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 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 within the heavy black outline on Schedule A is hereby designated CD-1 (___).

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 (___) 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 permitted in this section.

Conditions of Use

4.1   All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

        (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.

4.2   The Director of Planning may vary the use conditions of section 4.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor Area and Density

5.1   Computation of floor space ratio must assume that the site consists of 1,086 m^2, 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 must not exceed 7.95.

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

5.4   Computation of floor area must exclude:

(a)   balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

(i)   the total area of all such exclusions must not exceed 8% of the floor area being provided, and

(ii)   the balconies must not be enclosed for the life of the building;

(b)   patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls; and

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

Building Height

6.   The building height must not exceed 40.5 m, except that no part of the development is permitted to protrude into the Council-approved public views, as set out in the City of Vancouver *View Protection Guidelines*, or into the emergency helicopter flight path requirements for the Vancouver General Hospital.

Severability

7.   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

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

ENACTED by Council this   day of   , 2022

_____
Mayor

_____
City Clerk

VR 846	20	BCS 2130	18	17 W1/2 E1/2	VR 1797	VR 657	N30' CF 12 E1/2 / N30' OF 11 / A / VAS 2814	LMS 497	A	VR 886

W 8TH AV

OAK ST

LAUREL ST

| 1 | 2 | 5 W1/2 E1/2 | E | 7 | VR 1656 | | 1 | 2 | 3 | 4 | BCS 3603 | 6 |

| | F | 16 | VR 1111 | 12 | 11 | | 20 | A | 16 | 15 |

W BROADWAY

| 10 | B | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | A |

| 11 | 20 | VR 1595 | 18 | VR 2398 | 16 | 15 | 14 | VR 1621 | | C | 17 | 16 | VR 1283 |

W 10TH AV

VGH

The properties outlined in black (▬) are rezoned:
From **C-3A** to **CD-1**

RZ - 901 West Broadway	map: 1 of 1
	scale: NTS
City of Vancouver	PH date: 2022-07-12