

CD-1 (791)

619-685 West Hastings Street

By-law No. 13120

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective September 21, 2021

Amended up to and including:

By-law No. 13233, dated January 25, 2022

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

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 marginally numbered Z-767 (a) 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 in Schedule A is hereby designated CD-1 (791).

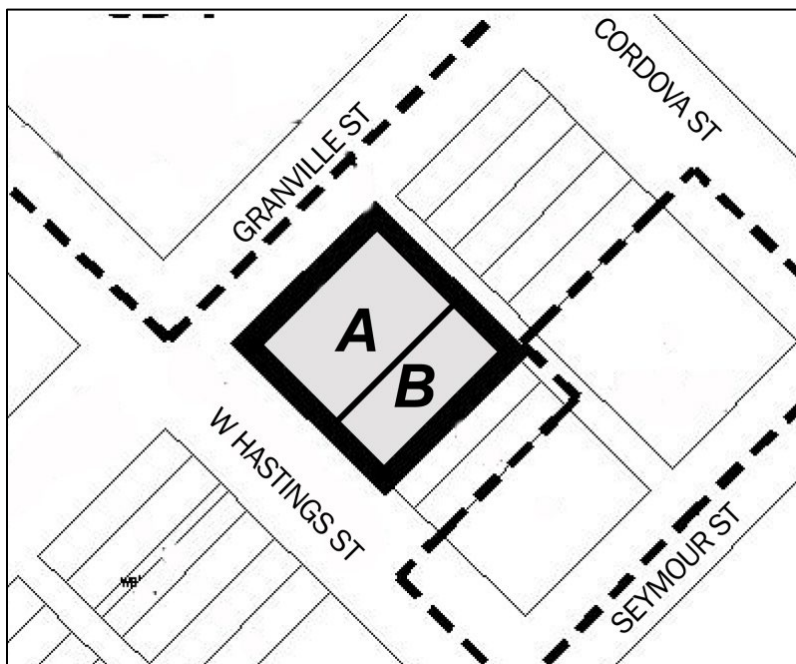
Definitions

3. Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:
“Light Industrial” means any manufacturing, wholesaling, warehouse, or other light industrial use, as may be approved by the Development Permit Board or the Director of Planning and must be compatible with the other uses listed in section 5 and with existing uses in the vicinity of the site.

Sub-Areas

4. The CD-1 district is to consist of two sub-areas generally illustrated in Figure 1, solely for the purpose of allocating maximum permitted building height and floor area.

Figure 1



Uses

- 5.1 Subject to Council 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 or heritage alteration permit, the only uses permitted within sub-area A of CD-1 (791), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Office Uses;
 - (b) Cultural and Recreational Uses;
 - (c) Institutional Uses;
 - (d) Light Industrial Uses;
 - (e) Retail Uses;
 - (f) Services Uses; and
 - (g) Accessory Uses customarily ancillary to any use permitted by this section.
- 5.2 Subject to Council 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 sub-area B of CD-1 (791), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Office Uses;
 - (b) Cultural and Recreational Uses;
 - (c) Institutional Uses;
 - (d) Retail Uses;
 - (e) Services Uses; and
 - (f) Accessory Uses customarily ancillary to any use permitted by this section.

Floor Area and Density

- 6.1 Computation of floor space ratio must assume that sub-area A consists of 870 m² and sub-area B consists of 580 m², being the site sizes at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 6.2 The floor space ratio in sub-area A must not exceed 9.0, except that for a building existing as of September 21, 2021, the floor space ratio must not exceed 15.0.
- 6.3 The floor space ratio in sub-area B must not exceed 25.5.

- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 6.5 Computation of floor area must exclude:
- (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
 - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 6.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board amenity areas, balconies and decks within the atrium and other appurtenances which, in the opinion of the Director of Planning or the Development Permit Board, are similar to the foregoing, except that the total exclusion must not exceed, in aggregate, 929 m² or 10% of the permitted floor area, whichever is less.
- 6.7 The use of floor area excluded under sections 6.5 and 6.6 must not include any purpose other than that which justified the exclusion.

[13233; 2022 01 25]

[13233; 2022 01 25]

Building Height

7. The building height, measured above the base surface to the top of roof slab of the uppermost habitable floor, must not exceed the maximum heights set out in the table below, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Sub-Area	Maximum Building Height
A	74.0 m
B	110.46 m

Severability

8. 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

9. *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*



Public Hearing – May 26, 2020 – Item 1 – [Agenda](#)

Summary – Rezone from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 28-storey office building at 619-623 West Hastings Street with a floor area of 14,756 square metres (158,837 square feet), along with retention of the 1929 A-listed heritage Royal Bank Tower at 675 West Hastings Street and heritage designation of the building's exterior. A maximum building height of 110.46 metres (362.4 feet) and a floor space ratio (FSR) of 25.5 are proposed.

By-law enacted on September 21, 2021– By-law No. [13120](#)

Public Hearing – December 7, 2021 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments to the Zoning and Development By-law to improve clarity, update references, correct inadvertent errors or omissions, and improve the administration of the by-laws.

By-law enacted on January 25, 2022– By-law No. [13233](#)