



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (488)

### *887 Great Northern Way*

### *By-law No. 10098*

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

***Effective July 20, 2010***

## 1 Zoning District Plan amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-615(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

## 2 Uses

**2.1** The description of the area shown within the heavy black outline on Schedule A is CD 1 (488).

**2.2** Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (488) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, not including Casino – Class 1, Casino – Class 2, Golf Course or Driving Range, Marina, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (b) High Technology Uses, limited to the research, development, assembly, and manufacturing functions of high technology industries including computers, software, telecommunications, bio-medical technologies, multimedia, film post-production, scientific and control instruments, and energy and environmental technologies;
- (c) Institutional Uses, limited to Child Day Care Facility, Public Authority Use, and School – University or College;
- (d) Manufacturing Uses, limited to Batteries Manufacturing, Brewing or Distilling, Electrical Products or Appliances Manufacturing, Paper Products Manufacturing, and Printing or Publishing;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, not including Gasoline Station – Full Serve, Gasoline Station – Split Island, and Vehicle Dealer;
- (h) Service Uses, not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop – Class B, Restaurant – Drive-in, and Sign Painting Shop;
- (i) Transportation and Storage Uses, limited to Storage Warehouse;
- (j) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station;
- (k) Wholesale Uses, limited to Wholesaling – Class A; and
- (l) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

## 3 Density

**3.1** The floor space ratio for all uses combined must not exceed 3.0.

**3.2** Computation of floor space ratio must include all floors having a ceiling height of 1.2 m, both above and below ground, measured to the extreme outer limits of the building.

**3.3** Computation of floor space ratio must exclude:

- (a) any portion of a floor used for heating and mechanical equipment or other uses which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) any portion of a floor used for off-street parking, loading, and bicycle storage that, for each parking area, is at or below the base surface;
- (c) areas of undeveloped floors located above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
- (d) amenity areas accessory to industrial and office uses, except that the total area excluded, which is at or above the base surface, must not exceed 6 000 m<sup>2</sup>;

- (e) child day care facility;
- (f) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000; and
- (g) with respect to exterior:
  - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

#### 4 Building height

The building height, except for the mechanical penthouse and roof, must not exceed 30.5 m, as measured from base surface.

#### 5 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

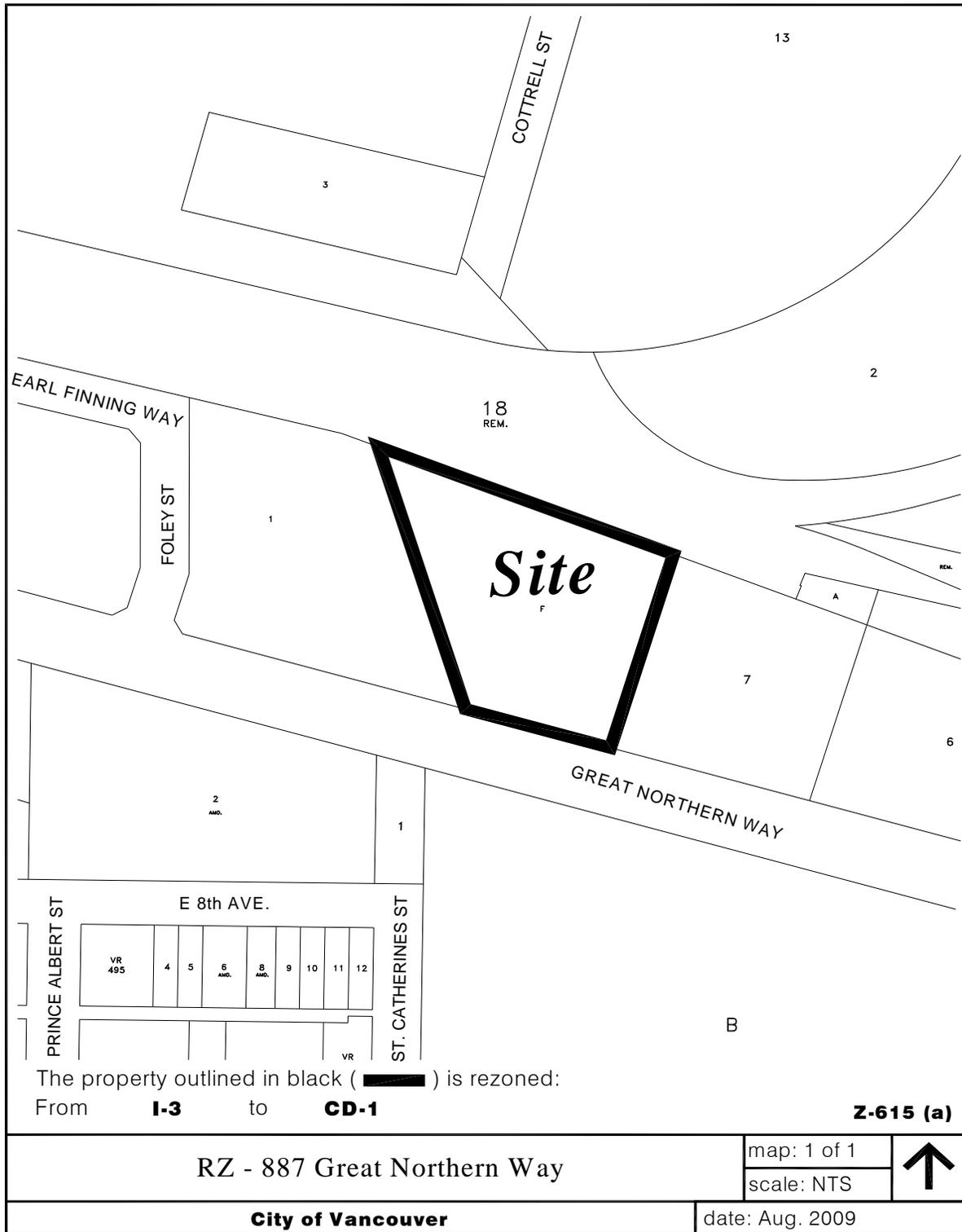
#### 6 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

#### 7 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 20th day of July, 2010.



The property outlined in black (  ) is rezoned:  
 From **I-3** to **CD-1**

**Z-615 (a)**

**RZ - 887 Great Northern Way**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: Aug. 2009