BY-LAW NO.

**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:

Repeal of By-law 5683.

1.   Council repeals By-law 5683.

Zoning District Plan Amendment

2.   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-702 (c) attached as Schedule A to this By-law, and incorporates
Schedule A into Schedule D, to By-law No.3575.

Sub-areas

3.   The site is to consist of two sub-areas approximately as illustrated in Figure 1, for the
purpose of allocating density, height and parking uses.

Figure 1- Sub-areas
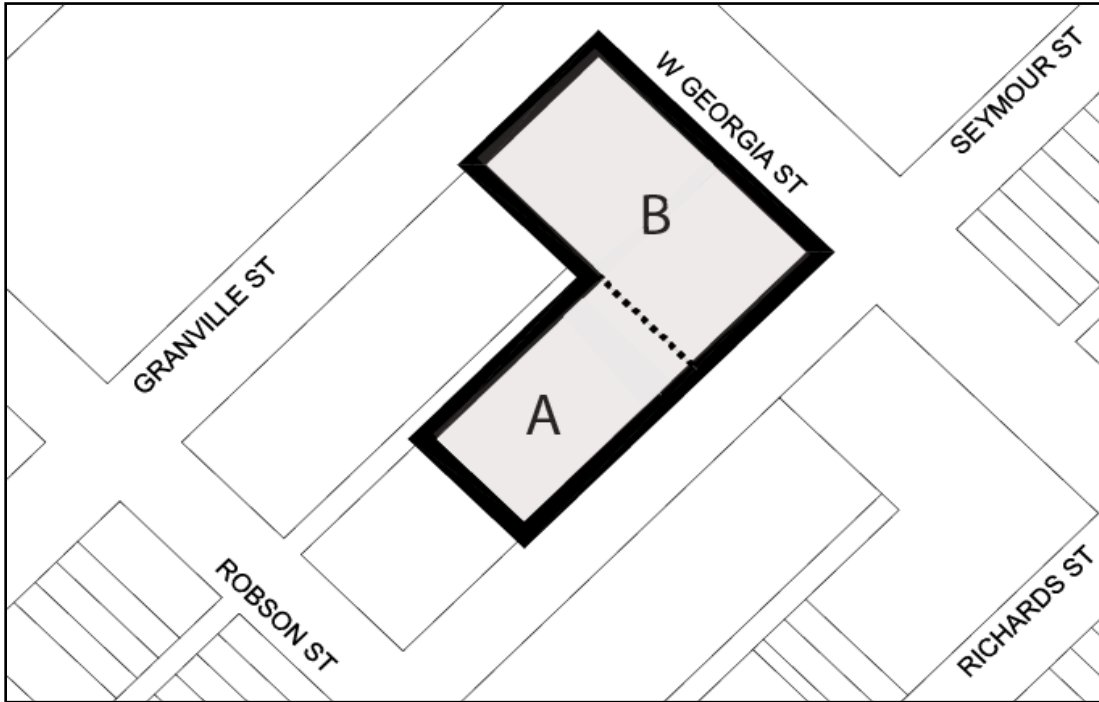
Uses

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

4.2   Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a)   Cultural and Recreational Uses;

(b)   Institutional Uses;

(c)   Office Uses;

(d)   Parking Uses, limited to Sub-area A;

(e)   Retail Uses;

(f)   Service Uses; and

(g)   Accessory Uses customarily ancillary to any use permitted by this section.

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Building height

5.   The building height, measured above base surface, must not exceed the maximum heights set out in the table below, except that the building in sub-area A must not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Table 1 – Maximum Building Heights

Sub-Area	Height
A	125.5 m to the top of the building parapet.
B	138.6 m to the top of the roof, including architectural appurtenances and rooftop mechanical. (existing prior to (*date of enactment of CD-1 by-law*))

Floor area and density

6.1   The maximum floor area allowed shall be as indicated in the table below:

Table 2 – Maximum Floor Area

Sub-Area	Floor Area
A	44,817 m^2
B	50,760.5 m^2 (existing prior to (*date of enactment of CD-1 by-law*))

6.2   Computation of floor area added as of (*date of enactment of CD-1 by-law*) must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

6.3   Computation of floor area added as of (*date of enactment of CD-1 by-law*) must exclude:

(a)   patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and

(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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.

6.4   Computation of floor area added as of (*date of enactment of CD-1 by-law*) may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the total exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m^2.

6.5   The use of floor area excluded under section 6.3 or 6.4 must not include any use other than that which justified the exclusion.

