



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

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## **CD-1 (370)**

*2750 Granville Street*

*By-law No. 7684*

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

**Effective November 22, 1996**

*(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 (370) and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Restaurant — Class 1;
- (b) Theatre; and
- (c) Accessory Uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 1.81. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 903 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

[7766; 97 07 08]

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

- (a) all floor of all buildings including accessory 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) 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 maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (b) 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 12.9 m.

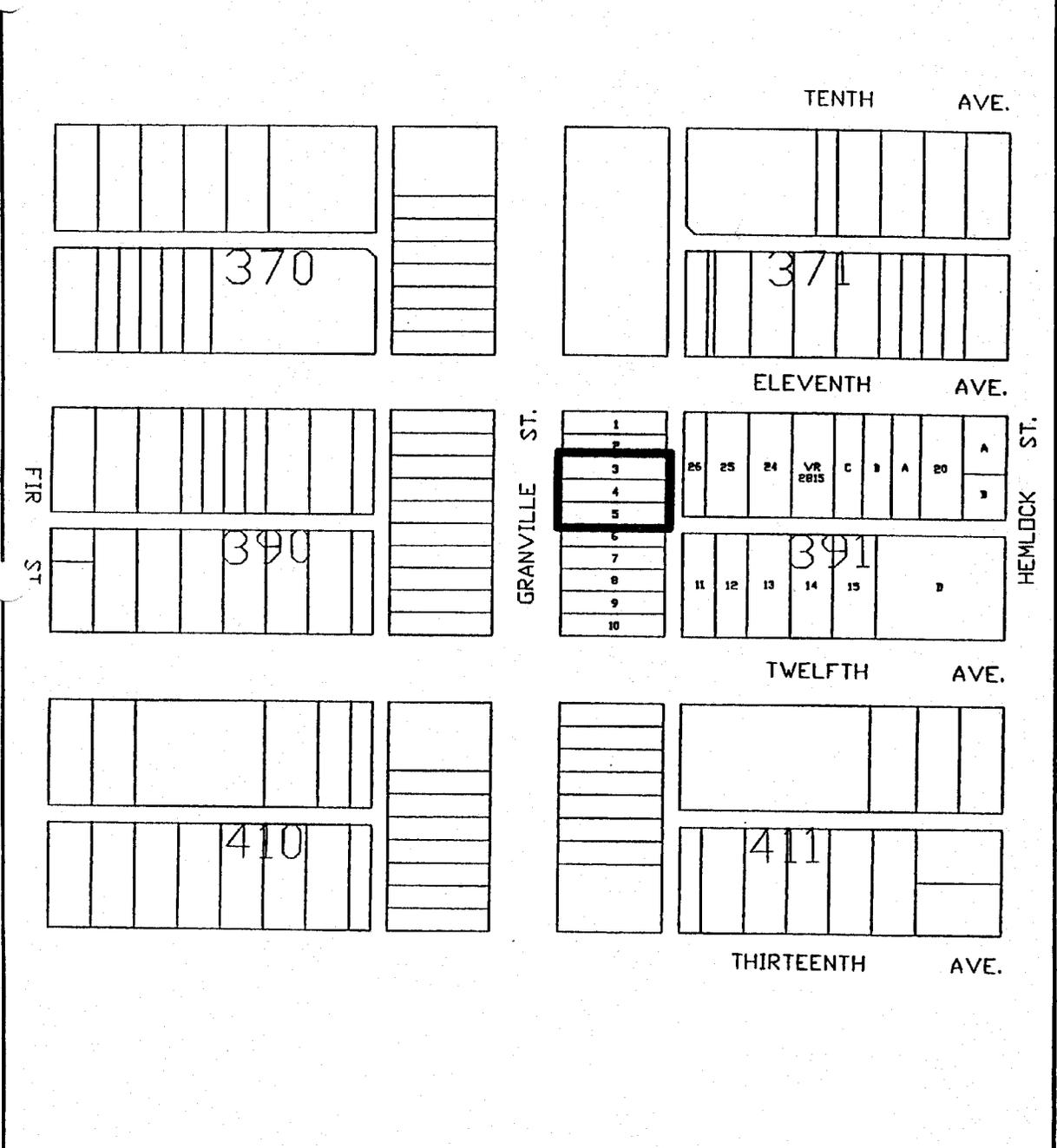
5 **Off-street Parking, Loading and Bicycle Parking**

Off-street parking, loading and bicycle parking must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that the building existing on the site as of November 28, 1996 will not be required to provide any parking, loading or bicycle spaces.

6 *[Section 6 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. 7684 or provides an explanatory note.*

BY-LAW No. ~~7004~~ BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



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

**Z-457(a)**

<b>RZ 2750 Granville Street</b>	map: 1 of 1	
	City of Vancouver Planning Department	