



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (250)

*1700 Block East Broadway
(Commercial Drive Sky Train Station)
By-law No. 6663*

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective April 24, 1990

(Amended up to and including By-law No. 8187, dated April 18, 2000)

1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 The area shown included within the heavy black outline on Schedule “A” of this By-law and within the heavy black outline on Schedule “A” of By-law No. 8186 is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) cultural and recreational uses, but limited to hall, library and theatre;
- (b) institutional uses, but limited to a child day care facility, public authority use and social service centre;
- (c) office uses, but limited to general office and health care office;
- (d) retail uses, but limited to grocery or drug store and retail store;
- (e) fitness centre;
- (f) service uses, but limited to:
 - barber shop or beauty salon;
 - cabaret;
 - laundromat or dry cleaning establishment;
 - neighbourhood public house;
 - photofinishing or photography studio;
 - repair shop Class B;
 - restaurant Class 1 and Class 2;
 - school - arts or self improvement.

[8187; 00 04 18]

3 **Floor Space Ratio**

The maximum floor space ratio, computed in accordance with the applicable provisions of the C-2 District Schedule, shall be 1.0. [8187; 00 04 18]

The following uses shall be excluded from the computation of floor space ratio:

- public authority use;
- cultural and recreational amenity facilities.

[8187; 00 04 18]

3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 **Height**

The maximum building height, measured above the base surface, exclusive of a mechanical penthouse, shall be 18.3 m (60 ft.).

5 **Setback**

A setback of 2.4 m shall be required at the Broadway frontage.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6663 or provides an explanatory note.*

6 Off-street Parking and Loading

6.1 Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:

- (a) for a development not exceeding 1 950 m² in total floor area, no off-street parking or loading spaces need be provided;
- (b) for a development exceeding 1 950 m² in total floor area, off-street parking spaces shall be provided as follows:
 - (i) for retail, office, service, cultural and recreational, and institutional uses, a minimum of one space per 70 square metres gross floor area;
 - (ii) for health care office use, a minimum of one space per 35 square metres gross floor area;
 - (iii) for fitness centre use, a minimum of one space per 10 square metres gross floor area; and
- (c) no off-street loading spaces need be provided for the public authority use consisting of a transit station.

