



City of Vancouver *Zoning and Development By-law*

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CD-1 (452)

3585 Grandview Highway

By-law No. 9410

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

Effective December 12, 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 (452).

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 (452) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) 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;
- (b) Office Uses, limited to General Office, but not including offices of accountants, lawyers, notaries public, and real estate, advertising, insurance, travel and ticket agencies;
- (c) Retail Uses, limited to Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Retail Store, and Vehicle Dealer;
- (d) 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;
- (e) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-Storage Warehouse, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (f) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
- (g) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2, except that:
 - (i) 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
 - (ii) a wall must separate the floor area in accessory uses accessible to the general public from the floor area in other uses.

3 Conditions of use

3.1 If the premises for any retail use consist of more than 1 000 m² of gross floor area, the premises for every retail use must consist of at least 929 m² of gross floor area.

3.2 Despite section 2.2, a use must not include:

- (a) except for transportation and storage uses approved by development permit, 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
- (d) except for a gasoline station – full serve, 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 Computation of floor area must assume that the site includes all parcels to which this By-law applies, and consists of 25 920 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for:

- (a) all uses combined must not exceed 3.0;
- (b) all manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and laboratories, laundry or cleaning plants, production or rehearsal studios, repair shops – class A, and work shops, combined, must not exceed 3.0;
- (c) a catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, or sign painting shop must not exceed 1.0; and
- (d) all retail uses, including accessory uses customarily ancillary to retail uses but excluding vehicle dealer, combined, must not exceed 0.39.

4.3 Despite anything to the contrary in section 4.2, all general office uses, combined, must not exceed the greater of 235 m² or 33 1/3% of the total gross floor area of all principal and accessory uses combined.

4.4 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.

4.5 Computation of floor space ratio must exclude:

- (a) 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; and
- (b) 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.

5 Building height

5.1 The building height, measured above base surface, must not exceed 18.3 m, except that the building height, measured above base surface, of:

- (a) the building existing on the date of enactment of this By-law must not exceed 13.4 m; and
- (b) any other building containing only retail uses must not exceed 12.2 m.

5.2 Despite section 5.1, except for subsections (a) or (b), the Director of Planning or Development Permit Board may allow an increase in the height of a building to a height not exceeding 30.5 m, measured above the base surface, 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, and 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.

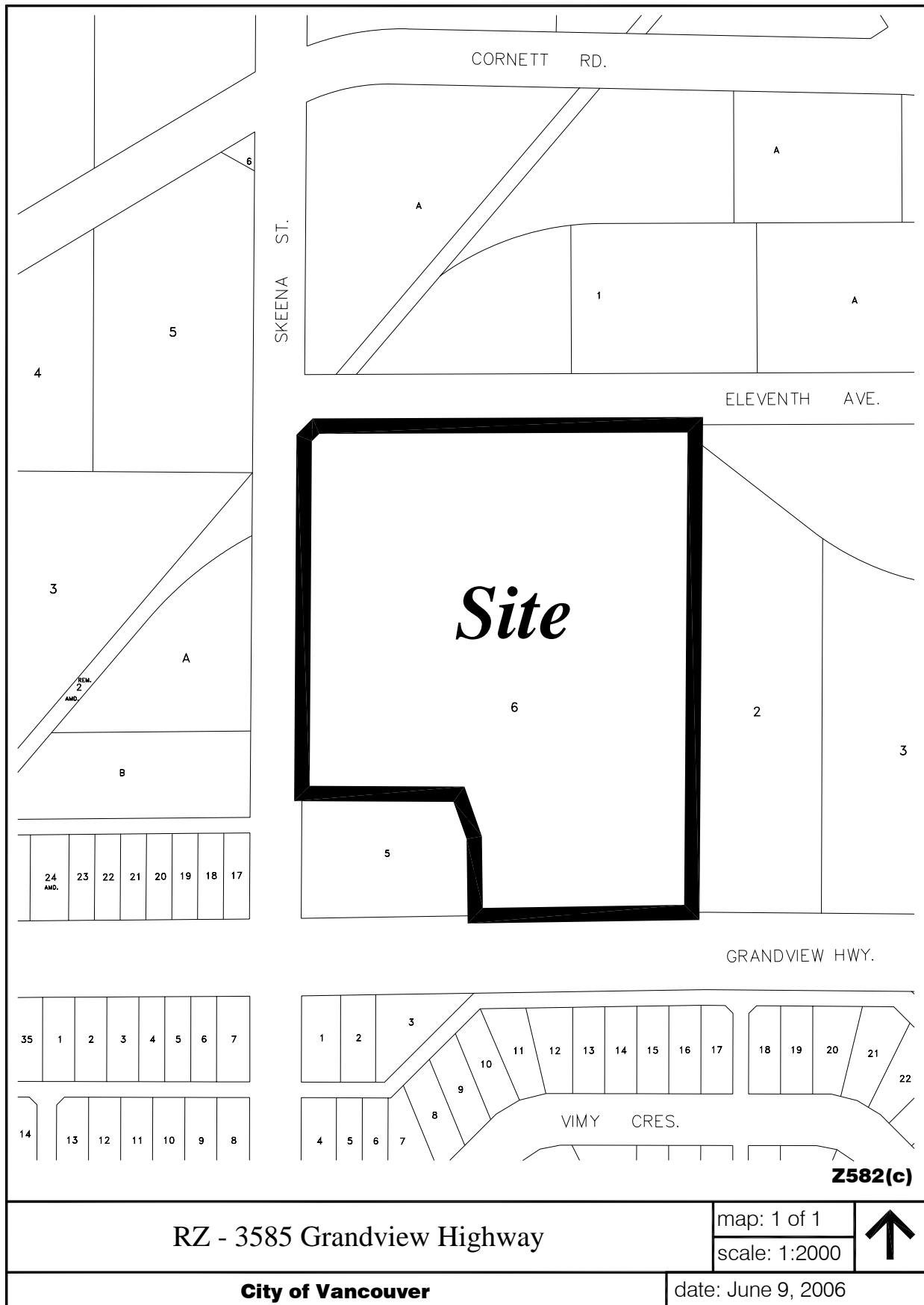
6 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

7 Severability

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

8 *[Section 8 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 Grandview Highway

map: 1 of 1

scale: 1:2000



City of Vancouver

date: June 9, 2006