



City of Vancouver *Zoning and Development By-law*

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CD-1 (497)

2665 Renfrew Street

By-law No. 10174

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

Effective November 16, 2010

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-622(c) 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:

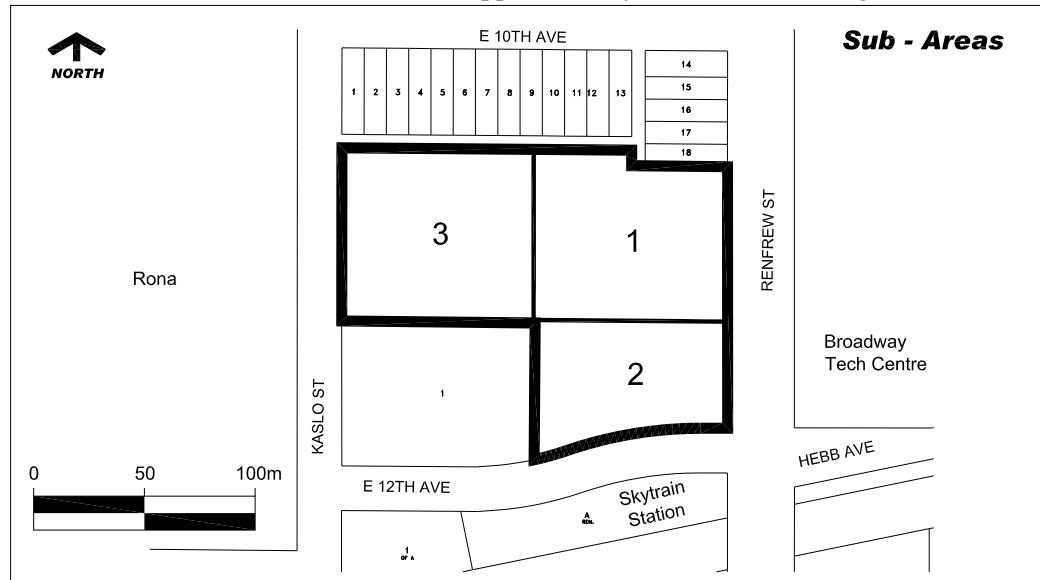
‘ “Desktop Publishing” means the creation of page layouts with text, graphics, photos and other visual elements, using computer software.’

3 Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (497).
- 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 (497) 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 and Fitness Centre;
 - (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 Financial Institution, General Office, Health Care Office, Health Enhancement Centre, Information Technology, and Desktop Publishing;
 - (e) Parking Uses;
 - (f) Retail Uses, limited to Limited Service Food Establishment and Retail Store, except that retail uses are only permitted in sub-area 2;
 - (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.

4 Sub-areas

The site is to consist of the 3 sub-areas approximately as illustrated in Figure 1.



5 Density

- 5.1 The floor space ratio for all uses, combined, must not exceed 3.0, except that:
- the floor area, for all uses combined, must not exceed 16 914 m² in sub-area 1,
 - the floor area, for all uses combined, must not exceed 16 665 m² in sub-area 2,
 - the floor area, for all uses combined, must not exceed 19 767 m² in sub-area 3, and
 - the floor area for retail uses, including accessory retail, combined, must not exceed 1 858 m².
- 5.2 Computation of floor space ratio must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 5.3 Computation of floor space ratio and floor area in each sub-area must exclude:
- patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
 - 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:
 - are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, or
 - 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;
 - storage space associated with an Artist Studio - Class B where the space is provided below the base surface, except that the maximum exclusion must not exceed 20 m² for each artist studio;
 - 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:
 - the total excluded area must not exceed the lesser of 20 per cent of the permitted floor space or 100 m², 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;
- (e) 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 shall not apply to walls in existence prior to March 14, 2000; and
- (f) with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),
 the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in subsection (ii) of this section meets the standards set out therein.

6 Building Height

- 6.1 The building height, measured above base surface, must not exceed 30.5 m in sub-area 1, except that no portion of a building within 27.4 m of the north property line shall exceed 27.4 m in height.
- 6.2 The building height, measured above base surface, must not exceed 34.2 m in sub-area 2.
- 6.3 The building height, measured above base surface, must not exceed 30.5 m in sub-area 3, except that no portion of a building within 27.4 m of the north property line shall exceed 27.4 m in height.

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) any use, except for School - Elementary or Secondary, School - University or College, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade, must have at least one parking space for each 70 m² of gross floor area and not more than one parking space for each 37 m² of gross floor area;
- (b) each School - Elementary or Secondary, School - University or College, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade must have at least one parking space for each 70 m² of gross floor area and not more than one parking space for each 31 m² of gross floor area;
- (c) up to 0.35 per cent of the parking spaces provided must be designated as Shared Vehicle Parking Space;
- (d) there must be at least one Bicycle Space, Class A for each 250 m² of gross floor area;
- (e) there must be at least one Bicycle Space, Class B for each 1 000 m² of gross floor area;
- (f) there must be one Disability Parking Space for the first 500 m² of gross floor area, and 0.4 spaces for each subsequent 1 000 m² of gross floor area;