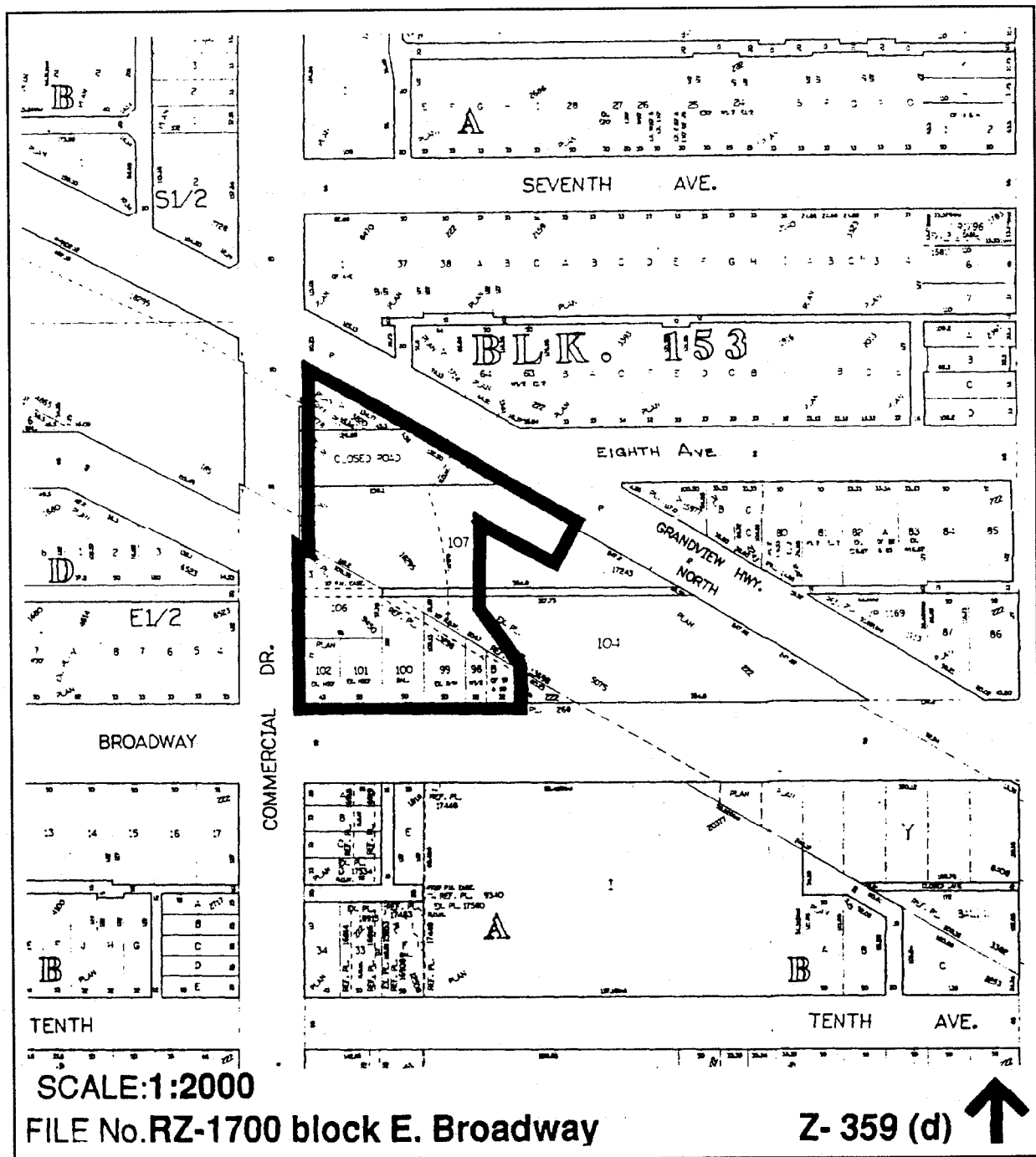
6.2 Section 3.2 of the Parking By-law shall apply to the off-street parking requirements set out in section 6.1.

[8187; 00 04 18]

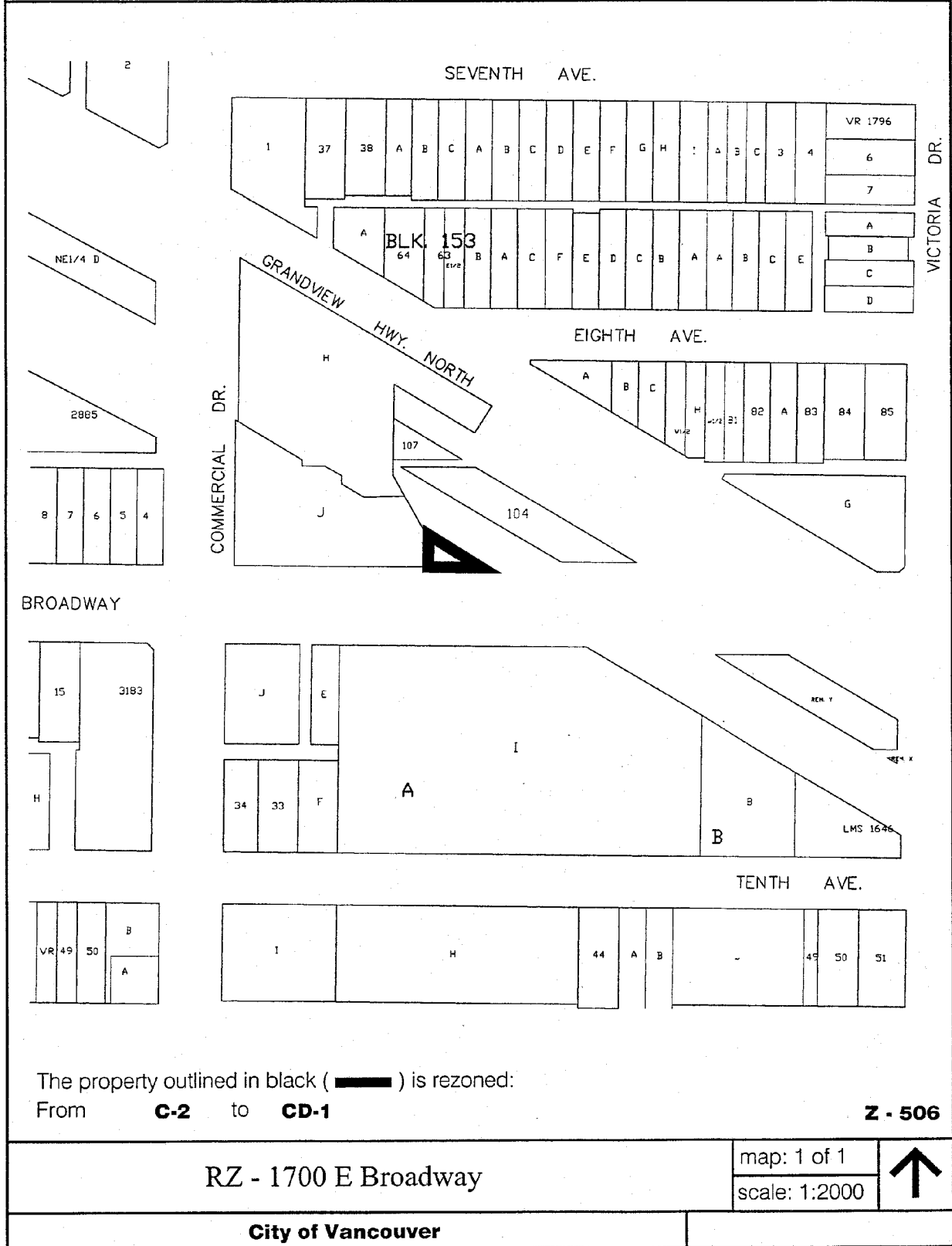
7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*


