

# **CD-1 (141)**

Vancouver Community College  
(1111-1120 East Broadway and 1155 East  
Broadway)

## **By-law No. 5407**

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

***Effective November 4, 1980***

*Amended up to and including:*

By-law No. 9197, dated November 23, 2005

By-law No. 13794, dated October 3, 2023

**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.

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.]*

## **Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (141).
- 2.2 Subject to approval by Council 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 CD-1 (141) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Cultural and Recreational Uses limited to Fitness Centre and Community Centre or Neighbourhood House;
  - (b) Institutional Uses limited to:
    - (i) Child Day Care Facility,
    - (ii) Public Authority Use limited to community policing office,
    - (iii) School – University or College, and
    - (iv) Social Service Centre;
  - (c) Office Uses limited to Health Care Office and Health Enhancement Centre;
  - (d) Retail Uses limited to Grocery or Drug Store, Neighbourhood Grocery Store, and Retail Store;
  - (e) Service Uses limited to Barber Shop or Beauty Salon, Catering Establishment, Photofinishing or Photography Studio, Print Shop, and Restaurant; and
  - (f) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

## **Conditions of Use**

- 3.1 Each use located along 7th Avenue must have direct principal pedestrian access at grade from 7th Avenue, except for any child day care facility, health care office, health enhancement centre, or social service centre.
- 3.2 No social service centre, health care office, health enhancement centre, or school – university or college may exist within the first storey of any building that fronts the north side of 7th Avenue between Glen Drive and Keith Drive for a depth of 7.0 m from the front wall of the building, except for entrances to such uses and for accessory uses to a school – university or college. *[13794; 23 10 03]*

- 3.3 No social service centre, health care office, health enhancement centre, or school – university or college may exist within the first storey of any building that fronts the south side of 7th Avenue in Phase 1, shown in Figure 1, for a depth of 7.0 m from the front wall of the building, except for entrances to such uses and for accessory uses to a school – university or college. [13794; 23 10 03]
- 3.4 For the purposes of sections 3.2 and 3.3, principal school – university or college uses include instructional classrooms, lecture theatre, regional offices, continuing education offices, and vocational trade shops, and accessory school – university or college uses include cafeterias and bookshops.
- 3.5 The width at the front of any grocery or drug store on 7th Avenue must not exceed 15 m.
- 3.6 If the Director of Planning or Development Permit Board first considers:
- (a) the approved form of development;
  - (b) all applicable policies and guidelines adopted by Council;
  - (c) the relationship of the development with nearby residential areas;
  - (d) pedestrian needs; and
  - (e) submissions from any advisory groups, property owners, or tenants;

the Director of Planning or Development Permit Board may relax the restrictions set out in sections 3.2 and 3.3.

## **Density**

- 4.1 For the purpose of computing floor space ratio, the site size is 31 531 m<sup>2</sup>, being the size at the time of the rezoning application and before dedication of any part of the site.
- 4.2 The floor space ratio for all uses must not exceed 2.82 or 88 815 m.
- 4.3 Computation of floor space ratio must include all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 4.4 Computation of floor space ratio must exclude:
- (a) balconies, canopies, open concourses, sundecks, and other features which, in the opinion of the Director of Planning, are similar to the foregoing;
  - (b) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, or bicycle storage, those floors or portions thereof so

