

**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-779 (b) 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**

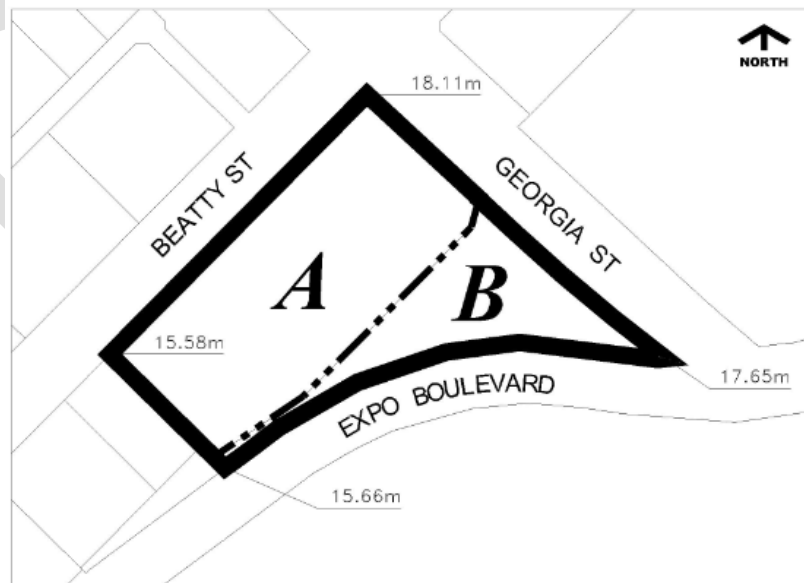
2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ( ).

**Sub-areas and Base Surface**

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

3.2 The base surface is defined by the topographic elevations indicated on Figure 1.

Figure 1



## Definitions

4. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that “Community Energy Centre Use” means the use of premises as an energy supply facility that provides heat energy in the form of steam or hot water to buildings through a distribution system.

## Uses

5. Subject to approval by Council 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 within CD-1 ( ), 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) Community Energy Centre;
- (c) Institutional Uses;
- (d) Office Uses;
- (e) Retail Uses;
- (f) Services Uses;
- (g) Urban Farm – Class B; and
- (h) Accessory Uses customarily ancillary to any use permitted in this section.

## Floor Area and Density

6.1 The maximum permitted floor area in sub-area A is 58,793 m<sup>2</sup>.

6.2 The maximum permitted floor area in sub-area B is 2,809 m<sup>2</sup>.

6.3 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.

6.4 Computation of floor area must exclude:

- (a) mechanical shafts up to a total of 645 m<sup>2</sup> of floor area;
- (b) recessed windows;
- (c) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls; and
- (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment

except equipment related to the Community Energy Centre Use, 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 maximum exclusion for a parking space must not exceed 7.3 m in length.

6.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, unenclosed outdoor areas underneath the building overhangs, including breezeways, at grade level, except that such area must remain unenclosed for the life of the building.

6.6 The use of floor area excluded under Sections 6.4 and 6.5 must not include any use other than what which justified the exclusion.

### **Building Height**

7.1 Building height, measured from the base surface to the top of roof slab of the uppermost habitable floor in sub-area A, and to the top of the parapet slab in sub-area B, 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 Cambie Street and Cambie Bridge view corridors in the View Protection Guidelines.

<b>Sub-Area</b>	<b>Maximum Building Height</b>
A	63.4 m to the top of the roof slab
B	28.7 m to the top of the parapet slab

7.2 Despite Section 7.1 and Section 10.18 of the Zoning and Development By-law, the Director of Planning or Development Permit Board may approve a protrusion into the Cambie Street and Cambie Bridge view corridors in sub-area A up to 66.98 m from the base surface to the top of the roof slab of the uppermost habitable floor for the following, subject to all applicable City policies and guidelines:

- (a) elevator overruns;
- (b) stair enclosures;
- (c) mechanical screening;
- (d) vegetation and vertical landscape screening;
- (e) guardrails; and
- (f) roof assemblies.