By-law No. 6663 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law.

The property shown below (—) outlined in black is rezoned from C-2 and RS-1 to CD-1



By-law No. 8186 being the By-law to amend By-law No. 3575
being the Zoning & Development By-law



The property outlined in black () is rezoned:

From **C-2** to **CD-1**

Z - 506

RZ - 1700 E Broadway

map: 1 of 1

scale: 1:2000



City of Vancouver

6. Form of Development: 1700 East Broadway

August 28, 2001 (File: 2604)

MOVED by Councillor McCormick

THAT the form of development for this portion (Lot J) of the CD-1 zoned site known as 1700 Block East Broadway be approved generally as illustrated in the Development Application Number DE405434, prepared by Baker McGarva Hart Architecture and stamped "Received, City Planning Department May 3, 2001", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORT

Date: August 28, 2001
Author/Local: J. Baxter/6656
RTS No. 02263
CC File No. 2604
Council: September 18, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1700 East Broadway

RECOMMENDATION

THAT the form of development for this portion (Lot J) of the CD-1 zoned site known as 1700 Block East Broadway be approved generally as illustrated in the Development Application Number DE405434, prepared by Baker McGarva Hart Architecture and stamped "Received, City Planning Department May 3, 2001", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for the retail portion (Lot J) of the above-noted CD-1 zoned site.

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on April 20 and 25, 1989, City Council approved a rezoning of this site from C-2 (Commercial District) and RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law Number 6663 was enacted on April 24, 1990.

At a subsequent Public Hearing on March 14, 2000, Council approved a further text amendment to reduce density, delete residential uses and permit public authority use (Commercial Drive Skytrain Station) as a permitted use. The text amendment also incorporated a small C-2 zoned parcel to the east into this CD-1 zoned site. CD-1 By-law Numbers 8186 and 8187 were enacted on April 18, 2000.

Companion Guidelines (Commercial Station CD-1 Guidelines) were adopted by Council on June 13, 2000.

On July 11, 2000, City Council approved the form of development for the Commercial Skytrain Station, after considering a report from the Manager of Rapid Transit, in consultation with the Manager of City Plans, and the General Manager of Engineering Services. At that time Council was advised that a future report would be forwarded dealing with the Retail components of the site located on Lot J.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE405434. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding, prior to permit issuance.

DISCUSSION

The proposal on Lot J involves the construction of a one-storey retail building on the east portion (Building B) and a two-storey retail building on the west portion (Building A), forming part of the Commercial Drive Skytrain Station complex.