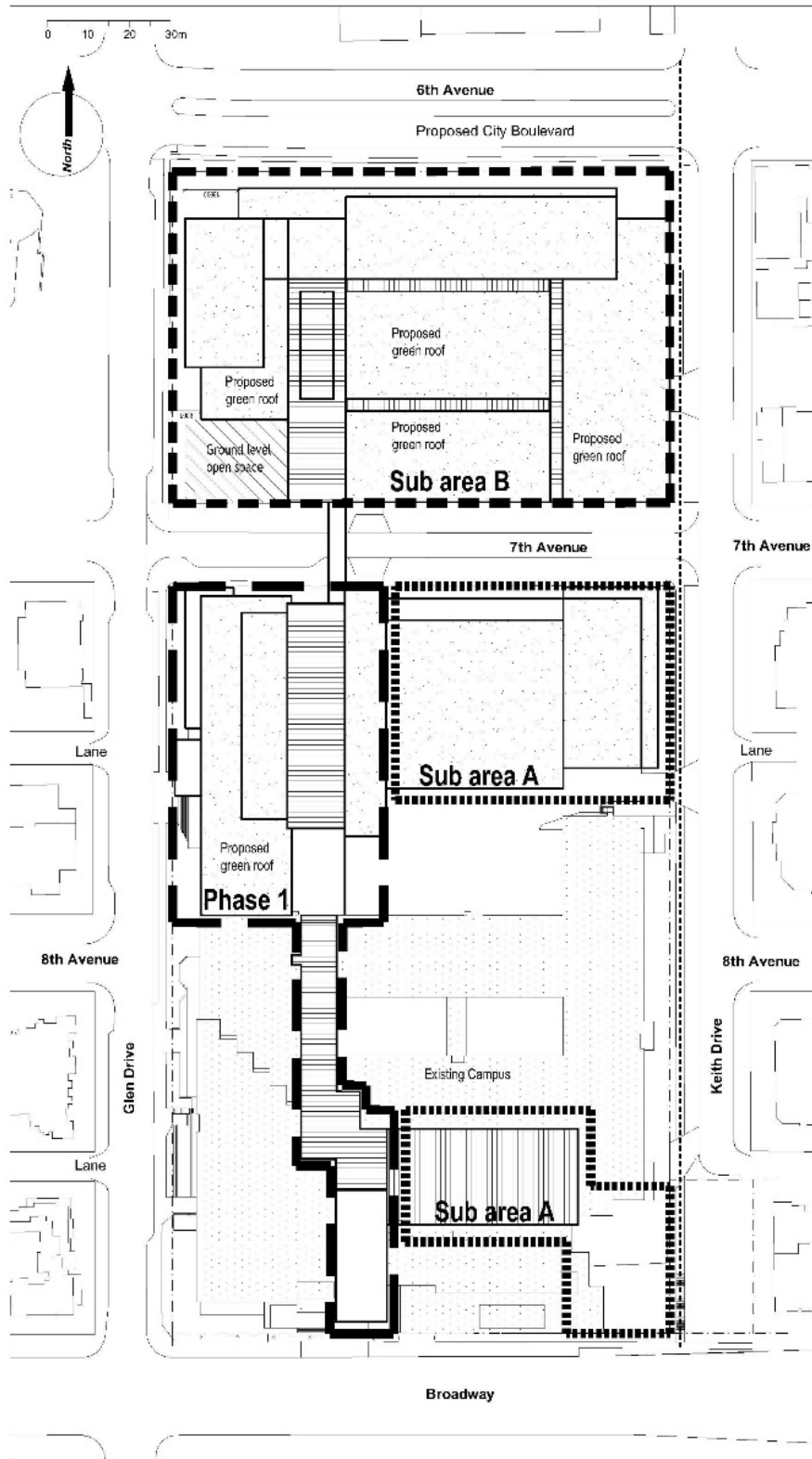
used which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; [13794; 23 10 03]

- (d) no more than 10% of the maximum permitted floor area of child day care facilities only if, in the opinion of the Director of Planning on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; [13794; 23 10 03]
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness; and [13794; 23 10 03]
- (f) where floors are used for 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. [13794; 23 10 03]

### **Building Height**

- 5.1 Figure 1 shows the site including Phase 1, Sub-area A, Sub-area B, and the balance of the site.

