



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

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## CD-1 (338)

*272 East 4th Avenue*

*By-law No. 7435*

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

**Effective June 6, 1995**

*(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 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(338), 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) Artist Studio,
- (b) Residential Unit associated with and forming an integral part of an Artist Studio,
- (c) Cultural and Recreational Uses, Manufacturing Uses, Office Uses, Retail Store limited to the sale of art and hand-crafted products, Service Uses, Transportation and Storage Uses, and Wholesale Uses which are generally compatible with adjoining districts, subject to such conditions as the Director of Planning may decide, provided that he first considers the Intent of the Schedules for adjoining districts and all applicable policies and guidelines adopted by Council, and
- (d) Accessory Uses customarily ancillary to the above uses.

## 3 Floor Space Ratio

3.1 The floor space ratio must not exceed 3.00. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 842 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.

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

- (a) a mezzanine in an Artist Studio and its associated Residential Unit, which means an intermediate floor assembly between the floor and ceiling of any room or storey, provided at least 60 percent of the horizontal plane separating the mezzanine from the floor space in which it is located is open;
- (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 exceed 7.3 m in length;
- (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

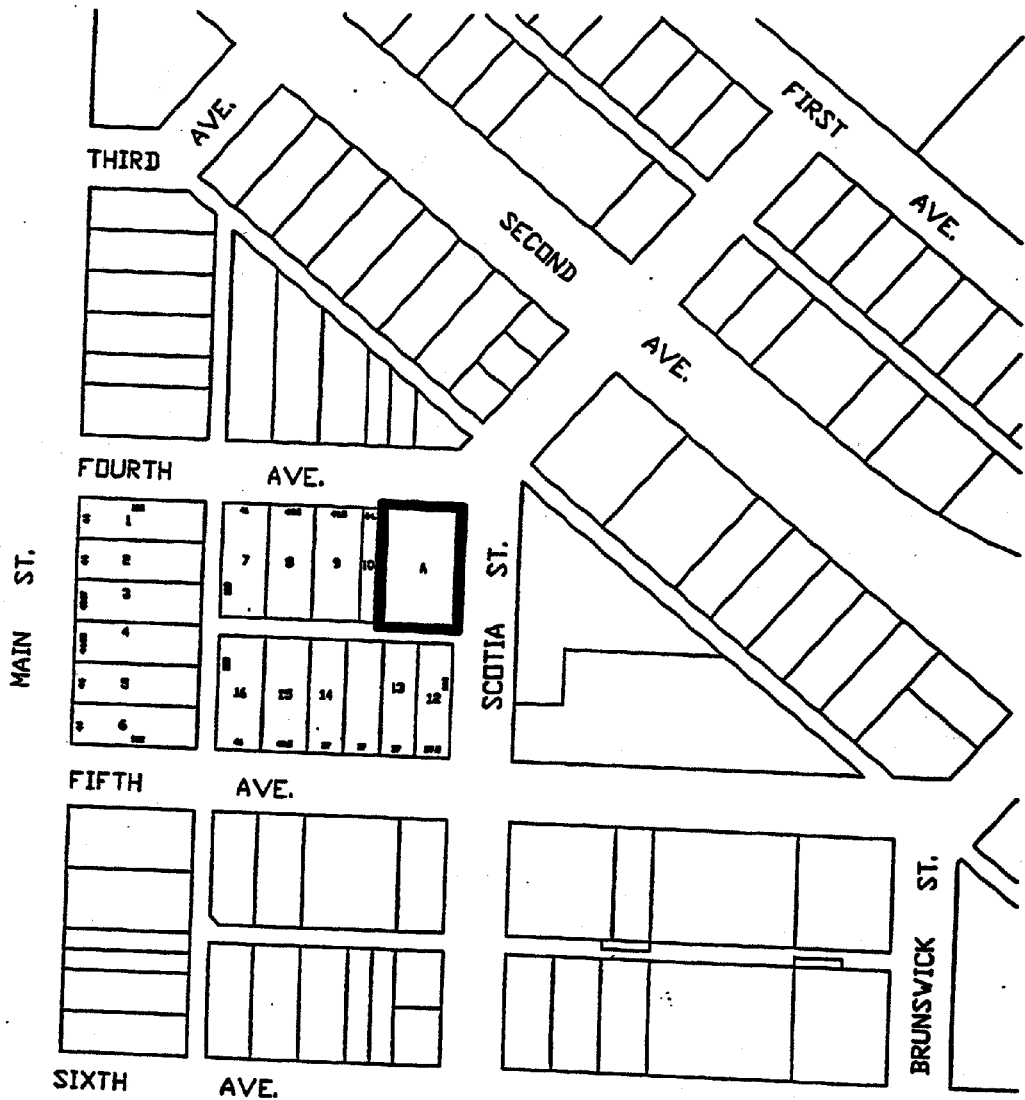
The maximum building height measured above the base surface is 15.3 m, and the building must not extend beyond 4 storeys.

5 *[Section 5 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.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7435 or provides an explanatory note.*

BY-LAW No. 7435 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
 BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A



The property outlined in black (A) is rezoned:  
 From **IC-3** To **CD-1**

Z-441(a)

**RZ 272 E. 4th Avenue**

**City of Vancouver Planning Department**

map: 1 of 1

scale: 1:2000