Although there is no requirement for a development permit for the individual Skytrain Stations, Rapid Transit Project 2000 Ltd. (RTPO) has participated in review processes with staff for the Commercial Drive station and has received general support from the Development Permit Board for the overall concept at its meeting of May 29, 2000.

Development Application Number DE405434 deals specifically with the retail components on Lot J, and a normal development and building permit process is being carried out for this portion of the site.

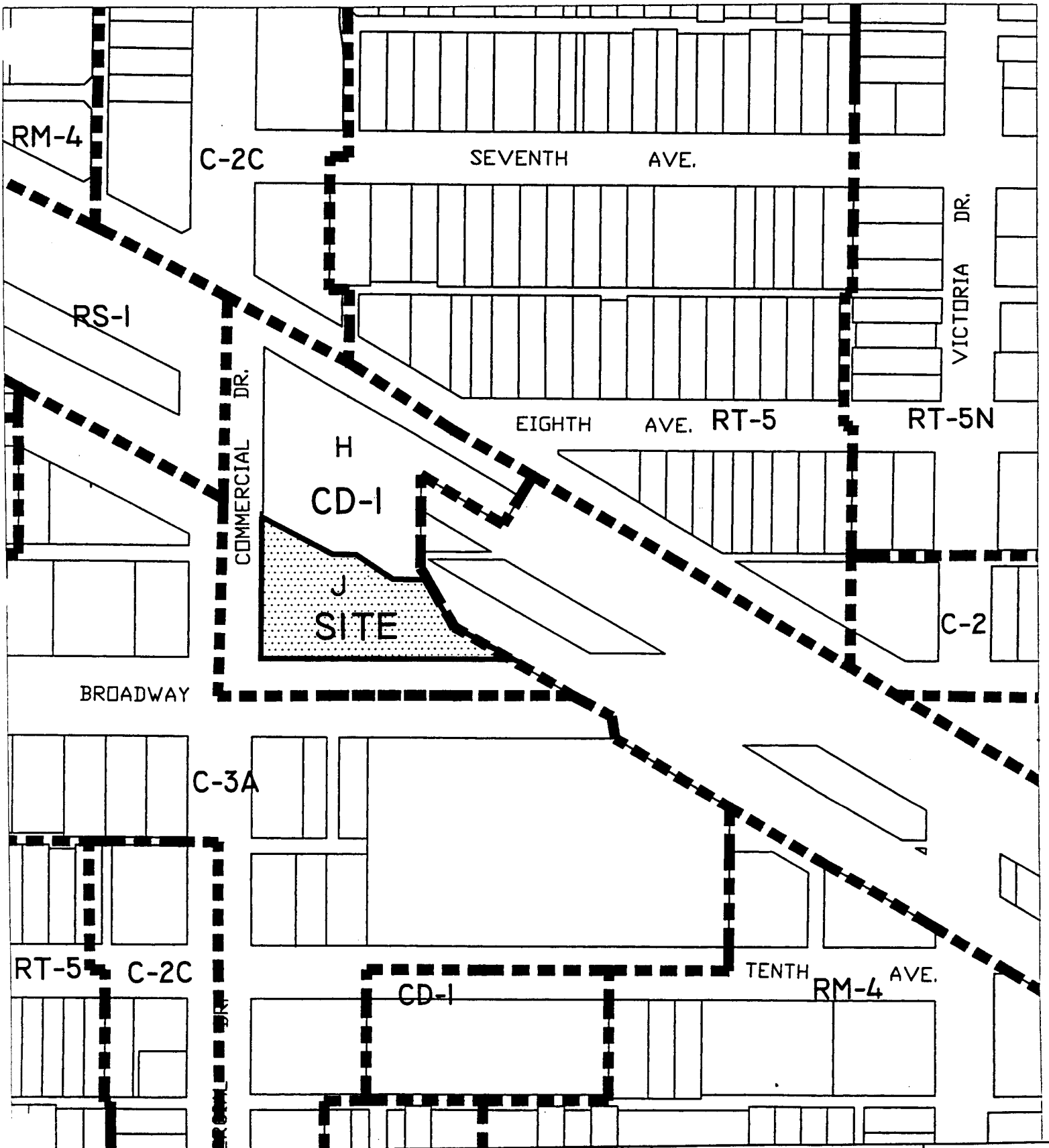
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

