

3030 East Broadway

BY-LAW NO. 11311

**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-661 (b) 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 (616).

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 (616) and the only uses for which the Director of Planning or Development Permit Board will issue permits are:

- (a) Cultural and Recreational Uses, limited to Artist Studio - Class B, Fitness Centre, Personal Training Centre, and Park or Playground;
- (b) Institutional Uses, limited to Ambulance Station, Child Day Care Facility, Public Authority Use, School - Elementary or Secondary, School - University or College, and Social Service Centre;
- (c) Manufacturing Uses, limited to Bakery Products Manufacturing, Clothing Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Shoes or Boots Manufacturing, Software Manufacturing, and Textiles or Knit Goods Manufacturing;

- (d) Office Uses;
- (e) Parking Uses;
- (f) Retail Uses, limited to Farmers' Market, Public Bike Share, Furniture or Appliance Store, Liquor Store, Retail Store and Small-scale Pharmacy;
- (g) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundry or Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (h) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-storage Warehouse, Packaging Plant, and Storage Warehouse;
- (i) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station;
- (j) Wholesale Uses, limited to Wholesaling - Class A and Wholesaling - Class B; and
- (k) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2.

Conditions of Use

3. All retail and service uses must be located at grade level, except Beauty and Wellness Centre, Laboratory, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, Sign Painting Shop, and Work Shop.

Floor Area and Density

4.1 For the purpose of computing floor space ratio, the site is deemed to be 30 818 m², being the site size at the time of the rezoning application, prior to any dedications.

4.2 The floor space ratio for all uses, combined, must not exceed 3.0.

4.3 Computation of floor area must include:

- (a) all floors of all buildings, including earthen floors, both above and below ground level, measured to the extreme outer limits of the buildings; and
- (b) stairways, fire escapes, elevator shafts, and other features, which the Director of Planning considers similar, to be measured by their gross cross-sectional

areas, and included in the measurements for each floor at which they are located.

4.4 Computation of floor area must exclude:

- (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (b) 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, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (c) amenity areas, including recreation facilities and meeting rooms, except that the total excluded area must not exceed 20% of the permitted floor space;
- (d) areas of undeveloped floors, which are located:
 - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey, with a ceiling height of less than 1.2 m; and
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m.

4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) unenclosed outdoor areas at grade underneath building overhangs or covered walkways between buildings, if the Director of Planning first approves the design of any overhang or covered walkway;
- (b) tool sheds, trellises and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 4.3(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden areas; 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 or Development Permit Board, are similar, those floors or portions of floors so used, which are above base surface and within 50 m of the north property line, provided that:

- (i) the Director of Planning or Development Permit Board first considers all applicable Council-adopted policies and guidelines, and the effects on public and private views, and
- (ii) the maximum exclusion for a parking space must not exceed 7.3 m in length.

Height

5. Building height, including parapet wall, must not exceed the geodetic elevation of 64.32 m, except that the Director of Planning may permit an increase in height to a maximum geodetic elevation of 65.32 m to accommodate a green roof.

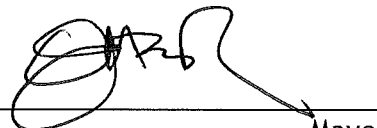
Severability

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 the By-law.

