

Still Creek

BY-LAW NO. 6654

A By-law to amend the
Zoning and Development By-law,
being By-law No. 3575

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plans marginally numbered Z-371(a)i and Z-371(a)ii and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) accessory buildings;
 - (b) accessory uses customarily ancillary to any of the uses listed in this By-law, including accessory retail and office, provided that the total area of all accessory uses is not greater than 33 1/3 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses;
 - (c) manufacturing uses limited to the following:
 - Brewing or Distilling
 - Bakery Products Manufacturing
 - Batteries Manufacturing
 - Chemicals or Chemical Products Manufacturing - Class B

- Clothing Manufacturing
 - Dairy Products Manufacturing
 - Electrical Products or Appliances Manufacturing
 - Food or Beverage Products Manufacturing - Class B
 - Furniture or Fixtures Manufacturing
 - Ice Manufacturing
 - Jewellery Manufacturing
 - Leather Products Manufacturing
 - Machinery or Equipment Manufacturing
 - Metal Products Manufacturing - Class B
 - Miscellaneous Products Manufacturing - Class B
 - Motor Vehicle Parts Manufacturing
 - Non-metallic Mineral Products Manufacturing - Class B
 - Paper Products Manufacturing
 - Plastic Products Manufacturing
 - Printing or Publishing
 - Rubber Products Manufacturing
 - Shoes or Boots Manufacturing
 - Textiles or Knit Goods Manufacturing
 - Tobacco Products Manufacturing
 - Transportation Equipment Manufacturing
 - Wood Products Manufacturing - Class B
- (d) service uses limited to the following:
- Animal Clinic
 - Auction Hall
 - Catering Establishment

Laboratory

Laundry or Cleaning Plant

Motor Vehicle Repair Shop

Motor Vehicle Wash

Photofinishing or Photography Laboratory

Photofinishing or Photography Studio

Print Shop

Production Studio

Repair Shop - Class A

Repair Shop - Class B

School - Vocational or Trade

Sign Painting Shop

(e) transportation and storage uses limited to the following:

Cold Storage Plant

Packaging Plant

Storage Warehouse

Storage Yard

Taxicab or Limousine Station

Truck Terminal or Courier Depot

Weighing or Inspection Station

Works Yard or Works Shop

(f) utility and communication uses limited to the following:

Public Utility

Radiocommunication Station

Recycling Depot

- (g) wholesale uses limited to the following:
 - Bulk Fuel Depot
 - Cardlock Fuel Station
 - Junk Yard or Junk Shop
 - Wholesaling - Class A
 - Wholesaling - Class B
- (h) cultural and recreational uses limited to the following:
 - Artist Studio
 - Park or Playground
- (i) dwelling uses limited to the following:
 - Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment
 - Residential Unit associated with and forming an integral part of an artist studio
- (j) any other use which is not specifically listed and defined as a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law.

3. Floor Space Ratio

The floor space ratio, computed in accordance with the applicable provisions of the M-2 District Schedule as of April 24, 1990, shall not exceed 5.00, subject to the following:

- (a) the maximum floor space ratio shall be 1.00 for all uses other than manufacturing uses, transportation and storage uses, and Wholesaling - Class A; and
- (b) the floor area in accessory retail uses shall not exceed 929 m² (10,000 sq. ft.).

4. Height

The maximum building height measured above the base surface shall be 30.48 m (100 ft.).

5. Off-Street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

6. Amenity Areas

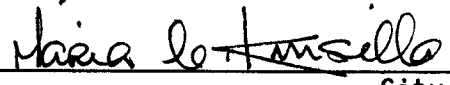
Still Creek shall be retained and enhanced as an open watercourse, except for pedestrian and vehicular crossings, the location and design of which shall be subject to the approval of the Director of Planning.

7. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 24th day of April, 1990.



Mayor

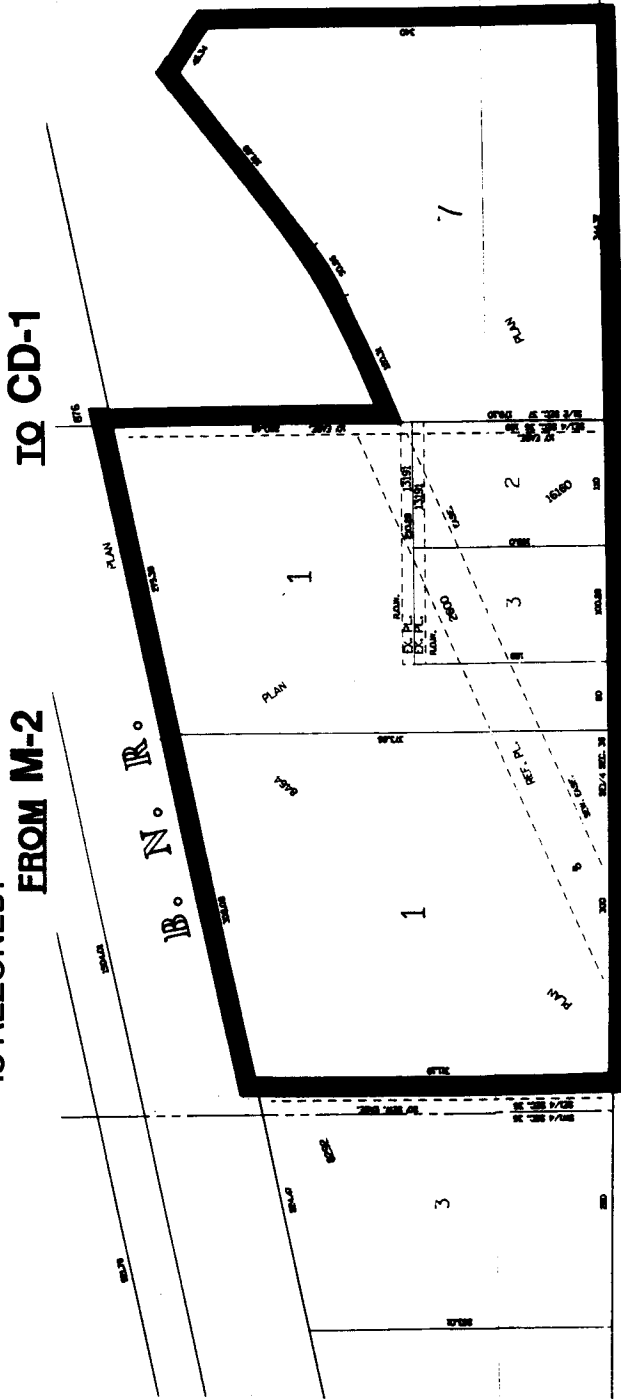


City Clerk

BY-LAW No. 6654 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
 IS REZONED: **FROM M-2 TO CD-1**

SCHEDULE A



GRANDVIEW HWY.

4	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SCALE: 1:3000
 FILE No. RZ-Area 63/89 (Still Creek)

Z-371 (a) i

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GRANDVIEW HWY.

Z-371 (a)ii