The Development Permit Board has approved Development Application Number DE405434, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



1701 E BROADWAY DE 405434

DATE 2001 08 22

DRAWN WGS / DY

CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME :F:\FRMOFDEV\2001 FRMOFDEV.1701 E BROADWAY.DWG



BAKER MCGARVA HART

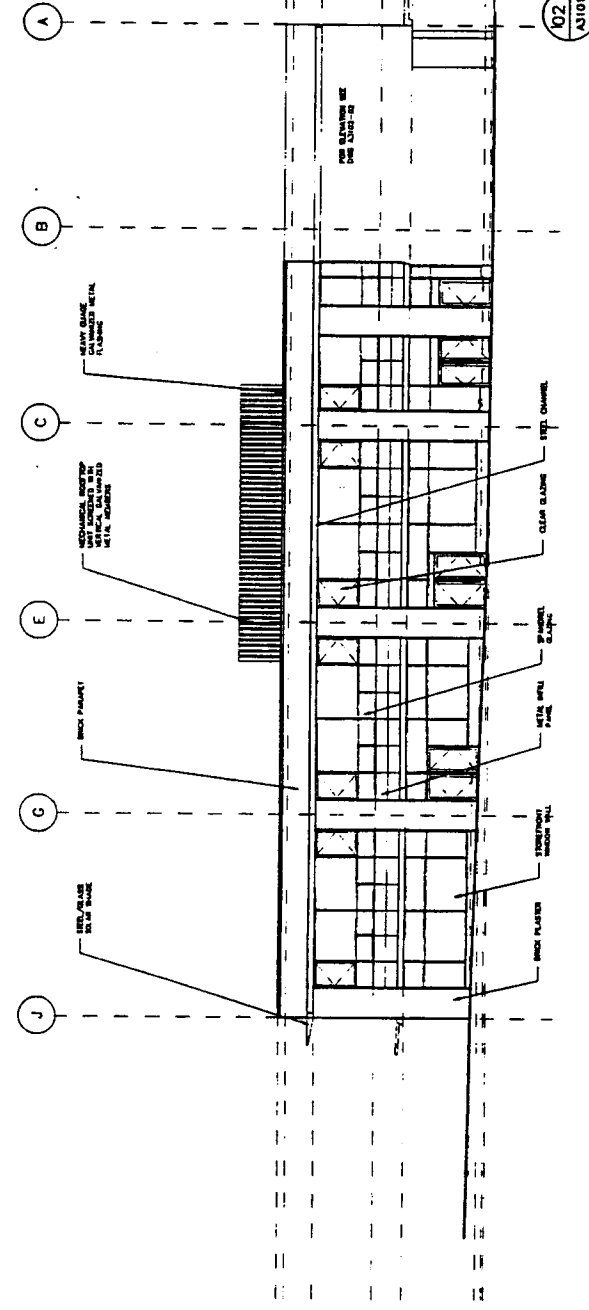
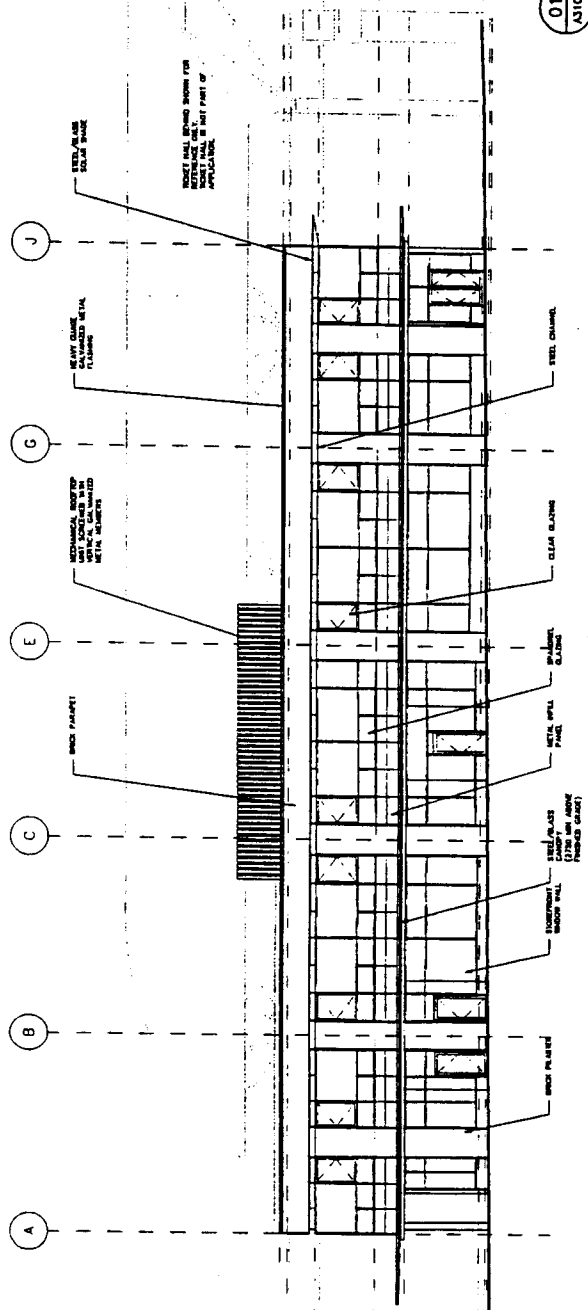
THE TRIANGLE SITE
1725 EAST BROADWAY
VANCOUVER

