



# City of Vancouver *Zoning and Development By-law*

**Planning, Urban Design and Sustainability Department**

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## CD-1 (579)

*1462 Granville Street  
(formerly 1410 Granville Street)*

[By-law No. 11010](#)

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

***Effective July 22, 2014***

*Amended up to and including:*

[By-law No. 11738](#), dated February 7, 2017

[By-law No. 12501](#), dated July 23, 2019

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-666 (b) 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 (579).

2.2 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 the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Institutional Uses;
- (c) Manufacturing Uses, limited to Brewing or Distilling; [12501; 2019 07 23]
- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses; and
- (g) Accessory Use customarily ancillary to any use permitted by this section.

3 Conditions of use

Only retail, service, and manufacturing uses are permitted on floors located at street level. [12501; 2019 07 23]

4 Floor area and density

4.1 The floor area for all uses must not exceed 5,264.7 m<sup>2</sup>.

4.2 The floor area for Manufacturing Uses must not exceed 650 m<sup>2</sup>. [12501; 2019 07 23]

4.3 Computation of floor area 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.

4.4 Computation of floor area must exclude:

- (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
- (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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.

4.5 Computation of floor area may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m<sup>2</sup>.

4.6 The use of floor area excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 11010 or provides an explanatory note.

5 Building height

The building height, measured above base surface, must not exceed 27.31 m. [11738; 2017 02 07]

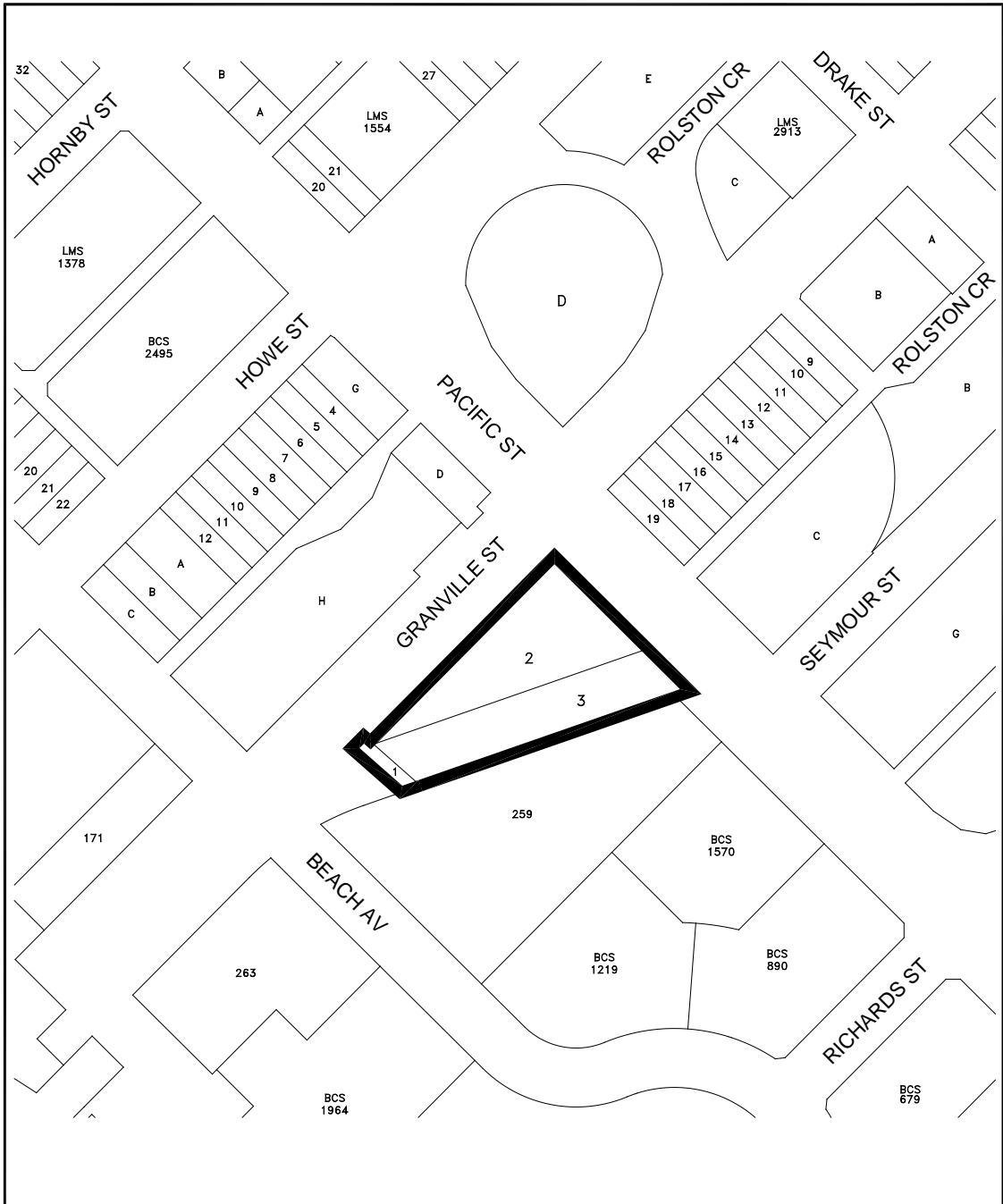
6 Severability

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 22nd day of July, 2014.



The properties outlined in black ( **█** ) are rezoned:  
 From BCPED to CD-1

**Z-666 (b)**

<b>RZ - 1410 Granville Street</b>	map: 1 of 1	
	scale: NTS	
<b>City of Vancouver</b>	date: 2013-10-03	

**CD-1 (579)**  
**Back-up Notes Summary Page**  
**1462 Granville Street**

Public Hearing – *October 24 and 29, 2013* – Item 1 – [Agenda](#) | [Minutes](#)

Summary – to rezone to permit two mixed-use buildings with 407 market strata units, 98 secured market rental units and retail, service, and office uses. A floor area of 60,645.7 m<sup>2</sup> (652,806 sq. ft.) and a maximum height of 151.5 m (497 ft.) are proposed.

By-law enacted on *July 22, 2014* – [By-law No. 11010](#) (Zoning and Development)

By-laws enacted on *September 16, 2014* – [By-law No. 11033](#) (Noise), [By-law No. 11034](#) (Parking), [By-law No. 11035](#) (Sign)

Public Hearing – *January 26, 2017* – Item 2 – [Agenda](#) | [Minutes](#)

Summary – to increase the height of the 6-storey commercial building

By-law enacted on *February 7, 2017* – [By-law No. 11738](#) (Zoning and Development)

Public Hearing – *July 9 and 11, 2019* – Item 3 – [Agenda](#) | [Minutes](#)

Summary – to add “Manufacturing - Brewing or Distilling” as an allowable use limited to 650 square metres.

By-law enacted on *July 23, 2019* – [By-law No. 12501](#) (Zoning and Development)