



City of Vancouver *Zoning and Development By-law*

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CD-1 (518)

428 Terminal Avenue

By-law No. 10392

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

Effective November 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-632 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Definitions

Words in this By law have the meanings given to them in the Zoning and Development By law except that:

“Limited Service Food Establishment” means premises where food is sold for consumption on or off the premises, there are a maximum of 16 indoor or outdoor seats for customers, and there is no live entertainment;

“Vehicle Dealer” means the use of premises to rent motor vehicles.

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (518).

3.2 Subject to approval by Council 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 (518) 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 Community Centre or Neighbourhood House, Fitness Centre, and Hall;
- (b) Dwelling Uses, limited to Dwelling Unit for a caretaker or watchman or other person similarly employed, if, in the opinion of the Director of Planning or the Development Permit Board, such a dwelling unit is essential to the operation of the business or establishment;
- (c) Institutional Uses, limited to Ambulance Station, Child Day Care Facility, Public Authority Use, School - University or College, and Social Service Centre;
- (d) 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, Miscellaneous Products Manufacturing - Class A, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products 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;
- (e) Office Uses, limited to General Office and Financial Institution;
- (f) Retail Uses, limited to Limited Service Food Establishment and to Vehicle Dealer, limited to rental of motor vehicles;
- (g) Service Uses, limited to Animal Clinic, 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, Restaurant, 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, Storage Warehouse, Taxicab or Limousine Station, and Truck Terminal or Courier Depot;
- (i) Utility and Communication Uses, limited to Radiocommunication Station, Public Utility, and Recycling Depot;
- (j) Wholesale Uses, limited to Wholesaling - Class A and Wholesaling - Class B; and
- (k) Accessory Uses customarily ancillary to any of the uses listed in this section 3.2.

4 Conditions of Use

- 4.1 Permitted uses, except Vehicle Dealer and Transportation and Storage Uses, must be contained wholly within an enclosed building, unless measures are taken to the satisfaction of the Director of Planning or Development Permit Board, to eliminate any dangerous, injurious, noxious or similar substance or thing, which could adversely impact the site, adjacent sites, or the surrounding neighbourhood.
- 4.2 Permitted uses must not include bulk storage of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; rags or cotton waste; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops or sugar; or fish, fish oil, fish meal, animal oil, animal fat, or vegetable oil, unless such storage is wholly within an enclosed building.
- 4.3 Permitted uses, other than Animal Clinic, must not include the keeping of live animals.
- 4.4 Storage uses in conjunction with permitted uses, must be wholly contained within an enclosed building, unless the portion of the site used for storage is wholly enclosed by a fence or wall preventing or restricting public access.

5 Floor area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 6 766.4 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio must not exceed 3.0, except that:
 - (a) maximum floor space ratio for:
 - (i) Institutional Uses, limited to School - University or College,
 - (ii) Manufacturing Uses,
 - (iii) Office Uses,
 - (iv) Service Uses, limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Workshop, School – Business, and School - Vocational or Trade,
 - (v) Transportation and Storage Uses,
 - (vi) Utility and Communications Uses, and
 - (vii) Wholesale Uses,
 must not exceed 3.0;
 - (b) maximum floor space ratio for all other uses combined must not exceed 1.0;
 - (c) maximum floor area for Restaurant uses in a building must not exceed 300 m²; and
 - (d) maximum floor area for all Retail uses combined, including accessory retail uses, must not exceed 1000 m².
- 5.3 Computation of floor space ratio must include all floors of all buildings above and below ground level, measured to the extreme outer limits of the building.
- 5.4 Computation of floor space ratio must exclude:
 - (a) open residential balconies or sundecks, and any other appurtenances, which in the opinion of the Director of Planning, are similar to the foregoing, except that the total area

of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided;

- (b) 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 exclusion for a parking space must not exceed 7.3 m in length;
- (c) 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 facilities, to a maximum floor area of the lesser of 20 percent of the total permitted floor area or 100 m²;
- (d) 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
- (e) 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) meets the standards set out therein.

5.5 The use of floor space excluded under section 5.4 must not include any purpose other than that which justified the exclusion.

6 Building height

Building height must not exceed 30.5 m, measured from base surface.