ELEVATIONS
BUILDING A

DATE	APRIL 27, 2001	37200
BY	CS	
SCALE	1:100	
PROJECT	AXM	
REV		REV 2

01 WEST ELEVATION
A101 1:100

02 EAST ELEVATION
A101 1:100



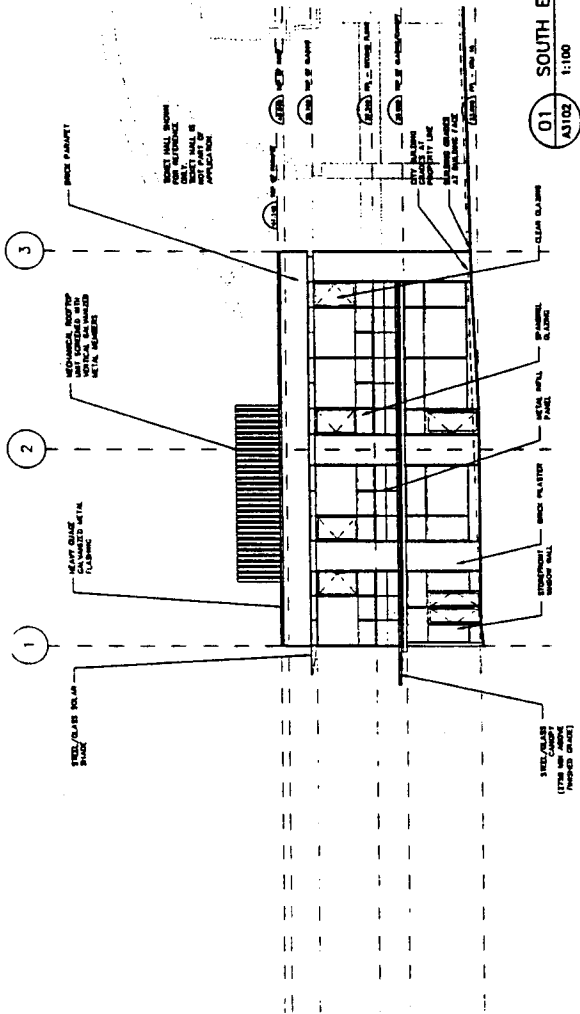
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ARCHITECTS
1100 WEST 10TH AVENUE
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TEL: 604-681-1100
FAX: 604-681-1101
WWW.BAKERMCCARVAHART.COM

PROJECT NO. 1725
DATE: APRIL 27, 2001
SCALE: 1:100
DRAWN BY: JCS
CHECKED BY: JCS
DATE: APRIL 27, 2001
SCALE: 1:100
DRAWN BY: JCS
CHECKED BY: JCS