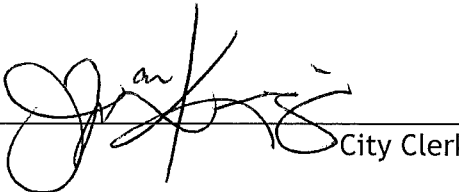
Force and effect

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

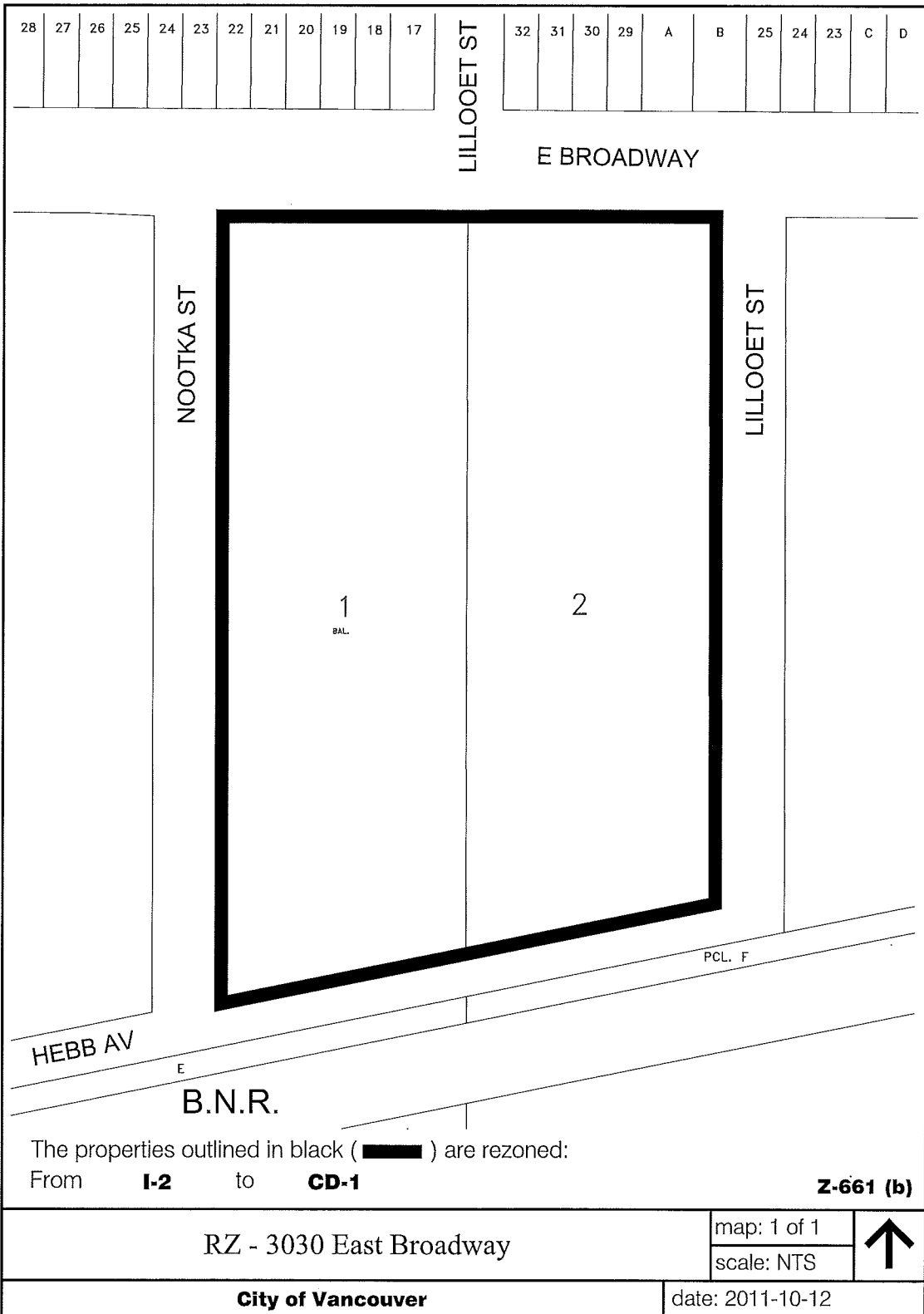
ENACTED by Council this 21st day of July, 2015



Mayor



City Clerk



The properties outlined in black () are rezoned:
 From **I-2** to **CD-1**

Z-661 (b)

RZ - 3030 East Broadway

map: 1 of 1

scale: NTS



City of Vancouver

date: 2011-10-12