



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060
planning@vancouver.ca

CD-1 (511)

138 East 7th Avenue

By-law No. 10328

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

Effective July 26, 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-636 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (511).

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 (511) 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 Artist Studio, Club, Community Centre or Neighbourhood House, and Museum or Archives;
- (b) Institutional Uses, limited to Church, Public Authority Use, School – Elementary or Secondary and School – University or College;
- (c) Manufacturing Uses;
- (d) Office Uses, limited to General Office and Health Care Office;
- (e) Parking Uses;
- (f) Service Uses, limited to Laboratory, Photofinishing or Photography Studio, Production or Rehearsal Studio, School – Arts or Self Improvement, School - Business, and School – Vocational or Trade;
- (g) Transportation and Storage Uses, limited to Mini-Storage Warehouse;
- (h) Wholesales Uses, limited to Wholesale Class A and Wholesale Class B; and
- (i) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Density

3.1 Floor space ratio for all uses must not exceed 3.0, except that maximum floor space ratio:

- (a) must not exceed 3.0 for Transportation and Storage, Wholesale, Laboratory, and Production or Rehearsal Studio uses;
- (b) must not exceed 2.0 for Office uses; and
- (c) must not exceed 1.5 for all other uses combined.

3.2 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building.

3.3 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 are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
- (b) storage space below base surface associated with an Artist Studio – Class B, except that the maximum exclusion for each Artist Studio – Class B, must not exceed 20 m².

3.4 The use of floor space excluded under section 3.3 must not include any purpose other than that which justified the exclusion.

4 Building height

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

5 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance of off-street parking spaces, loading spaces, and bicycle spaces, in accordance with the Parking By-law.

6 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.

7 Force and effect

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

ENACTED by Council this 26th day of July, 2011.

