



**City of Vancouver** *Zoning and Development By-law*  
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## **CD-1 (514)**

*639 Commercial Drive*

*By-law No. 10344*

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

***Effective September 20, 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-633 (b) 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:

“School - Arts or Self Improvement” means the use of premises for training or instruction limited to drama, dance, media, music, literary art or other similar forms of arts training or instruction.

## **3 Uses**

3.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (514).

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 (514) 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 Theatre;
- (b) Service Uses, limited to Production or Rehearsal Studio, School – Arts or Self Improvement and Restaurant – Class 1; and
- (c) Accessory Uses customarily ancillary to the uses listed in this section 3.2, including but not limited to cultural creation, production, rehearsal and presentation, retail concession and retail gifts, instruction and training in the arts, office and other accessory uses which, in the opinion of the Director of Planning, are similar to the foregoing.

## **4 Density**

4.1 Computation of floor area must assume that the site consists of 573.4 m<sup>2</sup>, 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 area for all uses combined, must not exceed 2.10.

4.3 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.

4.4 Computation of floor space ratio must exclude:

- (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (b) the floors or portions of floors used for bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, which are at or below the base surface;
- (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 except that this clause does not apply to walls in existence prior to March 14, 2000; and
- (d) 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 this section meets the standards set out therein.

**5 Building height**

The building height, measured above base surface, must not exceed 13.3 m.

**6 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.

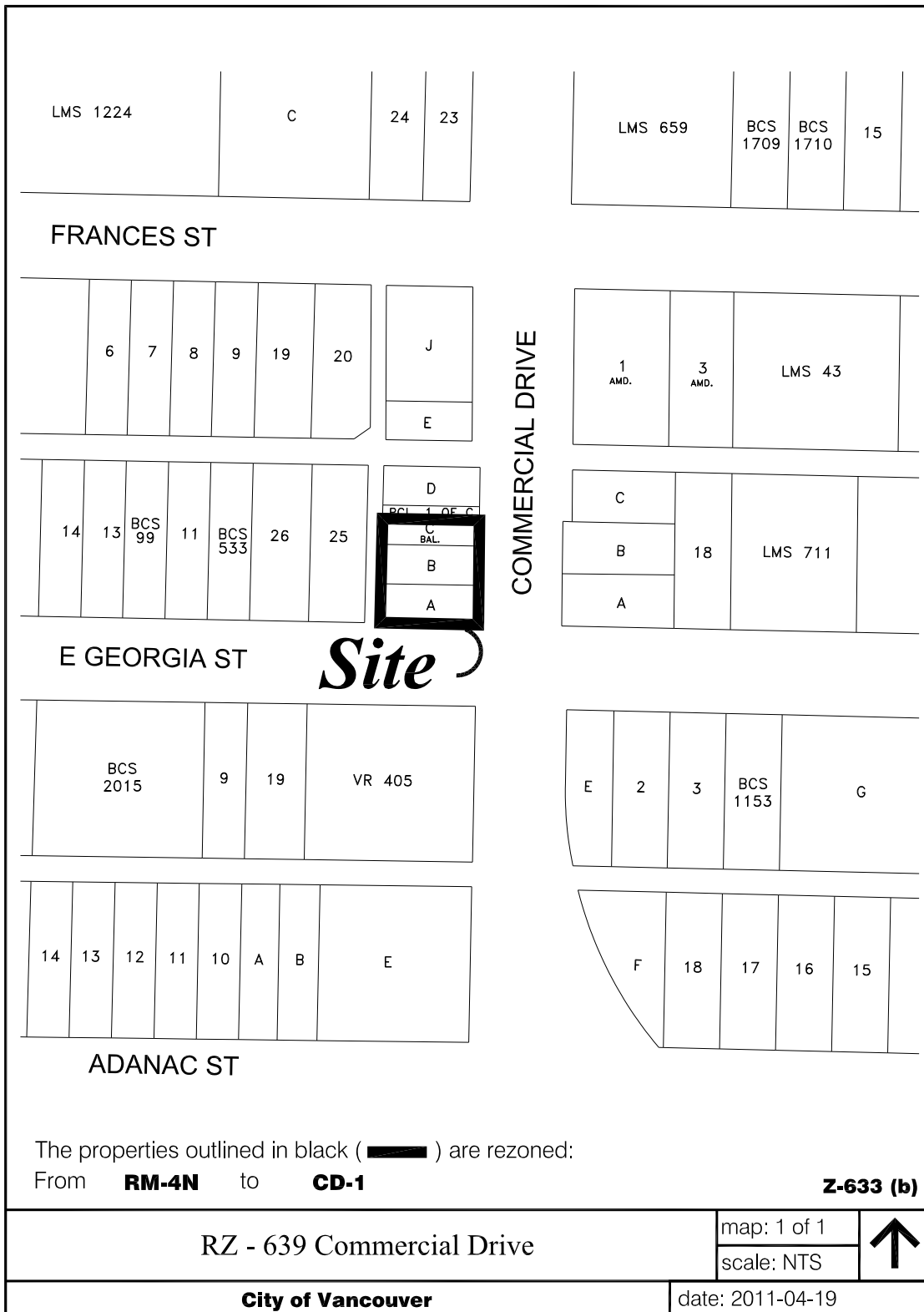
**7 Severability**

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 Force and effect**

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

ENACTED by Council this 20th day of September, 2011.



The properties outlined in black (  ) are rezoned:  
From **RM-4N** to **CD-1**

**Z-633 (b)**

RZ - 639 Commercial Drive

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2011-04-19