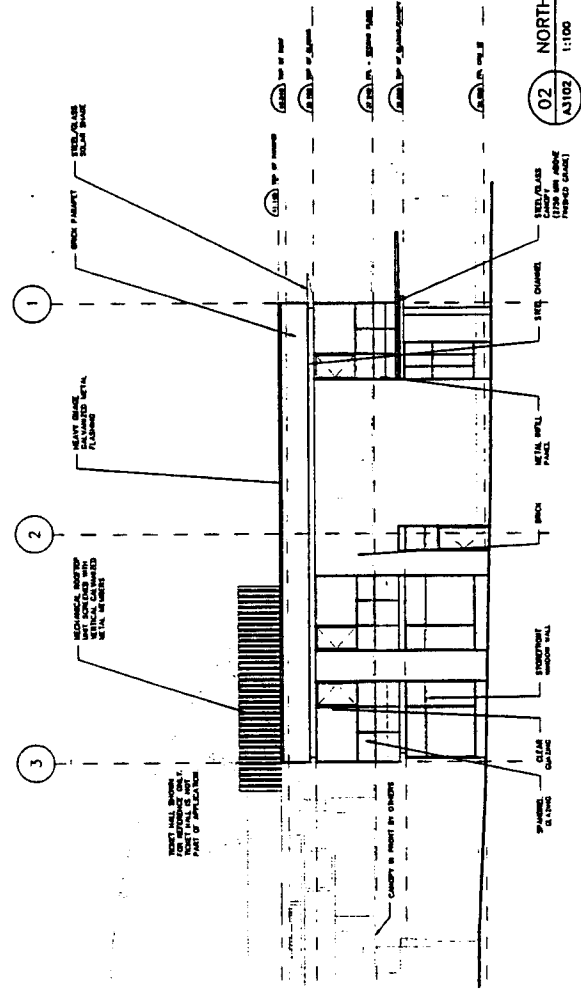
THE TRIANGLE SITE
1725 EAST BROADWAY
VANCOUVER

