



# **City of Vancouver** *Zoning and Development By-law*

**Planning, Urban Design and Sustainability Department**

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## CD-1 (164)

*333 Seymour Street*

*(formerly 601 West Hastings Street/602 West  
Cordova Street)*

*By-law No. 5810*

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

***Effective August 21, 1984***

*(Amended up to and including By-law No. 11849, dated June 27, 2017)*

W. Side Seymour, between Cordova and Hastings

Plan Referred to on File In the City Clerk's Office

BY-LAW NO. 5810

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

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1 The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-682 (a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575. [11849; 17 06 27]

2 Uses

The area shown included within the heavy black outline on Schedule "A" 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) • office commercial  
• retail commercial  
• other commercial  
• residential  
• hotels  
• light industrial  
• public and institutional  
• social, recreational and cultural;  
[11849; 17 06 27]

(b) accessory uses customarily ancillary to any of the above listed uses for which a development permit is issued. [11849; 17 06 27]

3 Floor Area

The maximum floor area which can be developed on this site shall be 16 194.33 m<sup>2</sup> (174,320 sq. ft.), except that:

the following ancillary facilities are excluded from the calculation of floor area provided that the area of such excluded facilities does not in total exceed 929.03 m<sup>2</sup> (10,000 sq. ft.):

- saunas
- tennis courts
- swimming pools
- squash courts

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5810 or provides an explanatory note.

- gymnasiums and workout rooms
- games rooms and hobby rooms
- day care centres
- libraries (public)
- other uses of a public service, social or recreational nature, which in the opinion of the Development Permit Board are similar to the above.

[8169; 00 03 14] [11849; 17 06 27]

4 This By-law comes into force and takes effect on the date of its passing. [11849; 17 06 27]

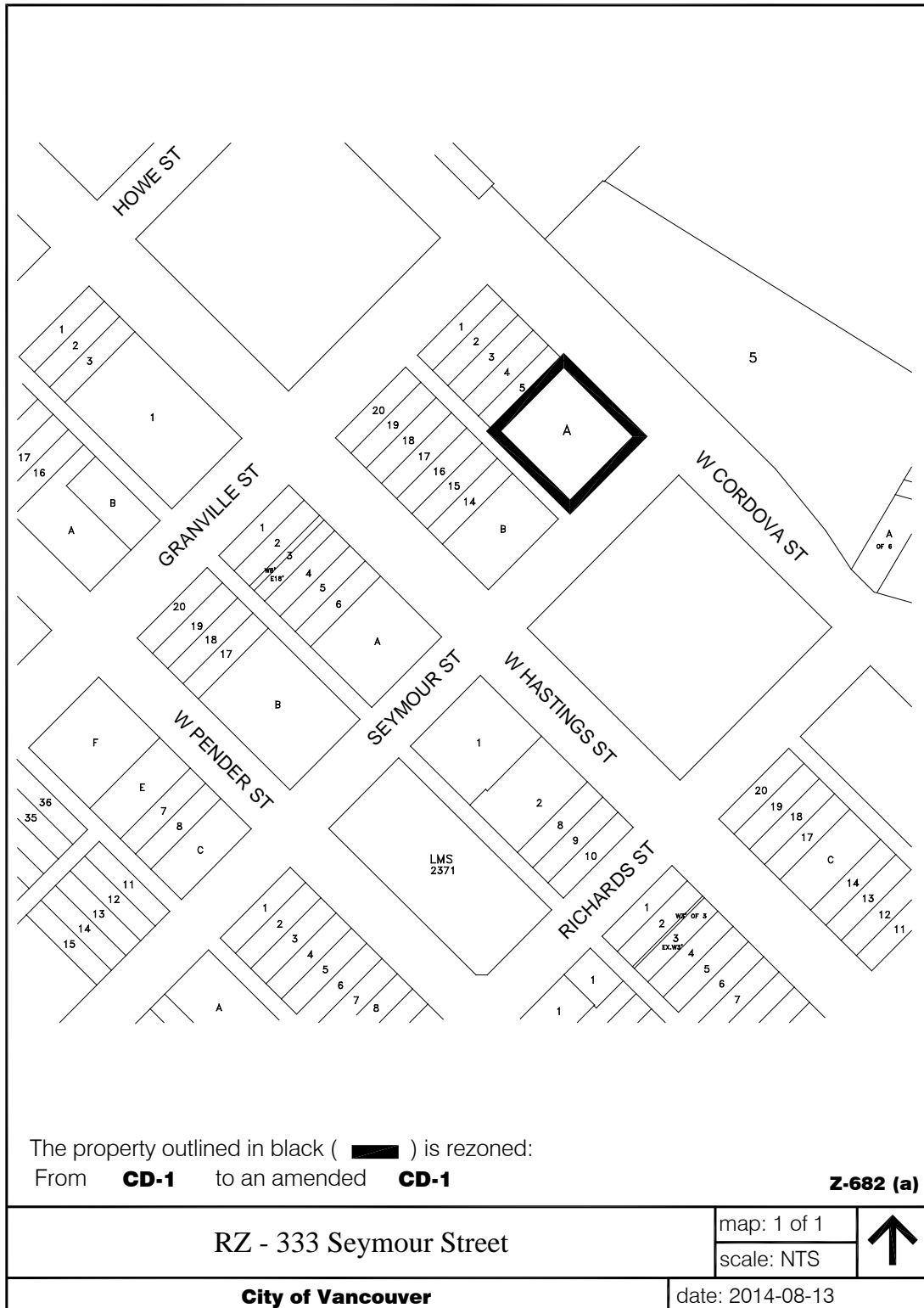
DONE AND PASSED in open Council this 21st day of August 1984.

(signed) Michael Harcourt  
Mayor

(signed) M. Kinsella  
Deputy City Clerk

By-law No. 5810 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

**Schedule A**



[11849; 17 06 27]