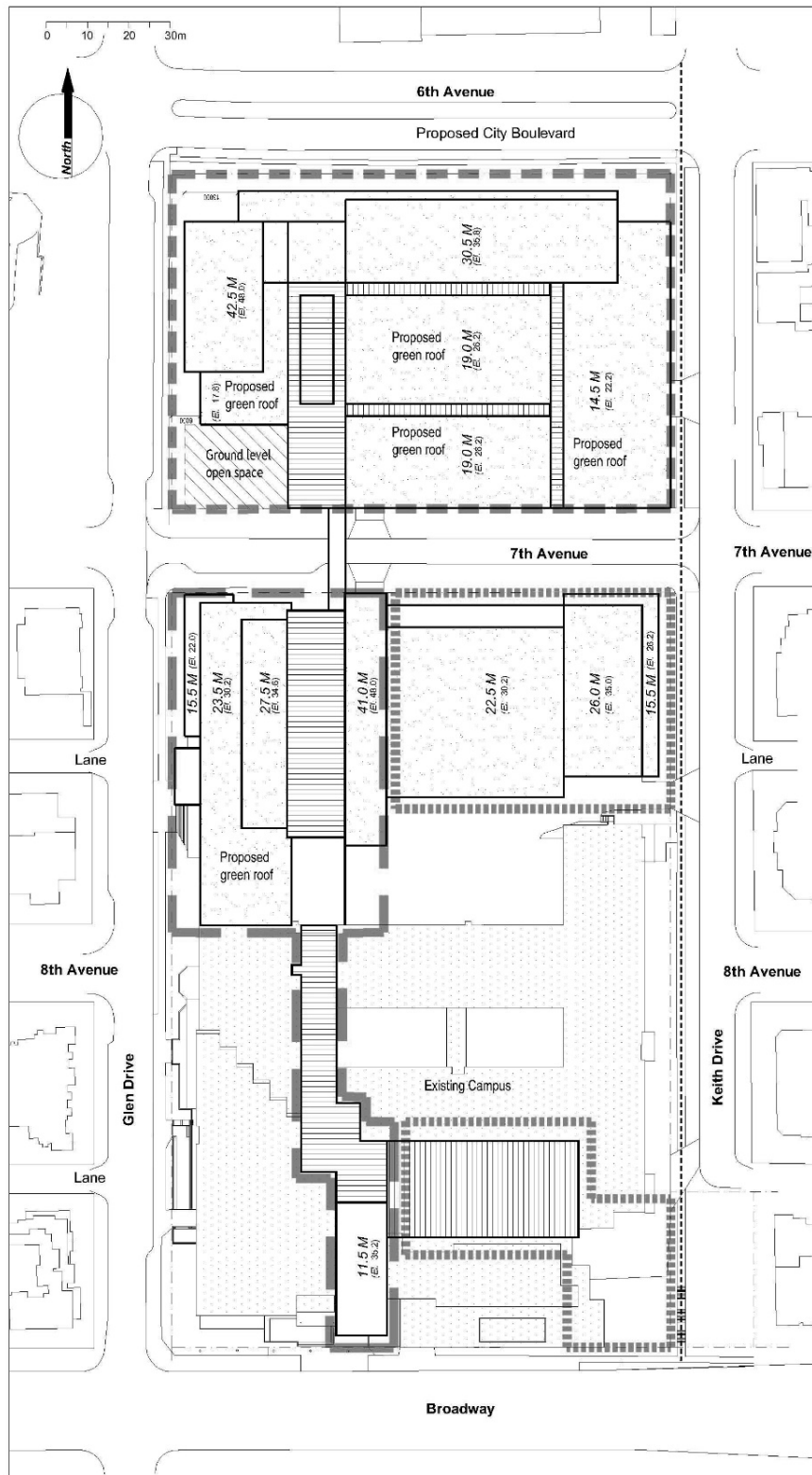
Figure 1. Sub Areas



- 5.2 Figure 2 shows the maximum building heights set out in this section 5.
- 5.3 In Phase 1, the building height must not exceed 15.5 m.
- 5.4 In Sub-area A, the building height must not exceed 15.5 m.
- 5.5 In Sub-area B, the building height must not exceed 18.2 m.
- 5.6 Despite sections 5.3, 5.4, and 5.5, if the Director of Planning or Development Permit Board first considers:
- (a) the approved form of development;
  - (b) all applicable policies and guidelines adopted by Council;
  - (c) the relationship of the development with nearby residential areas;
  - (d) the height, bulk, location, and overall design of the buildings, and their effect on the site, surrounding streets, and existing views;
  - (e) pedestrian needs; and
  - (f) submissions from any advisory groups, property owners, or tenants;

the Director of Planning or Development Permit Board may allow an increase in maximum building height to 41.0 m in Phase 1, 26 m in Sub-area A, and 42.5 m in Sub-area B.

