

303 East 8<sup>th</sup> Avenue  
(Western Front)

**BY-LAW NO. 10858**

**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-669 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Definitions**

2. Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

School - Arts means the use of premises for training or instruction in drama, music, painting, dance or visual, performing, literary or interdisciplinary arts.

**Uses**

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (560).

3.2 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 (560), 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, Club, Hall, Library, Museum or Archives, and Theatre;
- (b) Dwelling Units in conjunction with any other uses listed in this section 2.2;
- (c) Service Uses, limited to Production or Rehearsal Studio, and School - Arts; and

- (d) Accessory Uses customarily ancillary to the uses listed in this section 3.2, except that a Retail Store shall only be permitted as an accessory use ancillary to the Cultural and Recreational Uses and to the Service Uses listed in this section 3.2.

#### **Floor area and density**

4.1 Computation of floor space ratio must assume that the site consists of 560.1 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses must not exceed 1.98.

4.3 The maximum floor area for residential uses shall not exceed 186 m<sup>2</sup>.

4.4 Computation of 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.

4.5 Computation of floor area must exclude:

- (a) open residential balconies or sun 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 12% of permitted floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls.

4.6 The use of floor area excluded under section 4.5 must not include any purpose other than that which justified the exclusion.

#### **Building height**

5. Building height, measured from base surface, must not exceed 10.7 m.

#### **Severability**

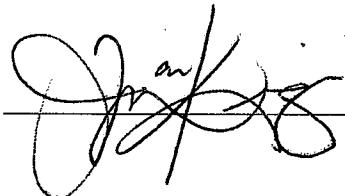
6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

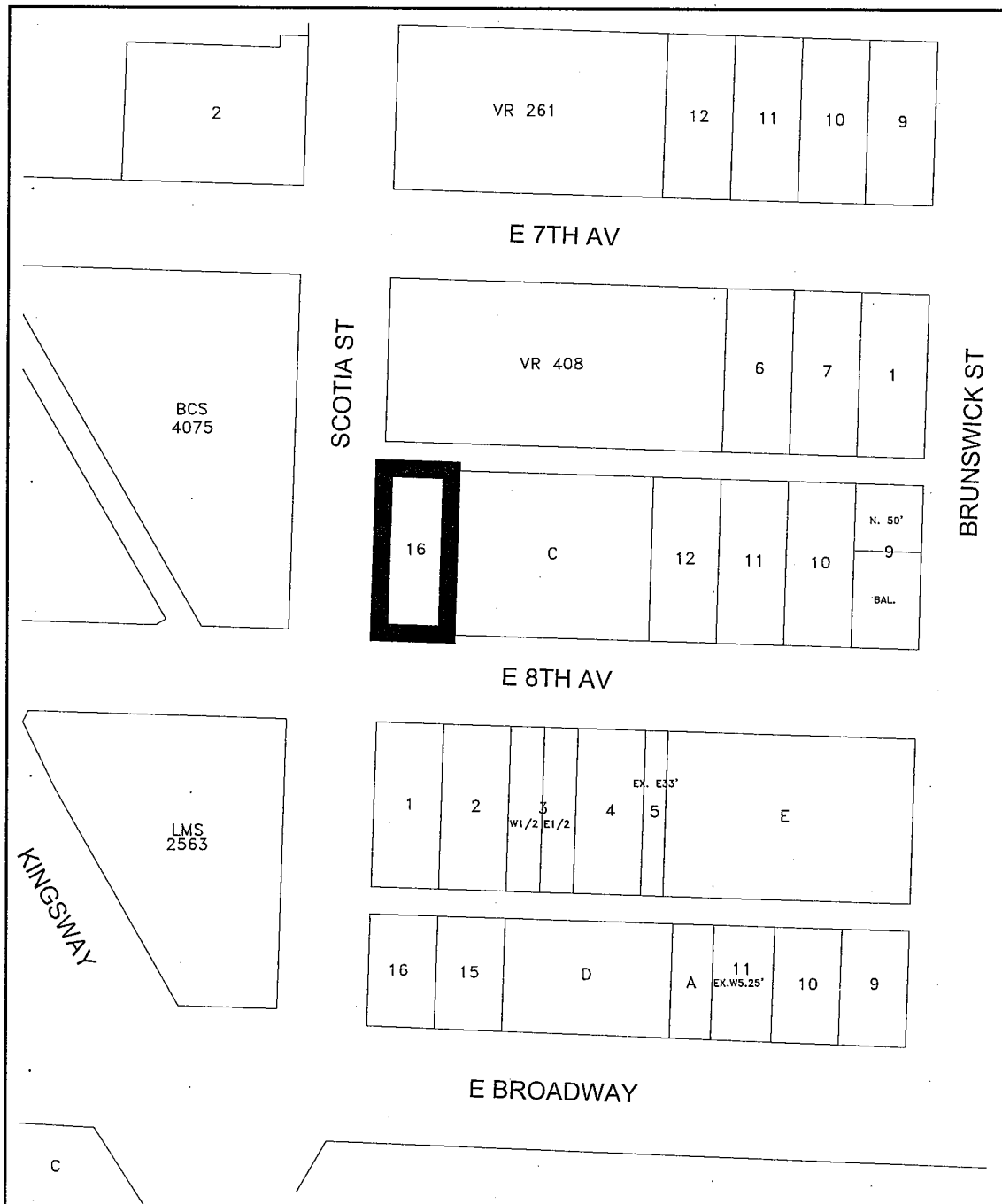
**Force and effect**

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

ENACTED by Council this 4<sup>th</sup> day of February , 2014

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk



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

**Z-669 (a)**

**RZ - 303 E 8th Avenue**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2014-01-06