



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (546)

960 – 982 Howe Street

By-law No. 10688

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

Effective April 23, 2013

(Amended up to and including By-law No. 12084, dated May 1, 2018)

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-645(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 (546).

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 (546) 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 Arcade, Artist Studio - Class A, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (b) Institutional Uses, limited to Child Day Care Facility, Church, Detoxification Centre, Hospital, Public Authority Use, School - Elementary or Secondary, School – University or College, and Social Service Centre;
- (c) Office Uses;
- (d) Retail Uses, limited to Adult Retail Store, Farmers’ Market, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Pawnshop, Retail Store, Secondhand Store, and Small-scale Pharmacy; [12084; 18 05 01]
- (e) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant, School - Arts or Self - Improvement, School - Business, School – Vocational or Trade, Sign Painting Shop, and Wedding Chapel;
- (f) Utility and Communication Uses, limited to Radiocommunication Station; and
- (g) Accessory Use customarily ancillary to any use permitted by this section 2.2.

3 Floor area and density

3.1 Computation of floor area must assume that the site consists of 2 229 m², being the site size at the time of the application for the rezoning evidenced by this by-law.

3.2 The floor space ratio for all uses combined must not exceed 11.26.

[10925; 14 04 29]

3.3 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 level, measured to the extreme outer limits of the building.

3.4 Computation of floor space ratio must exclude:

- (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 10688 or provides an explanatory note.

- (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.

[10765; 13 07 24]

- 3.5 Computation of floor area may exclude amenity areas, at the discretion of the Director of Planning or the Development Permit Board, except that the total exclusion must not exceed the lesser of 20% of the excluded floor area or 929 m².

[10765; 13 07 24]

- 3.6 The use of any floor area excluded under sections 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

[10765; 13 07 24]

4 Setbacks

The setback of the ground level storey and second storey of the building on the site must be at least:

- (a) 1.65 m from the property line on Nelson Street; and
- (b) 1.56 m from the property line on Howe Street.

5 Height

The building height, measured above the base surface, must not exceed 61.57 m.

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 23rd day of April, 2013.

