



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CD-1 (311)

800 Griffiths Way

(formerly known as 150 Pacific Boulevard North)

By-law No. 7201

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

Effective October 19, 1993

(Amended up to and including By-law No. 12142, dated June 19, 2018)

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 Definitions

Words In this By-law have the meaning given to them in the Zoning & Development By-law, except that;

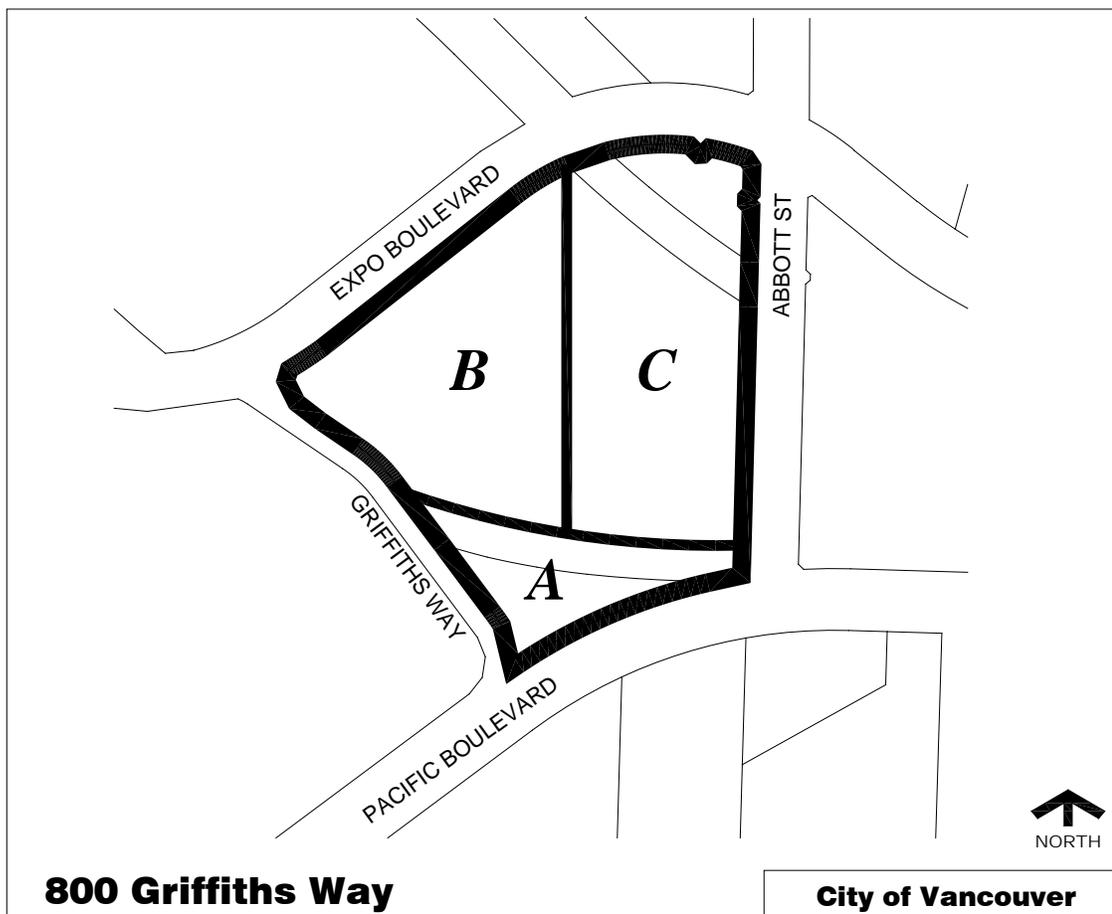
“Geodetic Datum” means the current vertical reference surface adopted and used by the City of Vancouver.

[10702; 13 05 15]

3 Sub-areas

Portions of the site are to consist of sub-areas A, B, and C, illustrated in Diagram 1 for the purposes of determining building heights and floor area exclusions in those sub-areas.

Diagram 1



[8265; 00 10 03] [10702; 13 05 15]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7201 or provides an explanatory note.

