



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

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## **CD-1 (470)**

*2900 East Broadway*

*By-law No. 9693*

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

***Effective July 8, 2008***

*(Amended up to and including By-law No.10211, dated March 1, 2011)*

## **1 Zoning District Plan amendment**

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-595(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

## **2 Definitions**

In this By-law:

‘ “Desktop Publishing” means the creation of page layouts with text, graphic, photos, and other visual elements using computer software.’ [9738; 08 10 28]

## **3 Uses**

**3.1** The description of the area shown within the heavy black outline on Schedule A is CD-1 (470).

**3.2** 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 (470) 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 Artist Studio – Class B, Fitness Centre, Personal Training Centre, and Park or Playground;
- (b) Institutional Uses, limited to Ambulance Station, Child Day Care Facility, Public Authority Use, School – Elementary or Secondary, School – University or College, and Social Service Centre;
- (c) Manufacturing Uses, limited to Bakery Products Manufacturing, Clothing Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Shoes or Boots Manufacturing, Software Manufacturing, and Textiles or Knit Goods Manufacturing;
- (d) Office Uses, limited to Desktop Publishing, Information Technology, Financial Institution, Health Care Office, Health Enhancement Centre, and General Office; [9738; 08 10 28] [9927; 09 09 22]
- (e) Parking Uses;
- (f) Retail Uses, limited to Limited Service Food Establishment and Retail Store;
- (g) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant – Class 1, School – Arts or Self-Improvement, School – Business, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (h) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-storage Warehouse, Packaging Plant, and Storage Warehouse;
- (i) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station;
- (j) Wholesale Uses, limited to Wholesaling - Class A and Wholesaling - Class B; and
- (k) Accessory Uses customarily ancillary to any of the uses permitted by this section 3.2.

*Note:* Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 9693 or provides an explanatory note.

## **4 Conditions of Use**

- 4.1** Each retail use must be located in the southwest corner of Building 6 as shown on the plan attached to this By-law as Schedule B.
- 4.2** Each animal clinic, barber shop or beauty salon, beauty and wellness centre, catering establishment, photofinishing or photography studio, repair shop – class A, repair shop – class B, and sign painting shop must be located in the southwest corner of Building 6 as shown on the plan attached to this By-law as Schedule B.

## **5 Density**

- 5.1** For the purpose of computing floor space ratio, the site is to consist of all parcels included under this By-law, and its size is deemed to be 72 126 m<sup>2</sup> being the site size at the time of the rezoning application and prior to any dedications.
- 5.2** The floor space ratio for all uses, combined, must not exceed 3.0.
- 5.3** The floor space ratio for cultural and recreational uses, institutional uses, animal clinics, barber shops or beauty salons, beauty and wellness centres, catering establishments, laundry or cleaning plants, photofinishing or photography studios, print shops, repair shops – class A, repair shops – class B, restaurants – class 1, schools – arts or self-improvement, schools – business, schools – vocational or trade, and sign painting shops, combined, must not exceed 1.0.
- 5.4** The gross floor area for retail uses, including accessory retail, combined, must not exceed 2 000 m<sup>2</sup>.
- 5.5** The gross floor area for a retail store must not exceed 186 m<sup>2</sup>.
- 5.6** The gross floor area for a beauty and wellness centre must not exceed 200 m<sup>2</sup>.
- 5.7** The gross floor area for a restaurant – class 1 must not exceed 300 m<sup>2</sup>, except that the gross floor area for one restaurant – class 1 located in the southwest corner of Building 6 as shown on the plan attached to this By-law as Schedule B must not exceed 700 m<sup>2</sup>.
- 5.8** Computation of floor space ratio must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 5.9** 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;
  - (b) amenity areas for the social and recreational enjoyment of 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 20% of the permitted floor space, and
    - (ii) for a child day care facility, the Director of Planning, on the advice of the Director of Social Planning is satisfied that a need exists for a child day care facility in the building or in the immediate neighbourhood; and

- (c) 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.

**5.10** Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board, unenclosed outdoor areas at grade underneath building overhangs or covered walkways between buildings if the Director of Planning first approves the design of any overhang or covered walkway.  
[10211; 11 03 01]

## **6 Building Height**

**6.1** The building height, measured above base surface, must not exceed 18.3 m.

**6.2** Despite section 6.1, the Director of Planning or Development Permit Board may permit an increase in the maximum height to 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 development 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.