- (g) Loading Spaces, Class A must be provided in accordance with columns 1 and 2 of Table 1:

Table 1

Column 1 Gross Floor Area	Column 2 Loading Space, Class A
Up to 1 000 m ²	At least one space
From 1 000 m ² to 2 000 m ²	At least two spaces
From 2 000 m ² to 5 000 m ²	At least three spaces
Greater than 5 000 m ²	At least three spaces plus one space for any portion of each additional 5 000 m ²

- (h) Loading Spaces, Class B must be provided in accordance with columns 1 and 2 of Table 2:

Table 2

Column 1 Gross Floor Area	Column 2 Loading Space, Class B
Up to 100 m ²	At least one space
From 100 m ² to 500 m ²	At least two spaces
From 500 m ² to 1 000 m ²	At least three spaces
From 1 000 m ² to 2 000 m ²	At least four spaces
From 2 000 m ² to 4 000 m ²	At least five spaces
Greater than 4 000 m ²	At least five spaces plus one space for any portion of each additional 4 000 m ²

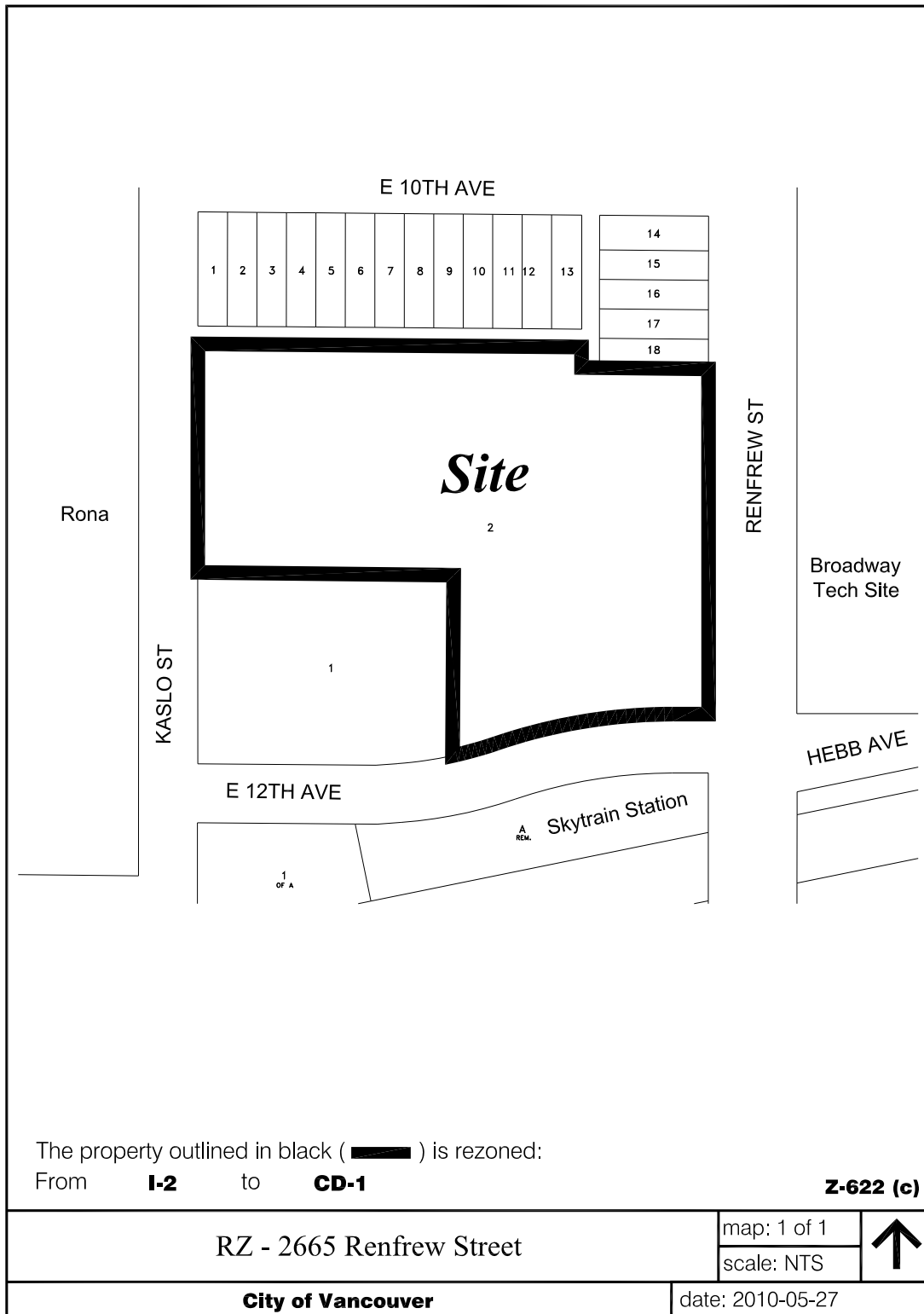
8 Severability


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 the By-law.

10 Force and effect

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

ENACTED by Council this 16th day of November, 2010.



The property outlined in black () is rezoned:
From **I-2** to **CD-1**

Z-622 (c)

RZ - 2665 Renfrew Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2010-05-27