

BY-LAW NO.

**A By-law to amend
Zoning and Development By-law No. 3575
to remove an area from CD-1 (12) and rezone it to a new 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-761 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

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

Uses

3. 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 Uses, limited to Artist Studio, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Hall, Library, Museum or Archives, and Theatre;
- (b) Institutional Uses, limited to Child Day Care Facility and Church;
- (c) Office Uses, limited to General Office;
- (d) Retail Uses, limited to Farmers' Market, Public Bike Share, Retail Store;
- (e) Service Uses, limited to Cabaret, Catering Establishment, Neighbourhood Public House, Production or Rehearsal Studio, Restaurant – Class 1, Restaurant – Class 2, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel; and
- (f) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

4.1 Office Uses must not be located on the ground floor.

4.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and
- (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

Floor area and density

5.1 Computation of floor space ratio must assume that the site consists of 1,207.9 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The floor space ratio for all uses combined must not exceed 2.28.

5.3 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.

5.4 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;
- (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; and

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

Building height

6. The building height, measured from base surface to the top of the roof parapet above the uppermost storey, must not exceed 17.2 m, except that a skylight enclosure at the roof level must not exceed 18.7 m.

Zoning and Development By-law

7. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

Applicability of CD-1 By-law

8. In the event that there is more than one CD-1 by-law applicable to the area shown within the heavy black outline on Schedule A, this By-law shall govern.

Severability

9. 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

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

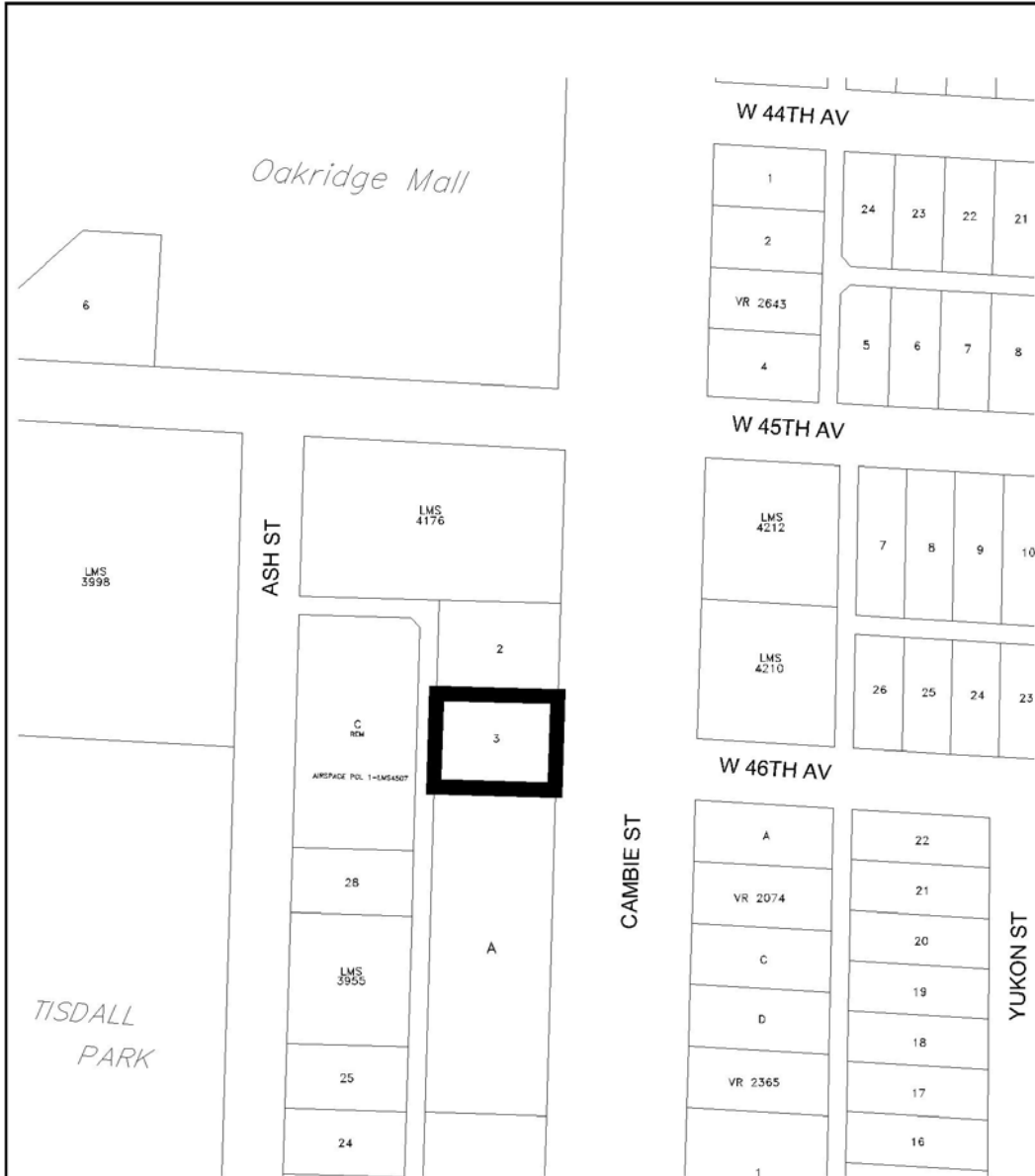
ENACTED by Council this day of , 2019

Mayor

City Clerk

Schedule A

Schedule A



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

Z-761 (a)

RZ - 6161 Cambie Street

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2019-11-04