7 Parking, loading and bicycle spaces

Parking, loading and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law.

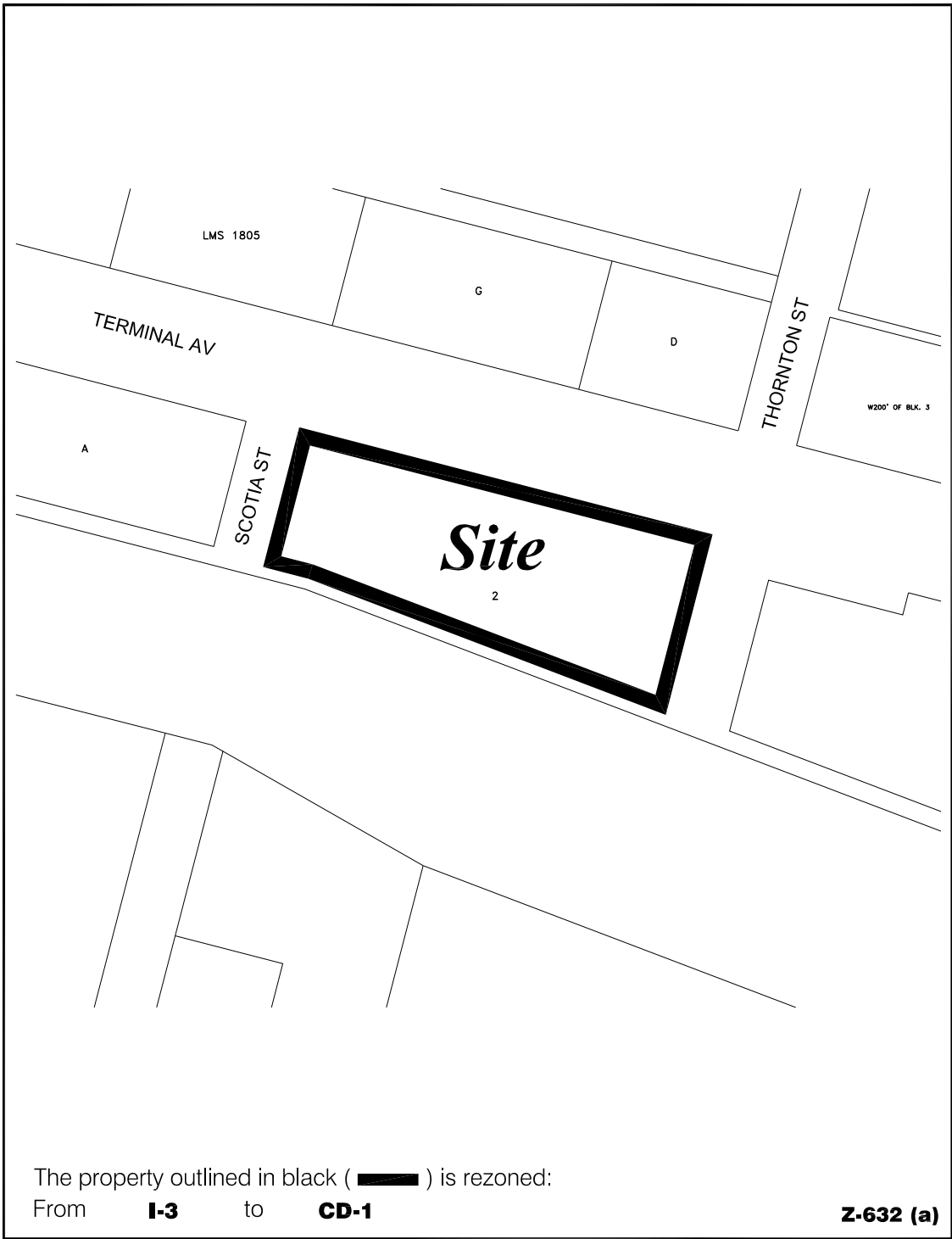
8 Severability

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 1st day of November, 2011.



The property outlined in black (**█**) is rezoned:
 From **I-3** to **CD-1**

Z-632 (a)

RZ - 428 Terminal Avenue	map: 1 of 1	
	scale: NTS	
City of Vancouver	date: 2011-03-30	