

282 West 49th Avenue and
6530 Alberta Street

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.

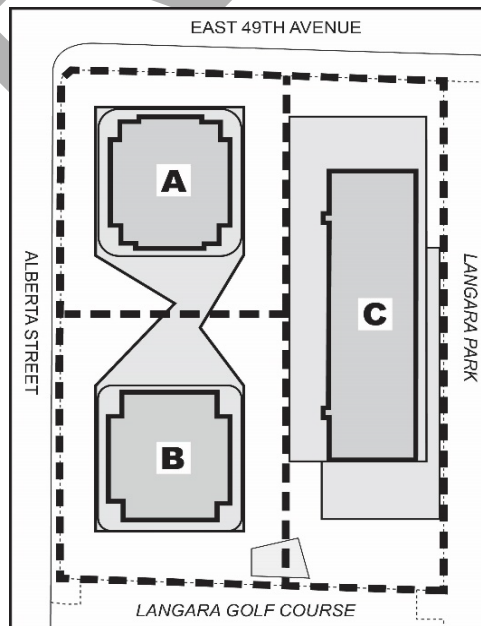
Designation of CD-1 District

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 as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height and permitted floor area for each sub-area.

Figure 1: Sub-areas



Uses

4. 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 and Multiple Dwelling;
- (c) Institutional Uses;
- (d) Retail Uses;
- (e) Service Uses;
- (f) Utility and Communication Uses; and
- (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

5.1 The design and layout of at least 35% of the total market rental dwelling units must:

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

5.2 The design and layout of at least 35% of the total social housing dwelling units must:

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

5.3 The design and layout of at least 35% of the dwelling units not used for market rental or social housing must:

- (a) be suitable for family housing; and
- (b) have two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

5.4 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

6.1 Computation of floor area must assume that the site area is 8,092.1 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor area for all uses combined is 54,300 m².

6.3 The floor area for all permitted uses in each sub-area must not exceed the maximum permitted floor area for that sub-area, as set out in in Table A.

Table A: Maximum Permitted Floor Area

| Sub-Area | Maximum Permitted Floor Area (m ²) |
|----------|--|
| A | 21,442 |
| B | 22,591 |
| C | 10,267 |

6.4 In sub-area A, the total floor area for commercial uses must be a minimum of 178 m².

6.5 In sub-area C, the total floor area for social housing must be a minimum of 6,697 m².

6.6 In sub-area C, the total floor area for community centre or neighbourhood house and child day care facility uses combined must be a minimum of 3,072 m², except that the total floor area for child day care facility uses must be a minimum of 700 m².

6.7 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.

6.8 Computation of floor 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, provided that:
 - (i) the total area of these exclusions must not exceed 12% 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 and 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 m² per 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 of non-dwelling uses.

6.9 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 permitted floor area being provided;
- (b) additional floor area as required to meet licensing requirements for the Child Day Care Facility;
- (c) additional floor area for balconies, decks, and any other appurtenances if the Director of Planning considers the impact on bulk, privacy, and overlook; and
- (d) unenclosed outdoor areas underneath building overhangs, except that they 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.

Building Height

7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table B.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Table B: Permitted Building Height

| Sub-area | Building height |
|----------|-----------------|
| A | 103.0 m |
| B | 120.0 m |
| C | 33.0 m |

Horizontal Angle of Daylight

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

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.

8.5 An obstruction referred to in section 8.3 above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

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 , 2026

Mayor

City Clerk

DRAFT

Schedule A

