

**CD-1 (549)**  
**Back-up Notes Summary Page**  
**1388 Continental Street**  
**(formerly 725 Neon Street and 1349 Granville Street)**

**BY-LAWS**

**CD-1 (549) - By-law No. 10756** and any subsequent amending by-laws

[http://app.vancouver.ca/bylaw\\_net/Report.aspx?bylawid=10756](http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=10756)

**Consequential By-laws**

Noise No. 10777 Schedule A <https://bylaws.vancouver.ca/6555c.PDF>

Sign No. 10778 (DD) <https://bylaws.vancouver.ca/sign/schede.pdf>

**POLICIES and GUIDELINES**

On June 18, 2009, Council adopted the Short-Term Incentives for Rental Housing (STIR) program. STIR was a timelimited program that provided a strategic set of incentives to encourage and facilitate the development of new affordable residential market rental units throughout the City, and to provide a variety of housing types and tenures that meet the needs of diverse households. STIR is no longer in effect.

Report to Council on STIR <https://council.vancouver.ca/20090618/documents/penv5.pdf>

**PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.**

PH Date *July 10 and 12, 2012* - <https://council.vancouver.ca/20120710/phea20120710ag.htm>

Summary - from xx to permit a 10-storey, mixed-use commercial and residential building with 89 affordable market rental residential units, with a proposed floor space ratio (FSR) of 6.99 and the building height of 30 metres (98.4 feet).

By-law enacted on July 24, 2013

PH Date *January 23, 2014* - <https://council.vancouver.ca/20140123/phea20140123ag.htm>

Summary - to amend CD-1 (549) to delete section 3 (Condition of Use) from the by-law. This section allowed for two of the 89 dwelling units in the building to be less than 37 m<sup>2</sup> (398 sq. ft.) in floor area, provided that they are no less than 33.4 m<sup>2</sup> (360 sq. ft.). This by-law provision was based on incorrect measurements of the size of the proposed dwelling units that were provided by the applicant at the time of the rezoning application. For the sake of determining floor area for minimum dwelling unit size, the City requires that measurements be taken from the inside of the outer walls. Instead the applicant measured to the outer limits of the building. As a result, many of the proposed units are actually smaller than allowed by section 3 (Condition of Use) of the by-law. These small units nonetheless conform to section 10.21.2 of the Zoning and Development By-law which allows the Director of Planning to approve units as small as 29.7 m<sup>2</sup> (320 sq. ft.).

TA enacted on February 4, 2014