning or Development Permit Board first considers:
- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
  - (b) the submission of any advisory group, property owner, or tenant; and
  - (c) the effect on developments in nearby residential districts of building height, bulk and siting on:
    - (i) daylight access, meaning that there is no shadow impact at 10 a.m., noon, or 2 p.m. on September 21 and March 21, and
    - (ii) visual privacy, meaning the separation of building facades by at least 24.4 m.
- 6** Front yard and setback  
A front yard is not necessary.
- 7** Side yards and setback  
A side yard is not necessary but any side yard provided must be at least 0.9 m wide.
- 8** Rear yard and setback
- 8.1** A rear yard is necessary, and must be at least 3.1 m deep, except that if the rear of the site abuts a lane the minimum depth is 3.1 m less the lane width between the rear property line and ultimate centre line of the lane.
- 8.2** Despite section 8.1, the Director of Planning or Development Permit Board, as the case may be, may waive the requirement for a rear yard if the Director of Planning or Development Permit Board is satisfied that the site is in an area where rear access to the site and adjacent sites is not likely necessary, and the site is large enough to provide adequate open space.
- 9** 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.
- 10** 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.
- 11** *[Section 11 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.]*



RZ - 3585 Graveley Street

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Sept. 22, 2005