## **7 Parking, loading, and bicycle spaces**

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 spaces, except that:

- (a) each manufacturing use, office use, laboratory, production or rehearsal studio, utility and communication use, transportation and storage use, wholesale use, and work shop must have at least one parking space for each 57.5 m<sup>2</sup> of gross floor area and not more than one parking space for each 37 m<sup>2</sup> of gross floor area;
- (b) each retail use must have at least one parking space for each 100 m<sup>2</sup> of gross floor area up to 300 m<sup>2</sup> of gross floor area, one additional parking space for each additional 20 m<sup>2</sup> of gross floor area, and not more than that number of parking spaces that is 20% more than the minimum number of parking spaces required;
- (c) each restaurant use must have at least one parking space for each 50 m<sup>2</sup> of gross floor area up to 100 m<sup>2</sup> of gross floor area, one additional parking space for each additional 10 m<sup>2</sup> of gross floor area up to 500 m<sup>2</sup> of gross floor area, one additional parking space for each additional 20 m<sup>2</sup> of gross floor area over 500 m<sup>2</sup> of gross floor area, and not more than that number of parking spaces that is 20% more than the minimum number of parking spaces required; and
- (d) each child day care facility must have at least:
  - (i) two parking spaces for staff of the facility, and
  - (ii) one parking space for every eight children for the purpose of dropping children off at or picking children up from the facility.

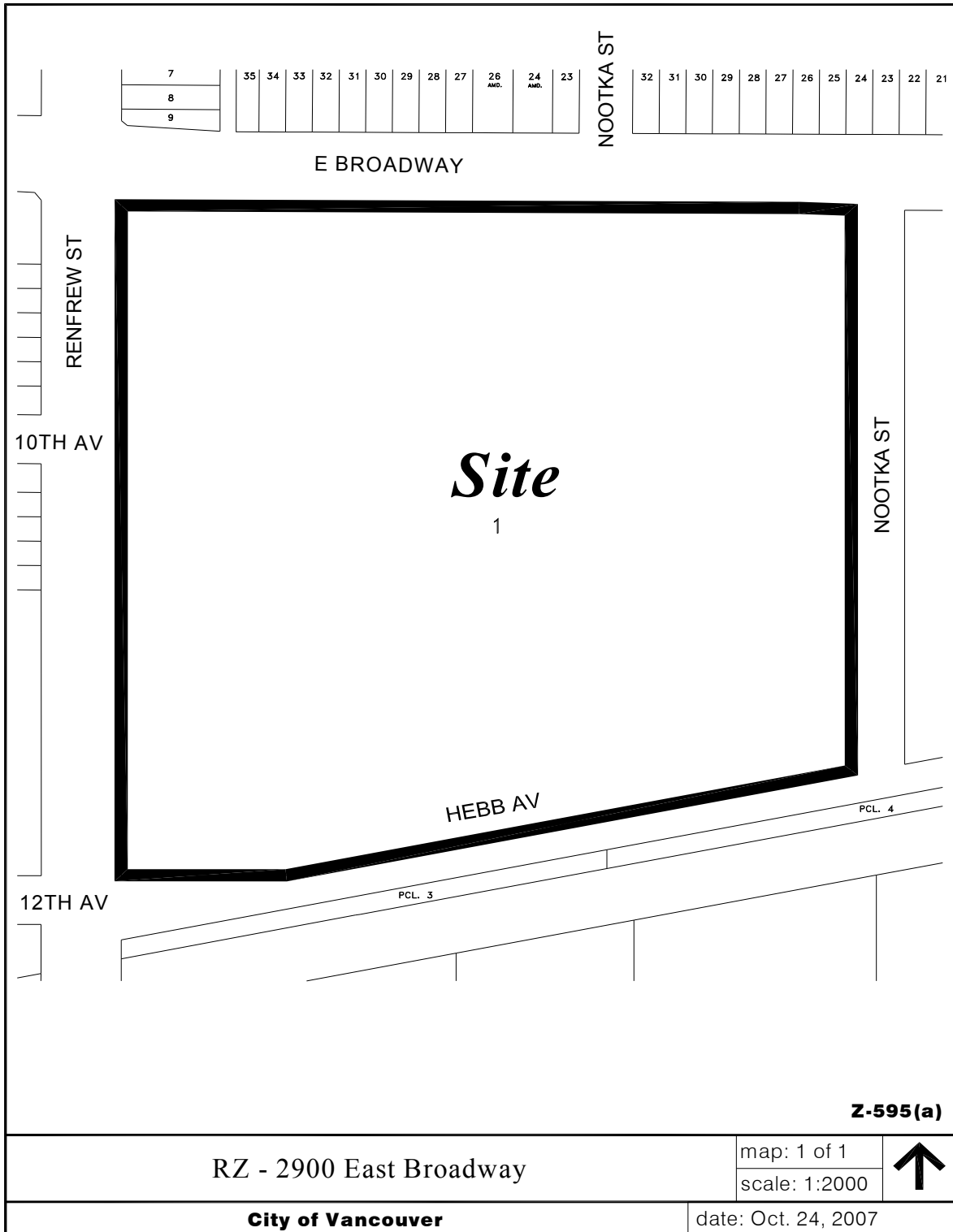
## **8 Severability**

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.

**9 Force and effect**

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 8th day of July, 2008.



**Schedule B**