Severability

7.   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.
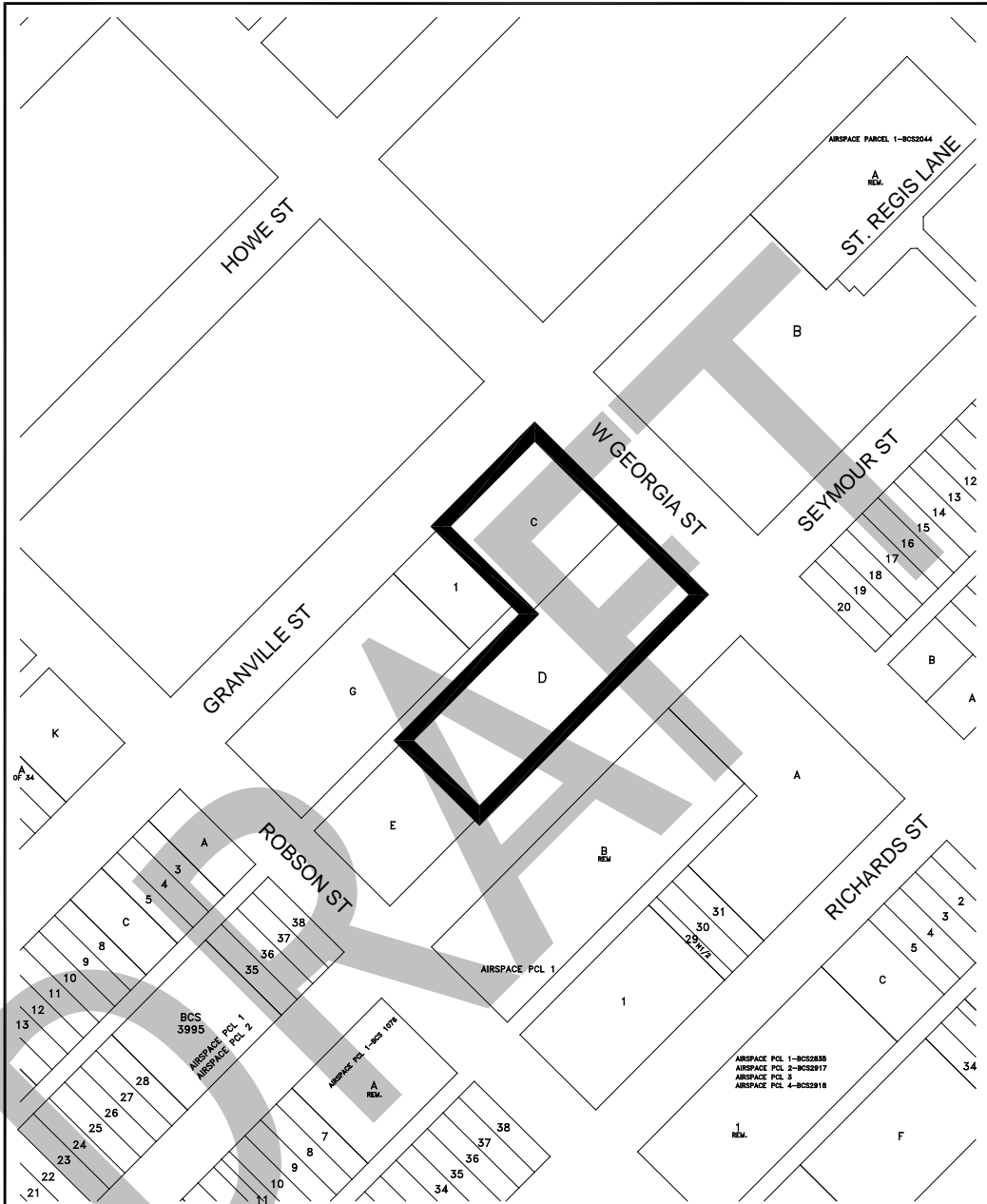
Force and effect

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

ENACTED by Council this   day of   , 2016

_____
Mayor

_____
City Clerk

AIRSPACE PARCEL 1-BCS2044

ST. REGIS LANE

HOWE ST

A
REM.

B

W GEORGIA ST

SEYMOUR ST

12
13
14
15
16
17
18
19
20

C

GRANVILLE ST

1

D

B

A

G

E

K

A
OF 54

A

C

3
4

5

ROBSON ST

38
37
36
35

8

9

10
11
12
13

BCS
3995

AIRSPACE PCL 1
AIRSPACE PCL 2

28
27
26
25
24
23
22
21

AIRSPACE PCL 1-BCS 1978

A
REM.

7
8
9
10
11

38
37
36
35
34

B
REM.

AIRSPACE PCL 1

31
30
29N/2

1

RICHARDS ST

2
3
4
5

C

A

AIRSPACE PCL 1-BCS2835
AIRSPACE PCL 2-BCS2917
AIRSPACE PCL 3
AIRSPACE PCL 4-BCS2918

1
REM.

F

34

The properties outlined in black (▬) are rezoned:
From **DD / CD-1** to **CD-1**

Z-702 (c)

RZ - 650 W Georgia Street (753 Seymour Street)	map: 1 of 1
	scale: NTS
City of Vancouver	date: 2016-04-22

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