



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (731)

425 West 6th Avenue

[By-law No. 12496](#)

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

Effective 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-736 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of 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 (731).

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 (731), 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, Arts and Culture Indoor Event, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (b) Institutional Uses, limited to Child Day Care Facility, School – University or College, and Social Service Centre;
- (c) Manufacturing Uses, limited to Clothing Manufacturing, Creative Products Manufacturing, Information Communication Technology Manufacturing, Jewellery Manufacturing, and Miscellaneous Products Manufacturing – Class B;
- (d) Office Uses;
- (e) Retail Uses, limited to Farmers’ Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Vehicle Dealer;
- (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, 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, and Wedding Chapel;
- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station;
- (h) Wholesale Uses, limited to Wholesaling – Class A and Wholesaling – Class B; and
- (i) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Conditions of use

3.1 All commercial uses and accessory uses listed in this By-law shall be carried on wholly within a completely enclosed building except for the following:

- (a) Farmers’ Market
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant;
- (e) Vehicle Dealer; and
- (f) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

4 Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,240 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 7.11.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, 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, if the Director of Planning first approves the design of sunroofs and walls;
 - (b) 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, provided that:
 - (i) the total area being excluded shall not exceed the lesser of 20% of the permitted floor space or 1,000 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood; and
 - (c) 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 that are at or below 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 use other than that which justified the exclusion.

5 Building height

Building height, measured from base surface, must not exceed 43.6 m, except that no part of the development shall 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 23rd day of July, 2019

Schedule A



CD-1 (731)
Back-up Notes Summary Page
425 West 6th Avenue

Public Hearing – *May 22, 2018* – Item 2 – [Agenda](#) | [Minutes](#)

Summary – to rezone to permit the development of a 10-storey office building with commercial retail use at grade. A height of 43.2 m (141.7 ft.) and a floor space ratio (FSR) of 7.11 are proposed.

By-law enacted on *July 23, 2019* – [By-law No. 12496](#) (Zoning and Development)

By-laws enacted on *September 10, 2019* – By-law No. [12525](#) (Noise Control), By-law No. [12524](#) (Sign)