

1672 West 1st Avenue

BY-LAW NO. 11895

**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-710 (a) 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 (673).

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 this By-law or in a development permit, the only uses permitted within CD-1 (673), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational, limited to Artist Studio - Class A, Arts and Culture Indoor Event, and Fitness Centre;
- (b) Manufacturing, limited to Clothing Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, and Printing or Publishing;
- (c) Office, limited to General Office;
- (d) Retail, limited to Furniture or Appliance Store and Retail Store;
- (e) Service, limited to Catering Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Restaurant - Class 1, Sign Painting Shop, and Work Shop;
- (f) Wholesale, limited to Wholesaling - Class A and Wholesaling - Class B; and
- (g) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

Floor area and density

3.1 Computation of floor space ratio must assume that the site consists of 551 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

3.2 The floor space ratio for all uses must not exceed 1.87, except that:

- (a) the maximum floor area for Restaurant - Class 1 must not exceed 65 m²; and
- (b) the maximum floor area in retail uses, including accessory retail, must not exceed 1,000 m².

3.3 Computation of the 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.

3.4 Computation of floor area must exclude 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.

3.5 The use of floor area excluded under Section 3.4 must not include any purpose other than that which justified the exclusion.

Building height

4. Building height, measured from base surface, must not exceed 9.4 m.

Severability

5. 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

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

ENACTED by Council this 19th day of September, 2017

Signed _____ "Gregor Robertson"
Mayor

Signed _____ "Janice MacKenzie"
City Clerk

Schedule A