ELEVATIONS
BUILDING A

01 SOUTH ELEVATION
A3102 1:100



02 NORTH-EAST ELEVATION
A3102 1:100

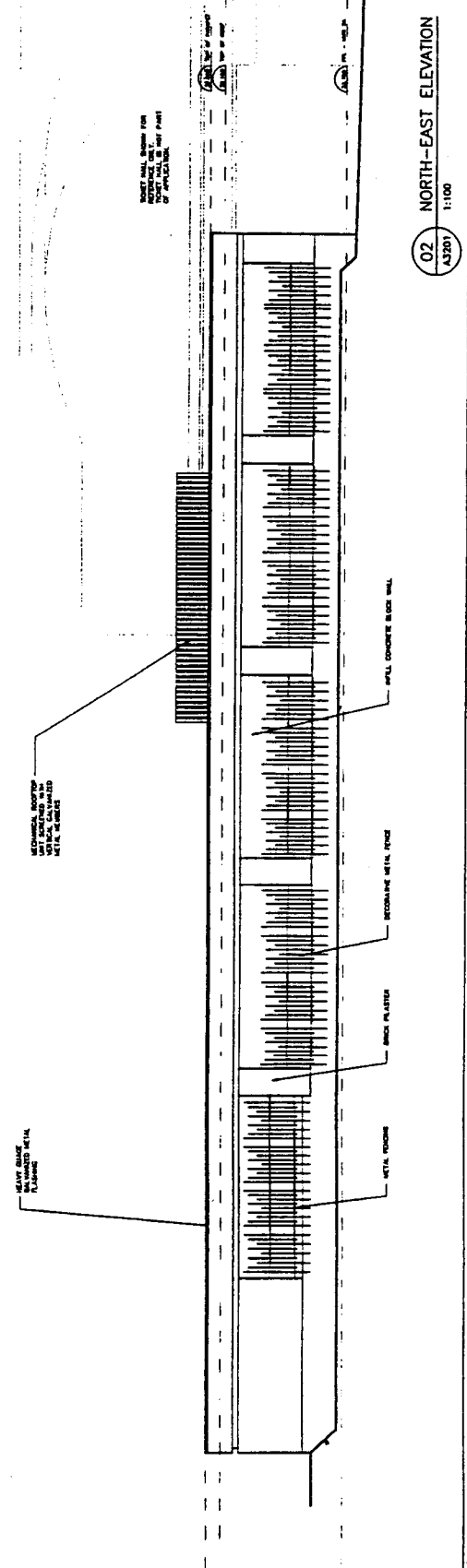
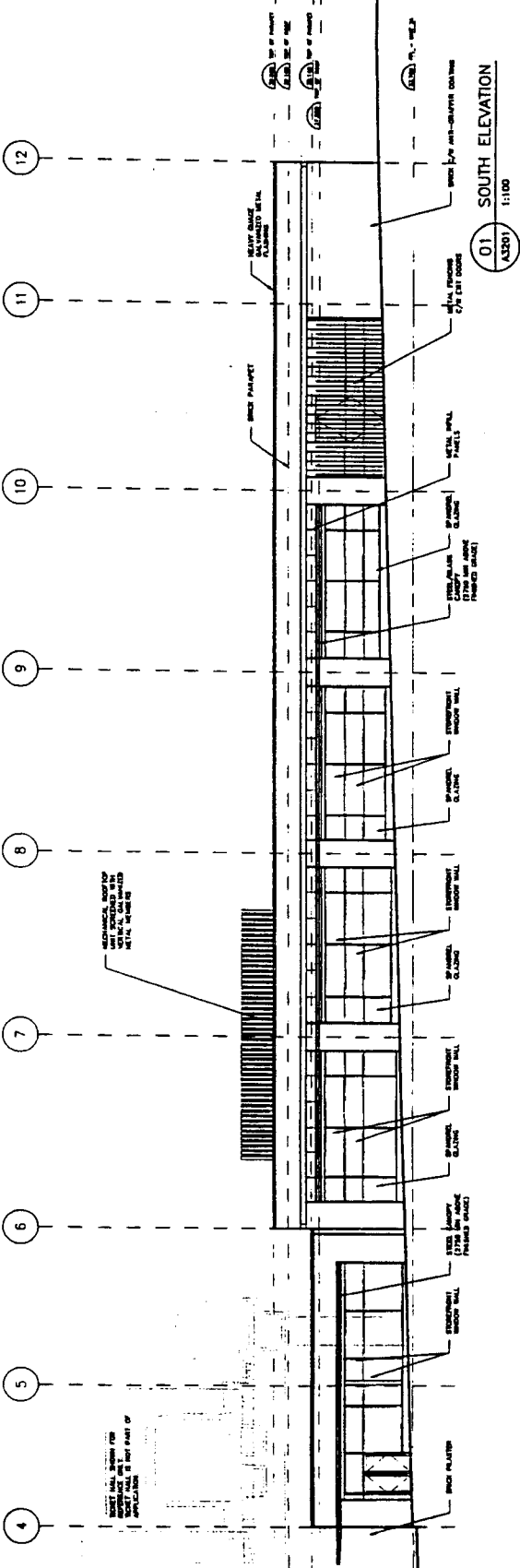


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 WWW: WWW.BMHART.COM

THE TRIANGLE SITE
 1725 EAST BROADWAY
 VANCOUVER

ELEVATIONS
 BUILDING B

DATE	APRIL 27, 2001	37200	
BY	AL301		
CHECKED BY			
REVISED			
SCALE	1:100		
PROJECT	AL301		
REVISED			





BAKER, MCGARVEY, HART

Architects

Project No.	1725 EAST BROADWAY
Client	THE TRIANGLE SITE
Location	VANCOUVER
Scale	1:100
Date	APRIL 27, 2001
Drawn by	ASB
Checked by	CS
Approved by	REV. 2

THE TRIANGLE SITE
1725 EAST BROADWAY
VANCOUVER

WEST ELEVATION
BUILDING B

Project No.	1725 EAST BROADWAY
Client	THE TRIANGLE SITE
Location	VANCOUVER
Scale	1:100
Date	APRIL 27, 2001
Drawn by	ASB
Checked by	CS
Approved by	REV. 2

01 WEST ELEVATION
A3202 1:100

