



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (668)

*101 East 2nd Avenue*

***By-law No. 11864***

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

***Effective July 25, 2017***

1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-703 (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 (668).

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 the By-law or in a development permit, the only uses permitted within CD-1 (668), 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 Fitness Centre;
- (b) Office Uses;
- (c) Retail Uses, limited to Public Bike Share and Retail Store; and
- (d) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Conditions of Use

Office Uses must not be located on the ground floor.

4 Floor area and density

4.1 Computation of floor space ratio must assume that the site area is 2,802 m<sup>2</sup>, being the site area at the time of the application for rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 2.04.

4.3 Computation of floor area must include all floors, including earthen floor, both above and below ground level, having a minimum ceiling height of 1.2 m, 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 The use of floor area excluded under section 4.4 must not include any purpose other than that which justified the exclusion.

5 Building height

The building height must not exceed a geodetic elevation of 24 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 25th day of July, 2017.

**Schedule A**



The property outlined in black ( ) is rezoned:  
 From **M-2** to **CD-1**

**Z-703 (a)**

**RZ - 101 East 2nd Avenue**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2016-04-25