

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. 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-734 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Uses

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

2.2 Subject to approval by Council 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 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational, limited to:
 - Artist Studio - Class A.
 - Artist Studio - Class B.
 - Fitness Centre.
 - Arts and Culture Indoor Event.
- (b) Institutional, limited to:
 - Child Day Care Facility.
- (c) Manufacturing, limited to:
 - Printing or Publishing.
 - Bakery Products Manufacturing.
 - Brewing or Distilling.
 - Clothing Manufacturing.
 - Creative Products Manufacturing.
 - Dairy Products Manufacturing.
 - Food or Beverage Products Manufacturing - Class B.
 - Furniture or Fixtures Manufacturing.
 - Jewellery Manufacturing.
 - Leather Products Manufacturing.
 - Shoes or Boots Manufacturing.

- Textiles or Knit Goods Manufacturing.
 - Wood Products Manufacturing - Class B.
- (d) Office, limited to:
- General Office.
 - Financial Institution.
- (e) Retail, limited to:
- Retail Store, limited to:
 - Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out.
 - Farmers' Market.
 - Public Bike Share.
- (f) Service, limited to:
- Laboratory.
 - Photofinishing or Photography Laboratory.
 - Production or Rehearsal Studio.
 - Work Shop.
 - Restaurant - Class 1 or 2.
 - Animal Clinic.
 - Catering Establishment.
 - Laundry or Cleaning Plant.
 - Photofinishing or Photography Studio.
 - Print Shop.
 - Repair Shop - Class A.
 - Repair Shop - Class B.
 - School - Arts or Self-Improvement.
 - School - Business.
 - School - Vocational or Trade.
 - Sign Painting Shop.
- (g) Utility and Communication, limited to:
- Radiocommunication Station.
- (h) Wholesale, limited to:
- Wholesaling - Class B.
- (i) Accessory Uses customarily ancillary to any use permitted by this section.

Conditions of use

3.1 No use listed in section 2.2 of this By-law except a Farmers' Market, a Production or Rehearsal Studio, or seasonal outdoor seating ancillary to a permitted use other than a Brewing or Distilling use, shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or

other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

3.2 No use listed in section 2.2 of this By-law shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; coal tar products or derivatives; or compressed gas or petroleum.

3.3 No use listed in section 2.2 of this By-law shall involve the storage, other than wholly within a completely enclosed building, of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; scrap or junk; rags or cotton waste; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; or fish, fish oil or meal, animal oil or fat, or vegetable oil.

3.4 No use listed in section 2.2 of this By-law, except for a Laboratory or an Animal Clinic, shall involve the keeping of live animals.

Floor area and density

4.1 Computation of floor space ratio must assume that the site area is 4,466.1 m², being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio shall not exceed 3.0, subject to the following:

- (a) the floor area in Retail Uses, including accessory retail, must not exceed 557 m²;
- (b) the floor area for a lounge use accessory to Brewing or Distilling use must not exceed 80 m²; and
- (c) the floor area for a Restaurant - Class 1 or 2 must not exceed 300 m².

4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
- (b) 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 are at or below the

base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.

4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas, except that the total exclusion must not exceed 445 m²; and
- (b) 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 m² for each Artist Studio - Class B.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. The building height, measured above base surface, must not exceed:

- (a) 33.65 m for portions of the building containing amenity areas and access to roofs; and
- (b) 30.5 m for portions of the building containing all other permitted uses.

Severability

6. 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.

Force and effect

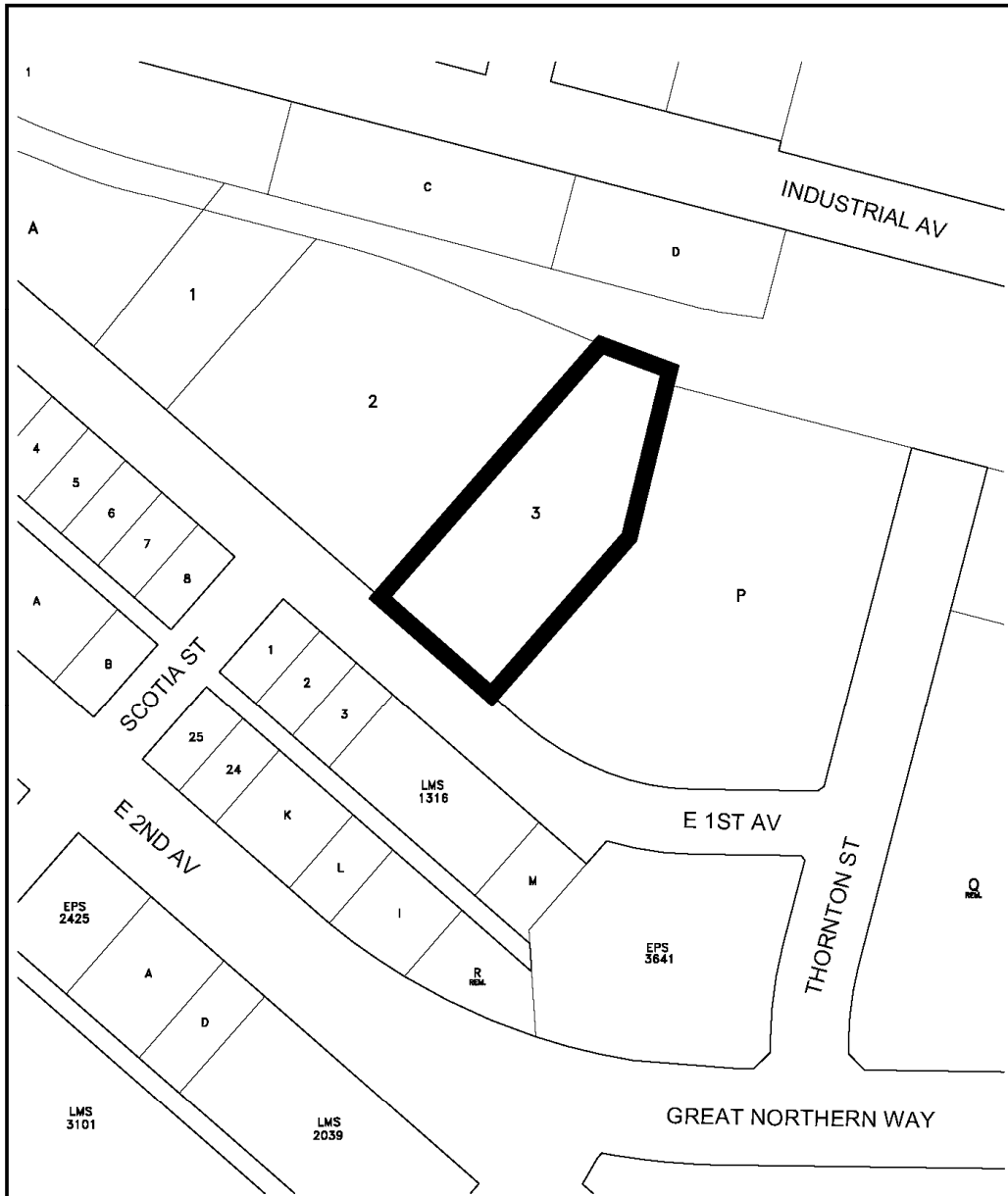
7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2018

Mayor

City Clerk

Schedule A



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

Z-734 (a)

RZ- 339 East 1st Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2018-03-09