

# **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 (239)

*1275 Burrard Street*

***By-law No. 6486***

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

***Effective May 16, 1989***

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

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 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:

- 84 dwelling units in a multiple dwelling;
- retail store, grocery store or drug store;
- office uses;
- restaurant — class 1;
- barber shop or beauty salon;
- laundromat or dry cleaning establishment;
- photo finishing or photography studio;
- repair shop — class B;
- social, recreational and cultural; and
- accessory uses customarily ancillary to be above uses.

3 **Floor Space Ratio**

3.1 The maximum floor space ratio shall be 5.0 of which 4.95 shall be for residential floor space and 0.05 shall be for commercial floor space. [6770; 90 11 27]

3.2 The following shall be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.25 m (4.10 ft.), both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following shall be excluded in the computation of floor area:

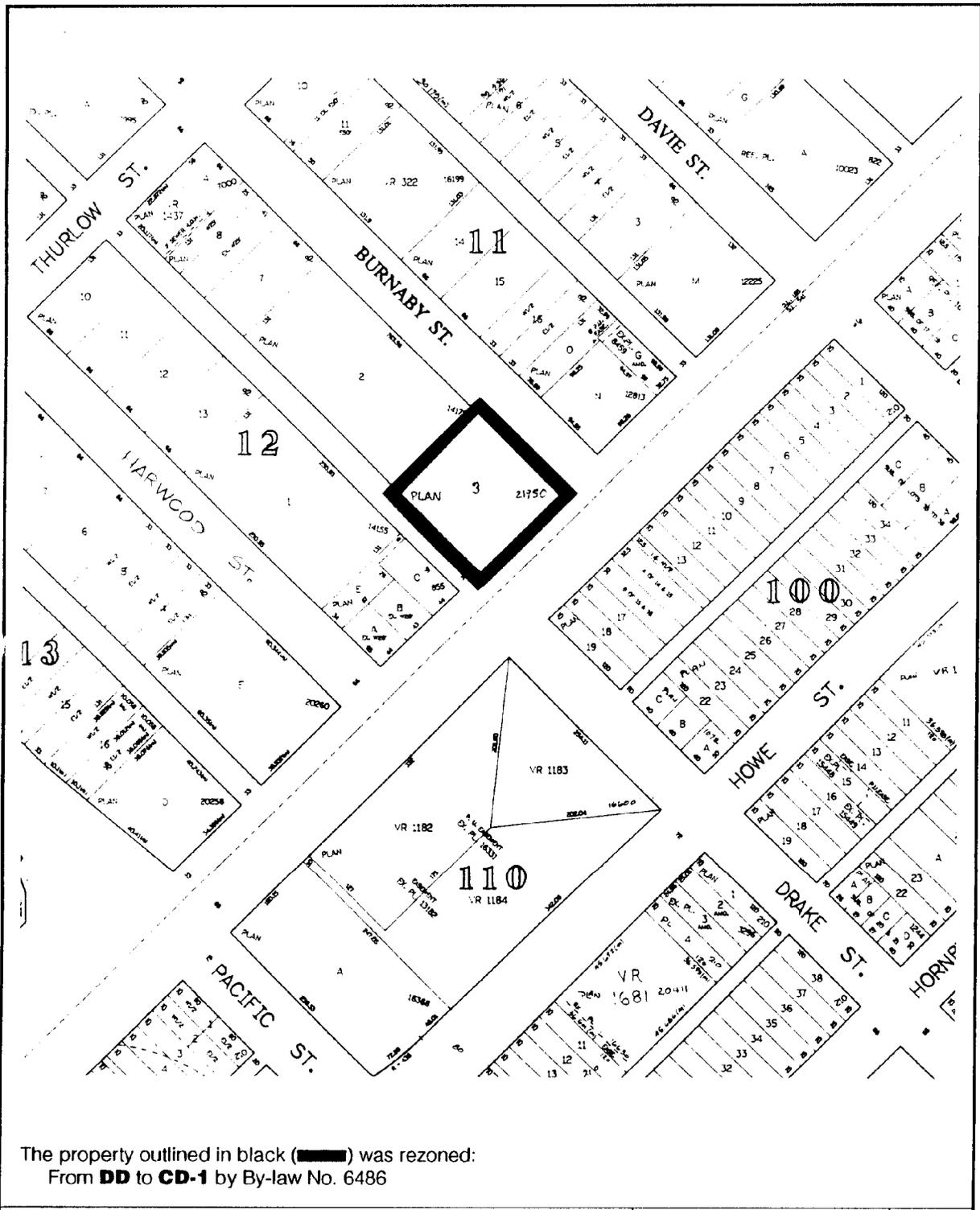
- (a) balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure, and provided further that the total area of all exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
- (c) where a portion of a floor is used for off-street parking and loading, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, that area of the floor so used, where it is at or below the lowest official established building grade;
- (d) elevator shafts, lockers, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;
- (e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20% of the allowable floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.), whichever is the lesser;
- (f) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 **Height**

The maximum building height (including the mechanical penthouse), measured above the base surface, shall be 56.39 m (185 ft.).

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6486 or provides an explanatory note.*

- 5      **Off-street Parking**  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 150 underground off-street parking spaces shall be provided.
- 6      **Off-street Loading**  
Off-street loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
- 7      *[Section 7 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.]*



The property outlined in black (█) was rezoned:  
 From **DD** to **CD-1** by By-law No. 6486

**CD-1 (239) 1275 Burrard St.**

**City of Vancouver Planning Department**

date prepared: Dec. 1992

sectional(s): N-9

scale: 1:2000



