

EXPLANATION**By-law to amend Zoning and Development By-law No. 3575
to rezone an area to CD-1 re: 631-635 Commercial Drive**

Following the Public Hearing on May 26, 2020, Council gave conditional approval to the rezoning of the site at 631-635 Commercial Drive. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
October 22, 2020

DRAFT

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-767 (b) 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 area shown in the heavy black outline on Schedule A is hereby designated CD-1 (753).

Uses

3. 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 (753), 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 Arts and Culture Indoor Event;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
- (c) Retail Uses, limited to Neighbourhood Grocery Store, Public Bike Share and Retail Store;
- (d) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, and Restaurant – Class 1; and
- (e) Accessory Uses customarily ancillary to the uses listed in this section 3.

Conditions of Use

4.1 No portion of the first storey of a building shall be used for residential purposes except for entrances to the residential portion.

4.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for the following:

- (a) Public Bike Share;
- (b) Restaurant – Class 1; and
- (c) 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 area is 289 m² being the site area 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 combined must not exceed 0.75, except that for a building existing as of October 22, 2020, the floor space ratio must not exceed 2.90.

Building Height

6. Building height, measured from base surface, must not exceed 10.70 m to the top of parapet, except that for a building existing as of October 22, 2020, the building height must not exceed 11.5 m to the top of parapet.

Zoning and Development By-law

7. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (753).

Severability

8. 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

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

ENACTED by Council this day of , 2020

Mayor

Acting City Clerk

Schedule A



The property outlined in black () is rezoned:
 From **RM-4N** to **CD-1**

Z-767 (b)

RZ- 631-635 Commercial Drive

scale: NTS



City of Vancouver

date: 2020-03-09