



# **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 (411)**

*1220 East Pender Street*

***By-law No. 8459***

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

***Effective April 9, 2002***

## 1 Zoning District Plan Amendment

The Zoning District Plan annexed as Schedule D to By-law No. 3575 is amended, and the boundaries and districts shown on it are amended or substituted, according to the amendments, substitutions, explanatory legends, notations and references shown on the plan marginally numbered Z - 521 attached as Schedule A to this By-law, and Schedule A is incorporated into Schedule D to By-law No. 3575.

## 2 Uses

The area shown included within the heavy black outline on Schedule A will be more particularly described as CD-1(411), 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) Cultural and Recreational Uses, limited to Artist Studio - Class B;
- (b) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewing or Distilling, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliance Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, or Wood Products Manufacturing - Class B;
- (c) Service Uses, limited to Catering Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Production or Rehearsal Studio, Repair Shop - Class B, School - Vocational or Trade, or Work Shop;
- (d) Utility and Communication Uses, limited to Radiocommunication Station;
- (e) Wholesale Uses, limited to Wholesaling - Class A or Wholesaling - Class B
- (f) Residential Unit combined with any use listed in subsections (a) to (e) of this section 2, which Residential Unit use will be in an "activity zone" as defined in the Noise Control by-law, and, as a result, will be subject to the noise level permitted in an industrial zone;
- (g) Institutional Uses, limited to Public Authority Use; and
- (h) Accessory Uses customarily ancillary to the above uses.

## 3 Conditions of Use

- 3.1 In sections 3.2, 3.3, 3.4 and 3.5 of this By-law, "work/live unit" means a Residential Unit and any Cultural and Recreational Use, Manufacturing Use, Service Use, Utility and Communication Use, or Wholesale Use permitted under section 2 of this By-law that comprise one combined unit.
- 3.2 The minimum floor area of the residential component of a work/live unit must be no less than 29.7 m<sup>2</sup>.
- 3.3 The maximum floor area of the residential component of a work/live unit which consists of more than 59.4 m<sup>2</sup> must be no greater than the lesser of:
  - (a) 50% of the floor area of the work/live unit; and
  - (b) 125 m<sup>2</sup>.
- 3.4 A work/live unit must include, in a manner appropriate and adequate for the type of use proposed and satisfactory to the Director of Planning, door widths and electrical, plumbing, fire separation and ventilation systems.
- 3.5 No more than two persons may occupy the residential component of a work/live unit.

## 4 Floor Space Ratio

4.1 The floor space ratio must not exceed 3.0.

4.2 The following must be included in the computation of floor space ratio:

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

4.3 The following must be excluded from 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 must not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, 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, the taking on or discharging of passengers, 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:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) storage space associated with an Artist Studio - Class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m<sup>2</sup> for each Artist Studio - Class B;
- (e) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:
  - (i) the total area being excluded must not exceed the lesser of 20 percent of the permitted floor space or 100 m<sup>2</sup>; and
  - (ii) in the case of a child day care centre, 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 building or in the immediate neighbourhood; and
- (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 will not apply to walls in existence prior to March 14, 2000.

## 5 Height

The maximum height of a building must be no more than 18.3 m.

## 6 Off-Street Parking and Loading

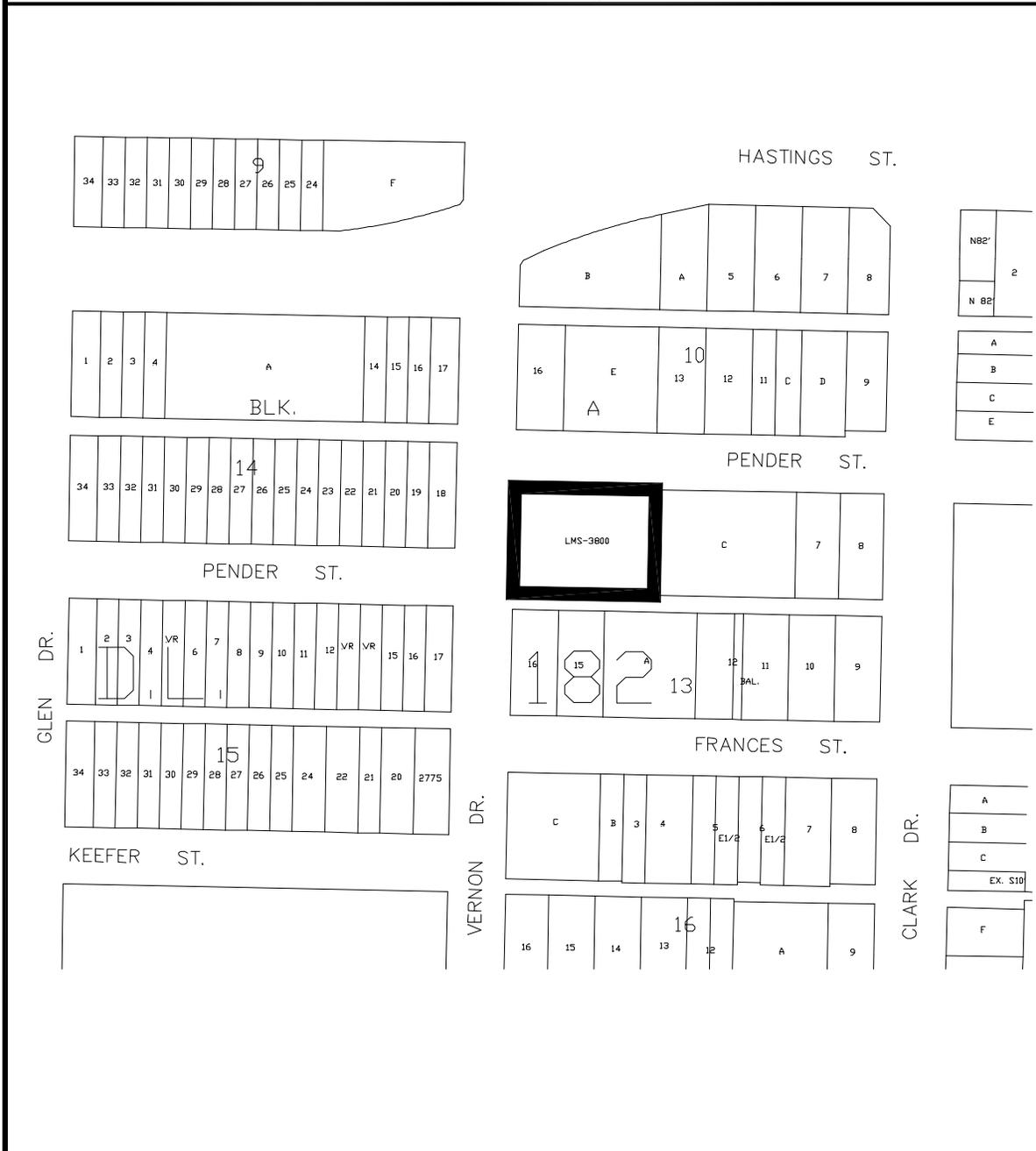
Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law including the provisions for relaxation, exemption, and mixed-use reduction.

## 7 Force and Effect

This By-law comes into force and takes effect on the date of its enactment.

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 8459 being a By-law to amend By-law No. 3575  
 being the Zoning & Development By-law



The property outlined in black (  ) is rezoned:  
 From I-2 to CD-1

Z-524

RZ - 1220 East Pender Street

map: 1 of 1

scale: 1:2000



City of Vancouver

