

**BY-LAW NO.**

**A By-law to amend  
CD-1 (511) By-law No. 10328**

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

1. This by-law amends the indicated provisions of By-law No. 10328.
2. Council strikes out sections 2 through 5 and substitutes the following:

“

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (511).

2.2. Subject to 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 this CD-1 (511) 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 Event, Club, Community Centre or Neighbourhood House, Library, Theatre, and Museum or Archives;
- (b) Institutional Uses, limited to Social Service Centre;
- (c) Manufacturing Uses;
- (d) Office Uses;
- (e) Service Uses, limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, School – Arts or Self-Improvement, School – Business, and School – Vocational or Trade;
- (f) Transportation and Storage Uses;
- (g) Utility and Communication Uses;
- (h) Wholesale Uses; and
- (i) Accessory Uses customarily ancillary to the uses permitted in this section.

## **Conditions of Use**

3.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers 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.

3.2 Creative Products Manufacturing and Office Uses are not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade.

## **Floor Area and Density**

4.1 Computation of floor area must assume that the site area is 1,643 m<sup>2</sup>, 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 maximum floor space ratio for all uses combined is 5.1.

4.3 The floor space ratio must not be less than 0.9 for the following uses combined:

- (a) Service Uses, limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, and School – Arts or Self-Improvement;
- (b) Institutional Uses, limited to Social Service Centre;
- (c) Cultural and Recreational Uses, limited to Artist Studio – Class B;
- (d) Manufacturing Uses;
- (e) Transportation and Storage Uses;
- (f) Utility and Communication Uses; and
- (g) Wholesale Uses.

4.4 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.

4.5 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, provided that:
  - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
  - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage, and
  - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and
- (d) all storage area below base surface for non-dwelling uses.

4.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

## **Building Height**

5.1 Building height must not exceed 28.2 m.

5.2 Despite section 5.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.”.

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

ENACTED by Council this      day of      , 2026

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Mayor

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City Clerk

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