

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-682 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to 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 Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted in CD-1() and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Institutional Uses;
- (c) Office Uses;
- (d) Retail Uses;
- (e) Service Uses; and
- (f) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of use

3. On floors located at street level, except for entrances to other uses, only the following uses are permitted:

- (a) Retail Use, limited to Retail Store; and
- (b) Service Use, limited to Restaurant.

Building height

4. The building height, measured above base surface, must not exceed 109.5 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Floor area and density

5.1 Computation of floor space ratio must assume that the site consists of 869 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

5.2 The floor space ratio for all uses must not exceed 24.34.

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

5.4 Computation of floor area must exclude:

- (a) patios and roof gardens 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 that are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length.

5.5 Computation of floor area may exclude:

- (a) amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the total exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m²; and
- (b) a covered open-air space, located at grade, with secured public access.

5.6 The use of floor area excluded under section 5.4 and 5.5 must not include any purpose other than that which justified the exclusion.

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

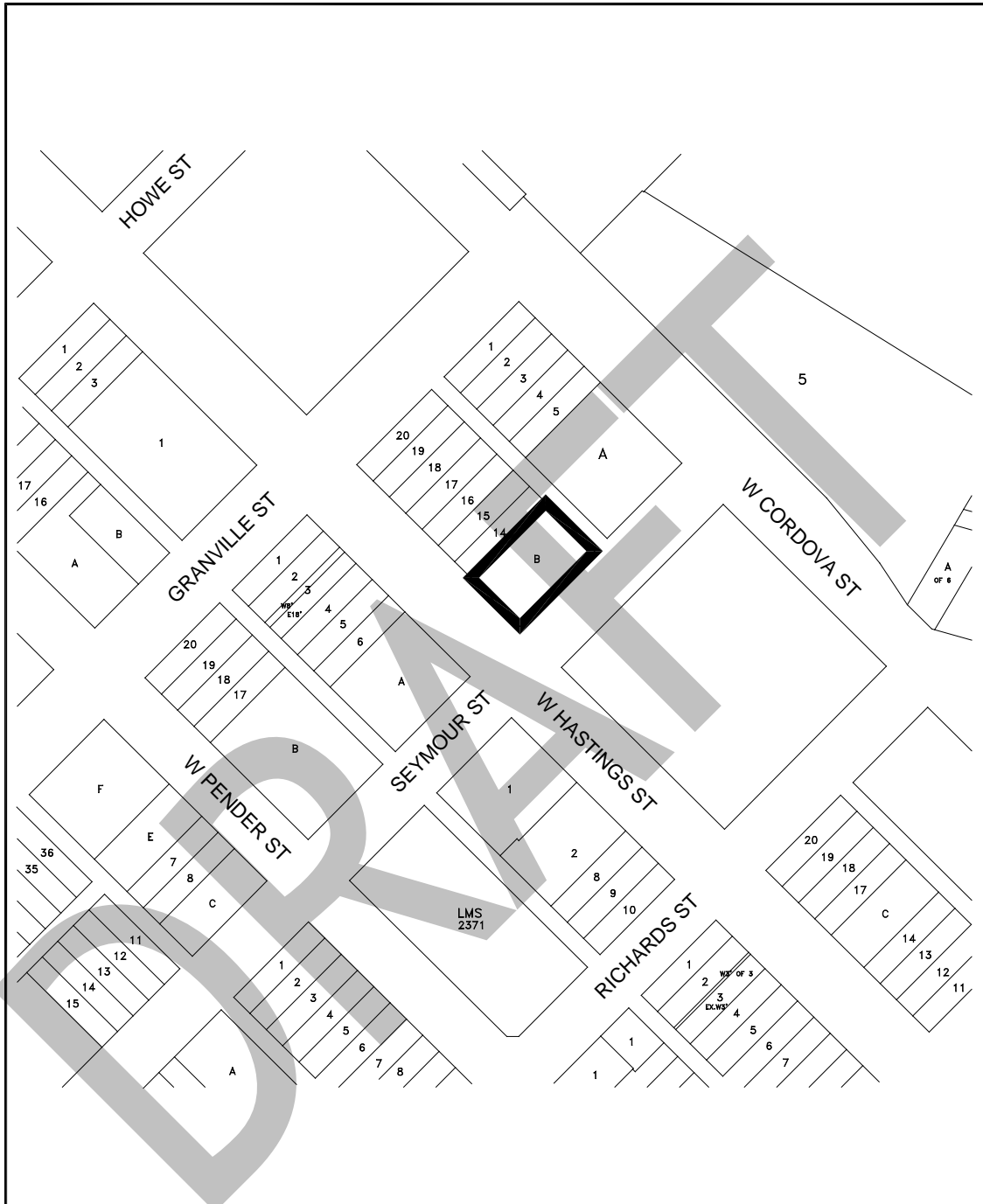
7. This By-law is to come into force and take effect on the date of its enactment.


ENACTED by Council this _____ day of _____, 2014

Mayor

City Clerk

DRAFT



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

Z-682 (b)

RZ - 601 W Hastings Street

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2014-08-13