7.3 Despite Sections 7.1, 7.2 and Section 10.18 of the Zoning and Development By-law, the Director of Planning or Development Permit Board may approve a protrusion above the maximum building height in sub-area A for emission stacks for a Community Energy Centre to the extent needed to meet Metro Vancouver air quality standards.

**Zoning and Development By-law**

8. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1.

**Severability**

9. 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.

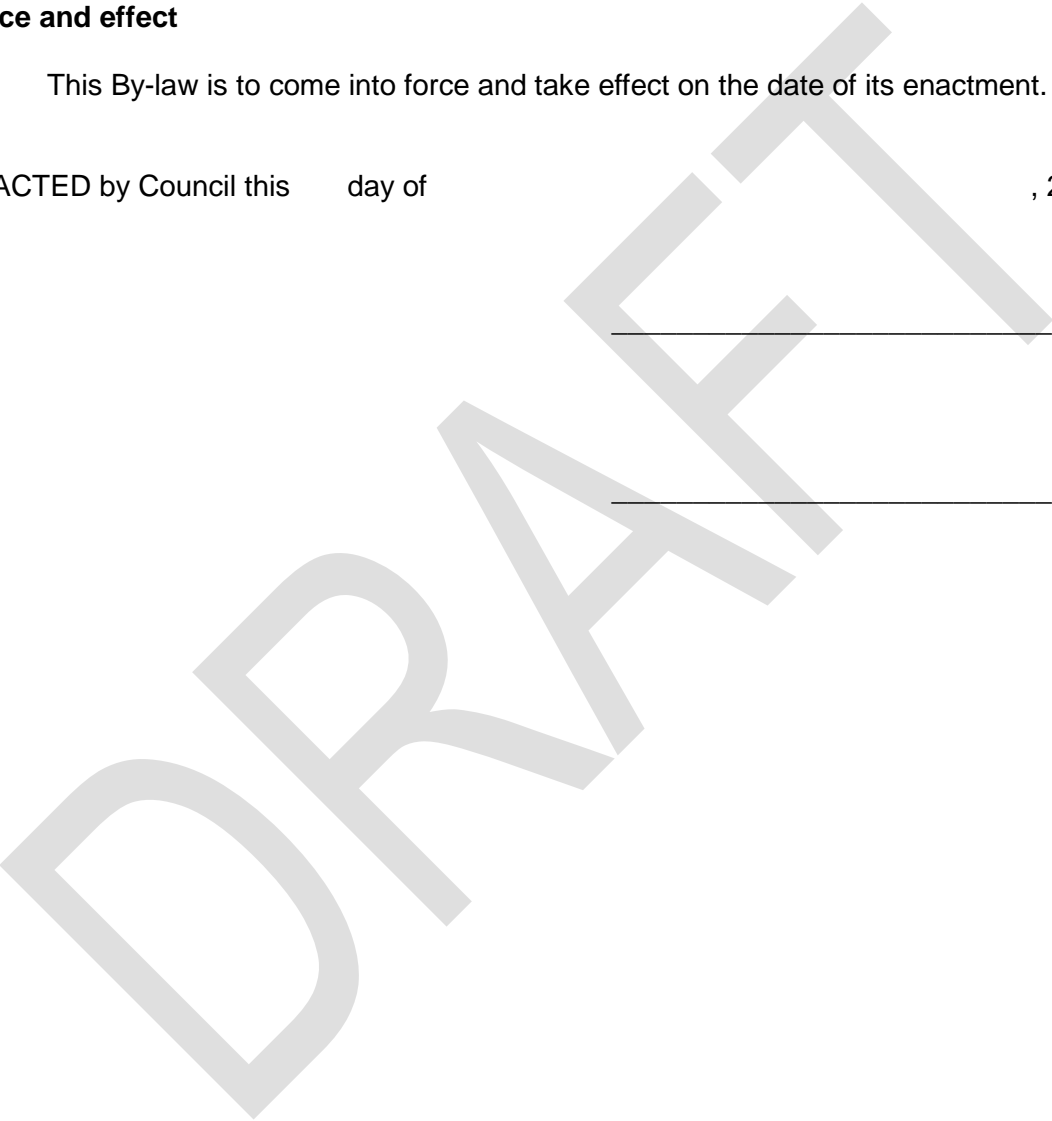
**Force and effect**

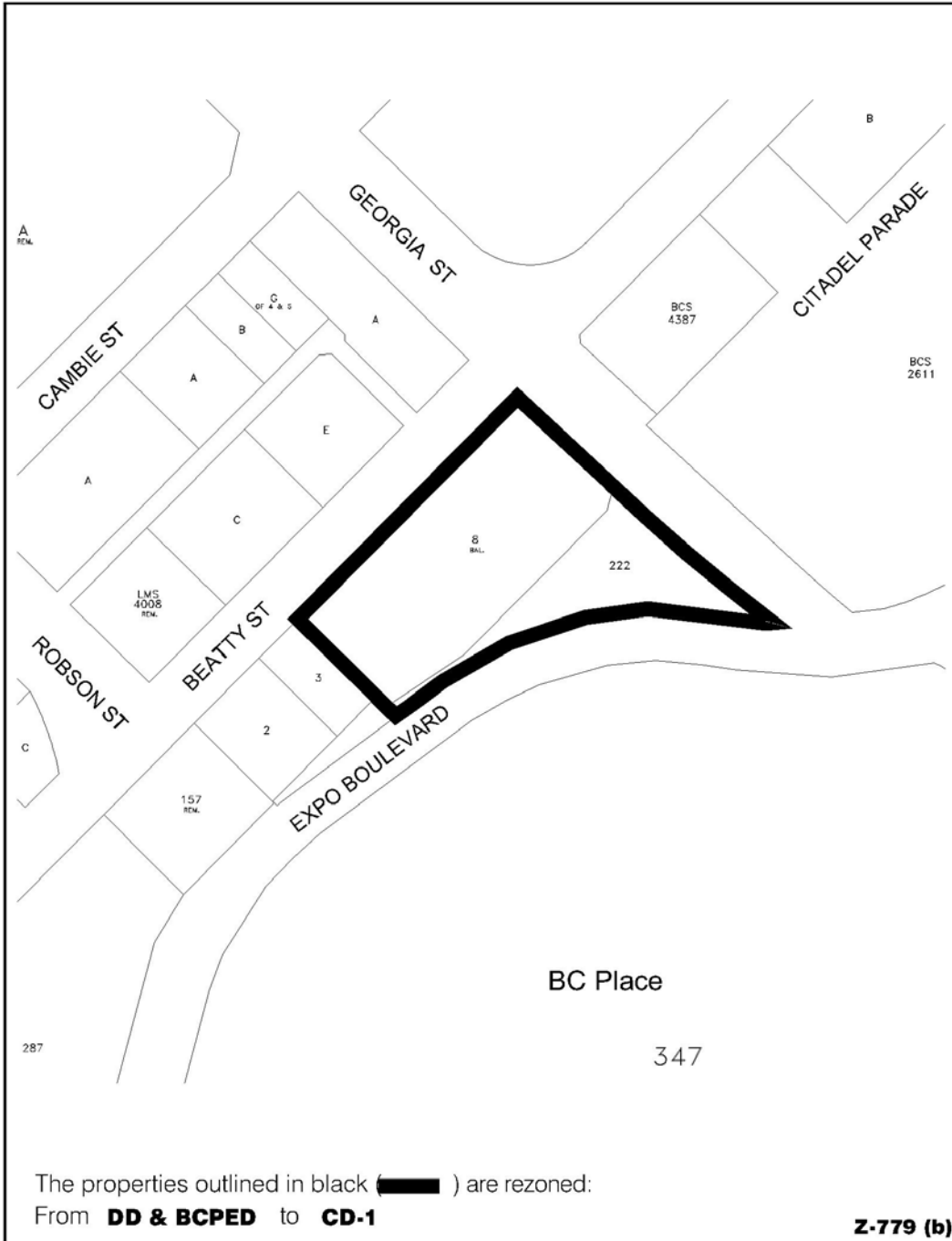
10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this      day of      , 2020

\_\_\_\_\_  
Mayor

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





**Z-779 (b)**

RZ- 720 Beatty Street & 701 Expo Boulevard

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2020-09-16