Figure 2. Maximum Building Heights

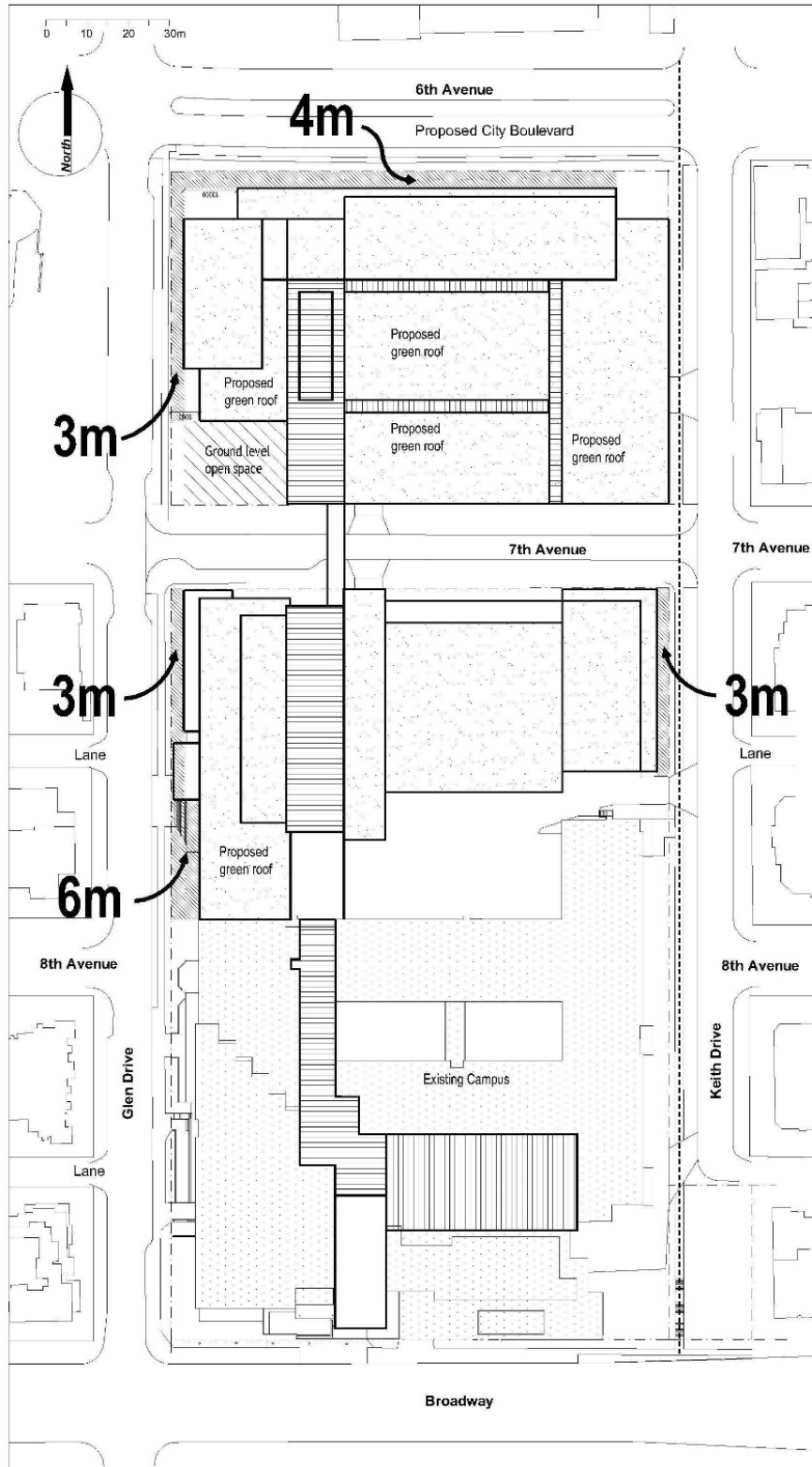


## Setbacks

- 6.1 Figure 3 shows the building setbacks set out in this section 6.
- 6.2 In Phase 1, the setback must be at least:
- (a) three m from the property boundary adjoining the east side of Glen Drive for any portion of a building that is 15.5 m or less in height; and
  - (b) six m from the property boundary adjoining the east side of Glen Drive for any portion of a building that is more than 15.5 m in height.
- 6.3 In Sub-area A, the setback must be at least:
- (a) three m from the property boundary adjoining the west side of Keith Drive for any portion of a building that is 15 m or less in height; and
  - (b) six m from the property boundary adjoining the west side of Keith Drive for any portion of a building that is more than 15 m in height.
- 6.4 In Sub-area B, the setback must be: *[13794; 23 10 03]*
- (a) no more than three m from the property boundary adjoining the west side of Keith Drive; and
  - (b) at least four m from the property boundary adjoining the south side of Great Northern Way.



