City of Vancouver *Zoning and Development By-law*

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CD-1 (367)

3350 East Hastings Street
By-law No. 7672
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

__Effective November 26, 1996__
(Amended up to and including By-law No. 8169, dated March 14, 2000)

Consolidated for Convenience Only

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 in Schedule "A" shall be more particularly described as CD-1(367), 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) Public Authority Use, limited to emergency operations, communications and dispatch operations, traffic management and control operations and communications equipment facilities, but not including a Firehall,
        (b) Uses common to a Community Centre or Neighbourhood House, and
        (c) Accessory Uses customarily ancillary to the above, including but not limited to recreation facilities, offices, cafeteria and communications antennae (including microwave).

3   Floor Space Ratio

3.1   The floor space ratio must not exceed 0.65 FSR. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 10 299 m², 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, including earthen floor, to be measured to the extreme outer limits of the building; and
        (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

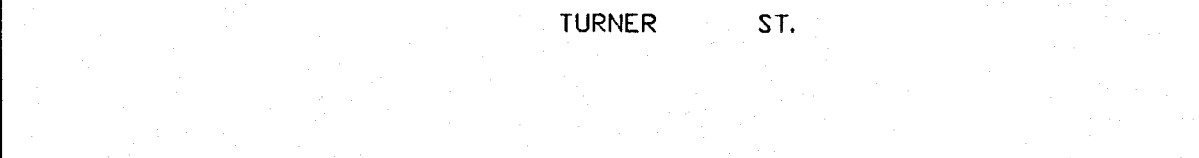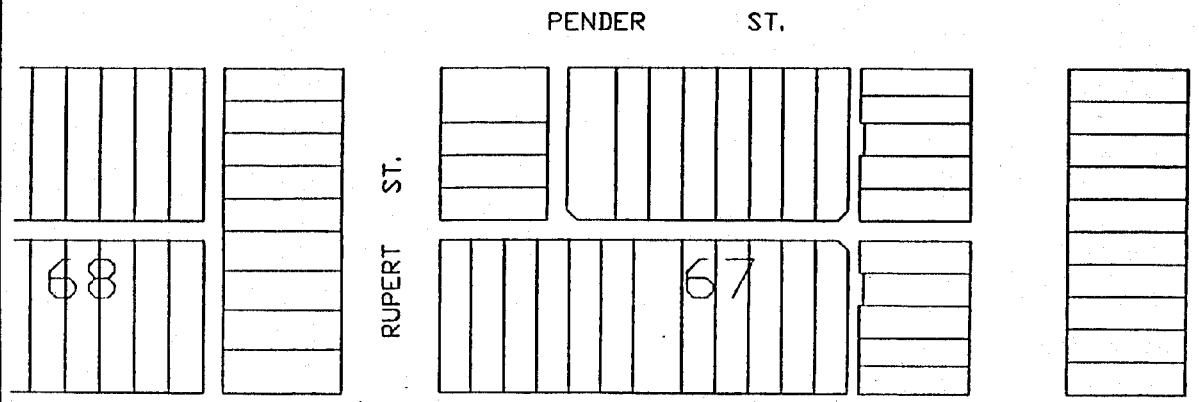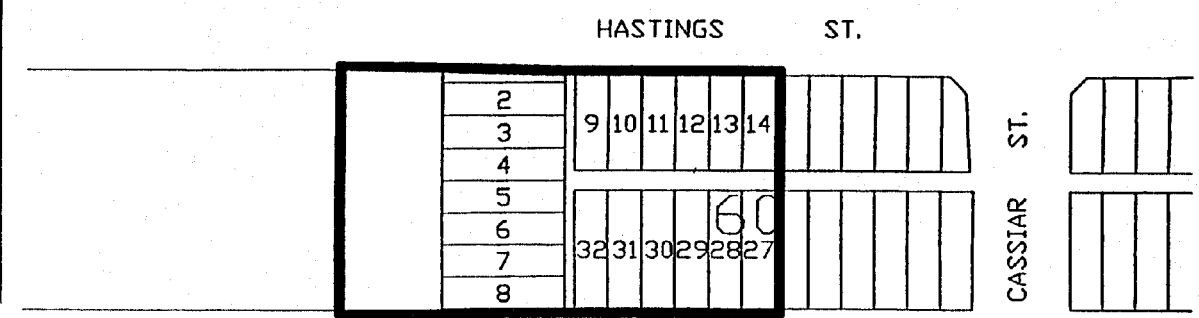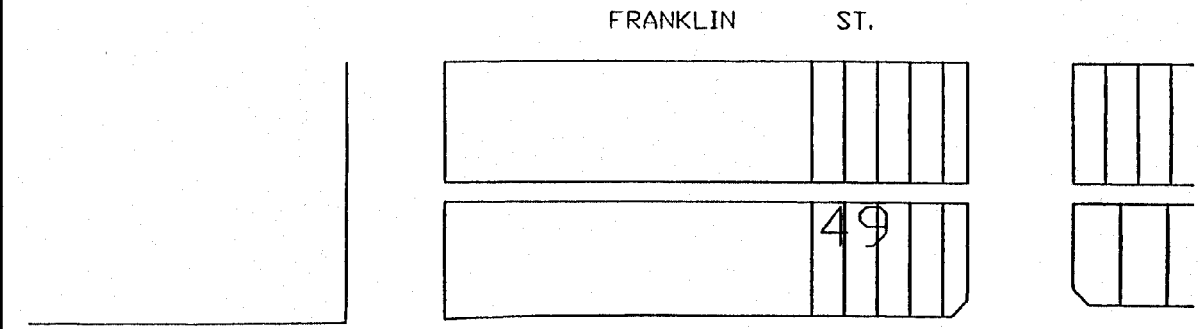3.3   The following will be excluded in the computation of floor space ratio:

        (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
        (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
        (c) where floors are used for off-street parking and loading, bicycle storage, electrical 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;
        (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
        (e) areas of undeveloped floors which are located
             (i)   above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
             (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
        (f) floors located at or below finished grade with a ceiling height of less than 1.2 m; and
        (g) covered porches, provided that the total area being excluded does not exceed 5 percent of the permitted floor area;

Note: *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7672 or provides an explanatory note.*

(h) 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   *[Section 4 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. 7672 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

FRANKLIN ST.

49

HASTINGS ST.

2
3
4
5
6
7
8

9 10 11 12 13 14

32 31 30 29 28 27

60

CASSIAR ST.

PENDER ST.

RUPERT ST.

68

67

TURNER ST.

The property outlined in black (■■■■) is rezoned:
From **CD-1 & RS-1S** To **CD-1**

Z-454(a)

RZ 3350 E. Hastings Street	map: 1 of 1
City of Vancouver Planning Department	scale: 1:2000