



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

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## CD-1 (587)

*1262 - 1290 Burrard Street*

*By-law No. 11106*

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

***Effective October 28, 2014***

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-668 (c) 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 (587).

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, limited to Artist Studio, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Theatre;
- (b) Institutional Uses, limited to Child Day Care Facility;
- (c) Office Uses;
- (d) Retail Uses, limited to Grocery or Drug Store, Retail Store, Small-scale Pharmacy and Vehicle Dealer;
- (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Motor Vehicle Repair Shop, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant - Class 1; and
- (f) Accessory Use customarily ancillary to any use permitted by this section.

3 Conditions of use

3.1 On floors located at street level, only retail and service uses are permitted, except for entrances to other uses.

4 Floor area and density

4.1 The floor area for all uses must not exceed 19,715.4 m<sup>2</sup>.

4.2 A minimum of 7,050.2 m<sup>2</sup> of vehicle dealer and motor vehicle repair shop must be provided, of which 4,446.0 m<sup>2</sup> must be located below grade.

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.

5 Building height

The building height, measured above base surface, must not exceed 55.5 m to the top of the roof, including architectural appurtenances and rooftop mechanical, except that the building may not protrude into the approved view corridors as set out in the City of Vancouver View Protection Guidelines.

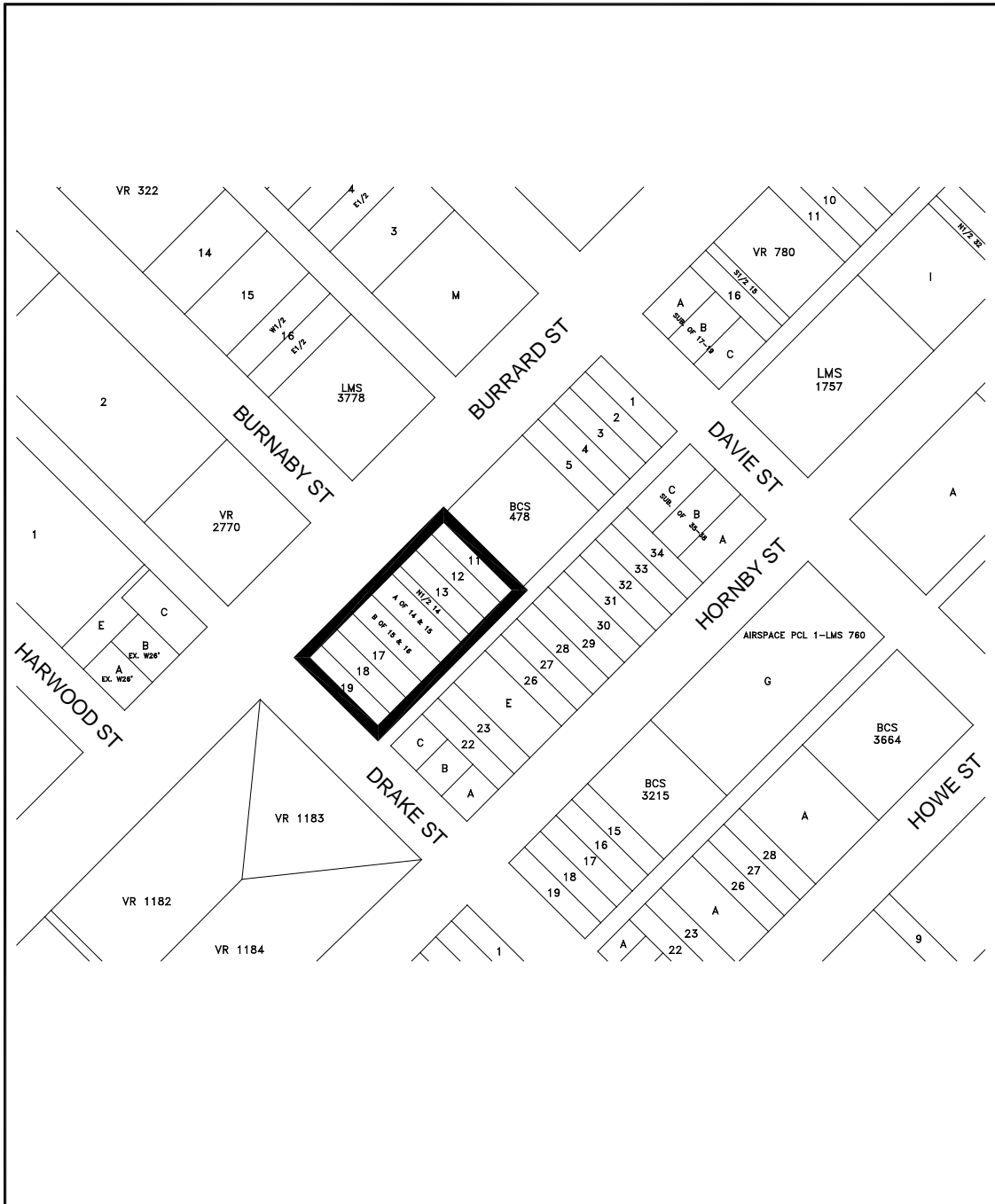
6 Severability

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 28th day of October, 2014.



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

**Z-668 (c)**

RZ - 1262-1290 Burrard Street

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2013-11-19