Figure 3. Building Setbacks



## **Parking and Loading, and Bicycle Storage**

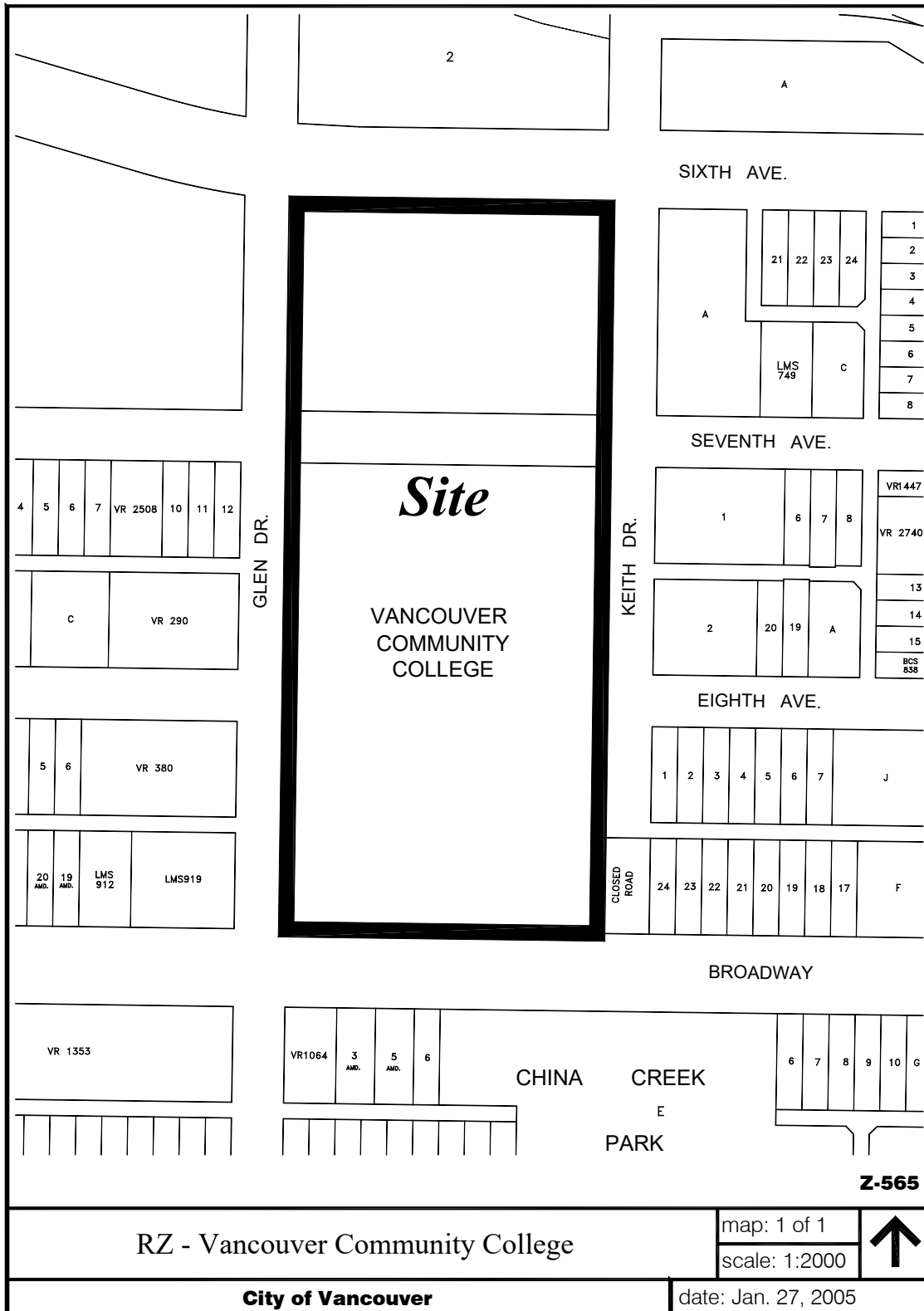
7. Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law.

## **Severability**

8. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.
9. *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

*[9197; 05 11 23]*

**Schedule A**



Public Hearing – June 19, 1980

Summary – An application has been submitted on behalf of the Vancouver Community College to rezone lands bounded by Boundary, East 6th Avenue, Glen Drive and Keith Drive from M-1 Industrial District and RM-3A Multiple Dwelling District to CD-1 Comprehensive Development District.

By-law enacted on November 4, 1980 – By-law No. [5407](#)

Public Hearing – March 15, 2005 – Item 6 – [Agenda](#)

Summary – The proposed amendments to the existing CD-1 would permit upgrading and expansion of the Vancouver Community College campus. Consequential amendments to the Sign By-law are also required.

By-law enacted on November 23, 2005 – By-law No. [9197](#)

Public Hearing – September 12, 2023 – Item 1 – [Agenda](#)

Summary – To amend CD-1 (141) By-law No. 5407 to accommodate programming needs for the Vancouver Community College (King Edward Campus) by permitting minor adjustments to building setback dimensions, location criteria for ground floor uses and floor area exclusions for mechanical and heating equipment spaces.

By-law enacted on October 3, 2023 – By-law No. [13794](#)