



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060  
planning@city.vancouver.bc.ca

## **CD-1 (163)**

*1095 West Hastings Street*

*1095 West Pender Street*

***By-law No. 5773***

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

***Effective May 15, 1984***

*(Amended up to and including By-law No. 8169, dated March 14, 2000)*

## E. Side Thurlow at Pender and Hastings

### Plan Referred to on File in the City Clerk's Office

#### BY-LAW NO. 5773

A By-law to amend By-law No. 3575, being  
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in opening meeting assembled, enacts as follows:

- 1 The 'Zoning District Plan' annexed by By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-295A and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
- 2 **Uses**

The area shown included within the heavy black outline on Schedule 'A' is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

  - (a) in that portion of the outlined area situated on the northeast corner of Hastings and Thurlow Streets (SITE A):
    - park
    - public transportation;
  - (b) in that portion of the outlined area situated on the northeast corner of Pender and Thurlow Streets (SITE B):
    - office commercial
    - retail commercial
    - other commercial
    - hotels
    - light industrial
    - public and institutional
    - social. recreational and cultural;
  - (c) accessory uses customarily ancillary to any of the above listed uses for which a development permit is issued.
- 3 **Floor Space Ratio**
  - (a) The floor space ratio on SITE A shall not exceed 0, and any structure for park purposes shall not be considered as floor space;
  - (b) The floor space ratio on SITE B shall not exceed 15.44, except that any residential component thereof shall not exceed a floor space ratio of 3.00;
  - (c) 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 clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5773 or provides an explanatory note.*

- 4      **Off-Street Parking and Loading**  
Off-street parking and loading shall be provided, developed and maintained in accordance with Section 12 of the Zoning & Development By-law, except as follows:
- (a) Off-street parking for office or commercial uses shall be provided at a ratio of no more than one parking space for every 1,000 sq. ft. of such use;
  - (b) Off-street parking for residential uses shall be provided at a ratio of not more than one parking space for every 1,000 sq. ft. of such use.
- 5      This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 15th day of May 1984.

(signed) Michael Harcourt  
\_\_\_\_\_  
Mayor

(signed) M. Kinsella  
\_\_\_\_\_  
Deputy City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 15th day of May, 1984, and numbered 5773.

CITY CLERK”

By-law No. 5773 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law



