

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:

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-767 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2. The area shown within the heavy black outline in Schedule A is hereby designated CD-1 ().

Definitions

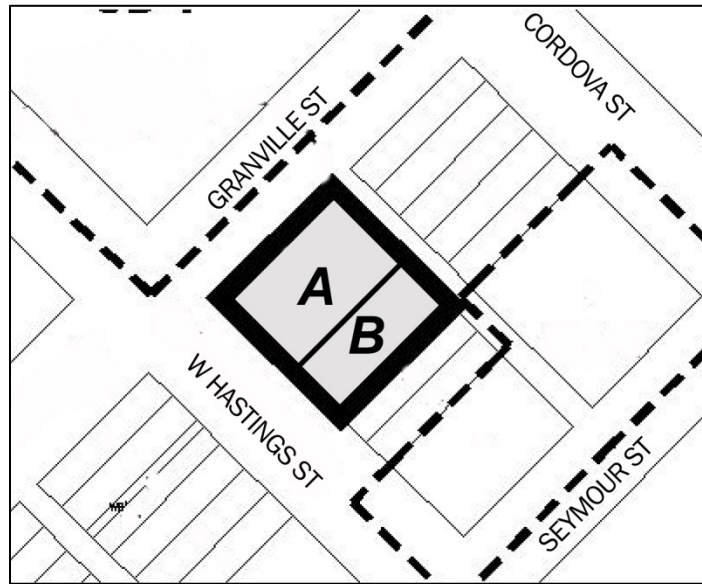
3. Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:

“Light Industrial” means any manufacturing, wholesaling, warehouse, or other light industrial use, as may be approved by the Development Permit Board or the Director of Planning and must be compatible with the other uses listed in section 5 and with existing uses in the vicinity of the site.

Sub-Areas

4. The CD-1 district is to consist of two sub-areas generally illustrated in Figure 1, solely for the purpose of allocating maximum permitted building height and floor area.

Figure 1



Uses

5.1 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 or heritage alteration permit, the only uses permitted within sub-area A of CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Office Uses;
- (b) Cultural and Recreational Uses;
- (c) Institutional Uses;
- (d) Light Industrial Uses;
- (e) Retail Uses;
- (f) Services Uses; and
- (g) Accessory Uses customarily ancillary to any use permitted by this section.

5.2 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 sub-area B of CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Office Uses;
- (b) Cultural and Recreational Uses;
- (c) Institutional Uses;
- (d) Retail Uses;
- (e) Services Uses; and
- (f) Accessory Uses customarily ancillary to any use permitted by this section.

Floor Area and Density

6.1 Computation of floor space ratio must assume that sub-area A consists of 870 m² and sub-area B consists of 580 m², being the site sizes at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

6.2 The floor space ratio in sub-area A must not exceed 9.0, except that for a building existing as of [date of enactment], the floor space ratio must not exceed 15.0.

6.3 The floor space ratio in sub-area B must not exceed 25.5.

6.4 Computation of floor area 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.

6.5 Computation of floor area 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.

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

Building Height

7. The building height, measured above the base surface to the top of roof slab of the uppermost habitable floor, must not exceed the maximum heights set out in the table below, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Sub-Area	Maximum Building Height
A	74.0 m
B	110.46 m

Severability

8. 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.



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

Z-767 (a)

RZ- 619-685 West Hastings Street

scale: NTS



City of Vancouver

date: 2020-03-09