



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

*Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 tel 604.873.7344 fax 604.873.7060*  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (332)

*2124-30 Burrard Street and  
1798 West 5th Avenue  
By-law No. 7389*

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

***Effective March 7, 1995***

*(Amended up to and including By-law No. 11083, dated October 14, 2014)*

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 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(332) and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Manufacturing Uses limited to Bakery Products Manufacturing, Clothing Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Printing or Publishing, Shoes or Boots Manufacturing, and Textiles or Knit Goods Manufacturing;
- (b) Office Uses limited to General Office, and Financial Institution;
- (c) Retail Uses limited to Grocery or Drug Store, Neighbourhood Grocery Store, and Retail Store;
- (d) Service Uses limited to Barber Shop or Beauty Salon, Catering Establishment, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant - Class 1, and School - Business;
- (e) Theatre; and
- (f) Accessory Uses customarily ancillary to the above uses, provided that the accessory uses are not greater than 25 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

## 3 Floor Space Ratio

**3.1** The floor space ratio must not exceed 2.42, subject to the following:

- (a) the maximum total floor space ratio for theatre is 1.00; [11083; 14 10 14]
- (b) the maximum total floor space ratio for office uses is 1.0;
- (c) the maximum total floor space ratio for retail uses is 0.15;
- (d) the maximum total floor space ratio for service uses is 0.19; and
- (e) the maximum total floor space ratio for manufacturing uses is 0.42.

For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 2 417.8 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

**3.2** The following will be included in the computation of floor space ratio:

- (a) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7389 or provides an explanatory note.*

**3.3** The following will be excluded in the computation of floor space ratio:

- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, 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, provided that the off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio computation;
- (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, 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 measured above the base surface is 15.24 m, excluding all appurtenances such as elevator and mechanical penthouses, decorative roofs and aerials, and the building must not extend beyond 4 storeys.

**5** Setbacks

The minimum setback of a building from the easterly property boundary is 6.4 m.

**6** Off-Street Parking and Loading

A minimum of 119 off-street parking spaces and 3 loading spaces must 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.]*

**BY-LAW No. 7389 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW**



The property outlined in black ( ) is rezoned:  
From **IC-1&IC-2** To **CD-1**

**Z-428(a)**

**RZ 2124-30 Burrard St. & 1798 W. 5th Ave.**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000

