



**City of Vancouver** *Zoning and Development By-law*  
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## **CD-1 (322)**

*970 Burrard Street*

*By-law No. 7235*

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

**Effective November 9, 1993**

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

**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** **Intent**

The intent of this By-law is to permit the conversion to residential use of the former B.C. Hydro building in conjunction with the retention and development of some commercial use.

**3** **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(322), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling Units in conjunction with any of the uses listed below;
- (b) Office Uses;
- (c) Retail Uses, but not including Gasoline Station — Full Serve, Gasoline Station — Split-Island, and Vehicle Dealer;
- (d) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop — Class A, Restaurant - Drive-in and Sign Painting Shop;
- (e) Accessory Uses customarily ancillary to the above uses.

**4** **Floor Area and Density**

**4.1** The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses.

**TABLE 1**

<b>USE</b>	<b>MAXIMUM FLOOR AREA</b>
Residential Uses	25 000 m <sup>2</sup>
Office, Retail and Service Uses	7 340 m <sup>2</sup>

**4.2** The following will be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

**4.3** The following will be excluded in the computation of floor area:

- (a) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, bicycle storage, storage that is ancillary to commercial uses within the building, heating or 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 elevation of the main lobby at the Nelson Street entrance, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]

- (e) amenity areas accessory to residential use-, provided that the total area excluded does not exceed 1 000 m<sup>2</sup>; and
- (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]

**4.4** The Director of Planning may permit the following to be excluded in the computation of floor space:

- (a) interior public space, including atria and other similar spaces, provided that:
  - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m<sup>2</sup>;
  - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

**5 Height**

The maximum building height measured above the base surface, but excluding mechanical penthouses and roofs, is 91.0 m.

**6 Off-Street Parking**

A minimum of 150 off-street parking spaces must be provided and must be developed and maintained in accordance with the applicable provisions of the Parking By-law.

**7 Acoustics**

All development permit applications will 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 the dwelling units listed below will 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 will be defined simply as noise level in decibels.

<b>Portions Of Dwelling Units</b>	<b>Noise Levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

**8** *[Section 8 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.]*

**Schedule A**

By-law No. 7235 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from DD to CD-1



