



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (125)

Skeena Street and 5th Avenue

By-law No. 5060

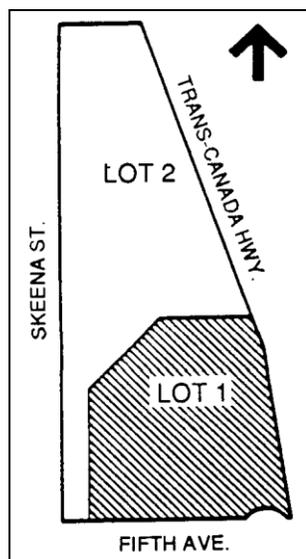
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective March 15, 1977

(Amended up to and including By-law No. 11847, dated June 27, 2017)

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits may be issued are:
- (a) in that portion of the outlined area shown cross-hatched on Diagram 1 below (“Lot 1”):
 - (i) warehousing, wholesaling, and light manufacturing with all activities except parking and loading to be conducted completely within an enclosed building; and
 - (ii) customarily ancillary facilities (including off-street parking and loading);
 - (b) in that portion of the outlined area shown unhatched on Diagram 1 (“Lot 2”):
 - (i) institutions of a religious, philanthropic, or charitable character;
 - (ii) dwelling units (not to exceed 2 and to be church related);
 - (iii) day care centre; and
 - (iv) customarily ancillary facilities (including off-street parking and loading). [6184; 87 21]

Diagram 1.



[6184; 87 07 21]

- 3 The floor space ratio shall not exceed 0.50 in the case of “Lot 1” and 0.36 in the case of “Lot 2”. In computing the floor space ratio, the floor area of the building shall include the total area of all floors of all the buildings on the site, including accessory buildings (measured to the extreme outer limits of the building), except for areas of floors used for parking purposes and areas of cellars or basements which are not used as habitable accommodation or access to habitable accommodation. In addition, balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement, provided that the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area. [6184; 87 07 21] [10847; 17 06 27]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5060 or provides an explanatory note.*

- 3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 Off-street parking and loading shall be provided, developed and maintained in accordance with the Parking By-law except that a minimum of 250 off-street parking spaces shall be provided in the case of “Lot 2”; provided, however, that the Director of Planning, in consultation with the City Engineer, may require additional off-street parking spaces. In the exercise of his discretion the Director of Planning shall have regard to the intensity of uses and hours of operation. [6184; 87 07 21]
- 5 [Deleted] [6184; 87 07 21]
- 6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*

