

**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 attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

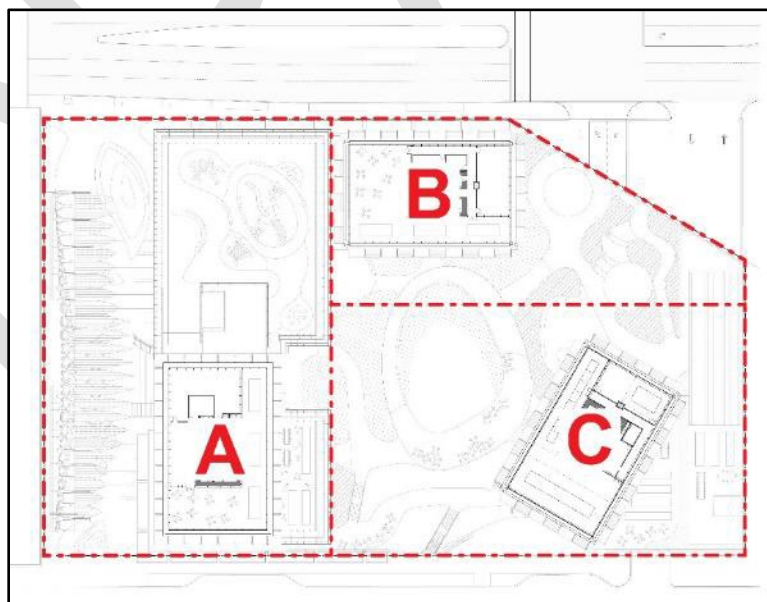
**Designation of CD-1 District**

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

**Sub-Areas**

3. The site is to consist of three sub-areas generally illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

**Figure 1: Sub-areas**



## Definitions

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

- (a) for the purpose of calculating the total dwelling unit area for section 6.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.6 of this by-law; and
- (b) “City-wide Average Market Housing Units” means dwelling units where the rents are set by unit type, at the commencement of each new tenancy, at rates that do not exceed the city-wide average market rent for all private rental apartment units of the same unit type as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver, all as secured by a housing agreement registered on title to the property.

## Uses

5. Subject to 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 this 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) Dwelling Uses, limited to Mixed-Use Residential Building;
- (c) Institutional Uses;
- (d) Manufacturing Uses;
- (e) Office Uses;
- (f) Retail Uses;
- (g) Service Uses;
- (h) Utility and Communication Uses; and
- (i) Accessory Uses customarily ancillary to the uses permitted in this section.

## Conditions of Use

6.1 A minimum of 10% of the total dwelling unit area must be city-wide average market housing units.

6.2 The design and layout of at least 35% of the secured market rental units, and at least 35% of the secured city-wide average market housing units must:

- (a) be suitable for family housing; and
- (b) have 2 or more bedrooms.

6.3 No portion of the first storey may be used for residential purposes except for entrances to the residential portion.

6.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in conjunction with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

## **Floor Area and Density**

7.1 Computation of floor area must assume that the site area is 9,819.1 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined is 8.30.

7.3 The total floor area for commercial uses must be a minimum 6,907 m<sup>2</sup>.

7.4 The total floor area for child day care facility must be a minimum 429 m<sup>2</sup>.

7.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

7.6 Computation of floor area and dwelling unit area must exclude:

- (a) balconies and 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 these exclusions must not exceed 15% of the floor area being provided, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
  - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage, and
  - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

7.7 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, to a maximum of 10% of the total floor area being provided;
- (b) additional floor area as required to meet licensing requirements for the child day care facility; and
- (c) unenclosed outdoor areas underneath the building overhangs, except that such areas must remain unenclosed for the life of the building.

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

7.8 Where floor area associated with residential storage area is excluded, a minimum of 10% of excluded floor area above base surface must be located within the city-wide average market housing units as storage area.

## Building Height

8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Figure 2.

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures in a sub-area, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height for that sub-area, as set out in Figure 2.

**Figure 2: Permitted Building Height**

Sub-area	Building height	Building height for portions of building with permitted common rooftop amenity spaces or mechanical appurtenances
<b>A</b>	136 m	146 m
<b>B</b>	117 m	127 m
<b>C</b>	113 m	123 m

## Access to Natural Light

9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

## Acoustics

10. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

## Severability

11. 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

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

ENACTED by Council this       day of \_\_\_\_\_, 2025

Mayor

City Clerk

**Schedule A**