4 Uses

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 CD-1 (311), 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 Arcade, Artist Studio, Billiard Hall, Club, Fitness Centre, Hall, Museum or Archives, Rink, Stadium or Arena, Swimming Pool, and Theatre;
- (b) Dwelling Uses;
- (c) Institutional Uses;
- (d) Manufacturing Uses, limited to Brewing or Distilling;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, limited to Farmers' Market, Grocery or Drug Store, Public Bike Share, and Retail Store; [12142; 18 06 19]
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Repair Shop – Class B, Restaurant, School – Arts or Self Improvement, School – Business, School – Vocational or Trade;
- (i) Utility and Communication Uses, limited to Radiocommunication Station; and
- (j) Accessory Uses customarily ancillary to the uses listed in this section 2.

[8265; 00 10 03] [10702; 13 05 15]

5 Conditions of use

5.1 All commercial uses must be carried on wholly within an enclosed building except for:

- (a) Farmers' Market;
- (b) Restaurant;
- (c) Public Bike Share; [12142; 18 06 19]
- (d) Neighbourhood Public House; and
- (e) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

5.2 Dwelling units are in an "event zone", as defined in the Noise Control By-law, and, as a result are subject to noise from surrounding land uses and street activities at levels permitted in an event zone.

5.3 A minimum of 25% of the dwelling units must include two bedrooms.

[10702; 13 05 15] [10764; 13 07 24]

6 Floor area and density

6.1 Computation of floor space ratio must assume that the site consists of 18 700 m², being the site size at the time of the application for rezoning evidenced by this by-law, and before any dedications. The total floor area for the uses listed in Table 1 must not exceed the floor area indicated beside that use.

Table 1 - Maximum Floor Area for certain uses

USE	MAXIMUM FLOOR AREA
Cultural and Recreational Uses	38 600 m ²
Office Uses	21 000 m ² , except that there must be a minimum of 13 000 m ²
Retail and Service Uses	6 560 m ²
Residential Uses	37 919 m ²

6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building.

6.4 Computation of floor area must exclude:

- (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
- (c) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit.

6.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions for each sub-area listed in Table 2 must not exceed the percentage listed beside that sub-area:
- (b) Table 2 – Maximum Open Balcony exclusions

Sub-area	Open Balcony exclusion
A (South Tower)	Up to a maximum of 23%
B (West Tower)	Up to a maximum of 14%
C (East Tower)	Up to a maximum of 10%

- (c) enclosed residential balconies provided for noise mitigation, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that the total area of all enclosed balcony exclusions must not exceed 10% of the total residential floor area;
- (d) amenity areas, except that the total excluded area must not exceed the lesser of 20% of the permitted floor area or 1 400 m²;
- (e) unenclosed outdoor areas at grade level underneath building overhangs, if:
 - (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any overhangs, and
 - (ii) the area of all overhang exclusions does not exceed 4% of the residential floor area; [10764; 13 07 24]

- (f) unenclosed green or landscaped outdoor areas, similar to an open balcony or sundeck, recessed into or projecting from the exterior envelope of a building, if:
 - (i) in the opinion of the Director of Planning or Development Permit Board, the areas contribute to energy performance, character or amenity of the building, and
 - (ii) the area excluded does not exceed 2% of the total floor area;
- (g) interior public space, including atria and other similar spaces, if:
 - (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council,
 - (ii) the area excluded does not exceed 600 m², and
 - (iii) the area excluded is secured by a covenant and right-of-way in favour of the City of Vancouver which provides for public use and access; and
- (h) floors or portions of floors used for heating or mechanical equipment.
[10764; 13 07 24]

6.6 The use of floor area excluded under section 6.4 or 6.5 must not include any purpose other than that which justified the exclusion.

[10702; 13 05 15]

7 Building Height

7.1 Building height must be measured in metres referenced to Geodetic Datum.

7.2 The maximum building height, measured above base surface, must not exceed the maximum heights set out in Table 3 below, except that the building must not protrude into the view corridors approved by Council, as set out in the City of Vancouver View Protection Guidelines.

Table 3 – Building Heights

Sub-area	Maximum building height referenced to Geodetic Datum
A (South Tower)	102.76 m
B (West Tower)	105.04 m
C (East Tower)	105.10 m

7.3 Section 10.11 of the Zoning & Development By-law applies to this site, except that the Director of Planning may allow a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms.

[10702; 13 05 15]

8 Horizontal Angle of Daylight

8.1 Each habitable room must have at least one window on an exterior wall of a building.

8.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

8.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.

- 8.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

- 8.5 An obstruction referred to in section 8.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (311).

- 8.6 A habitable room referred to in section 8.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

[10702; 13 05 15]

9 Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

[10702; 13 05 15]

- 10 *[Section 10 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.]*

[10702; 13 05 15]

