



City of Vancouver *Zoning and Development By-law*

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CD-1 (358)

711 West Broadway and 700 West 8th Avenue By-law No. 7648

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

Effective November 5, 1996

(Amended up to and including By-law No. 10040, dated May 18, 2010)

1 Zoning District Plan amendment

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-456(d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

[9973; 09 12 15]

2 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 (358) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

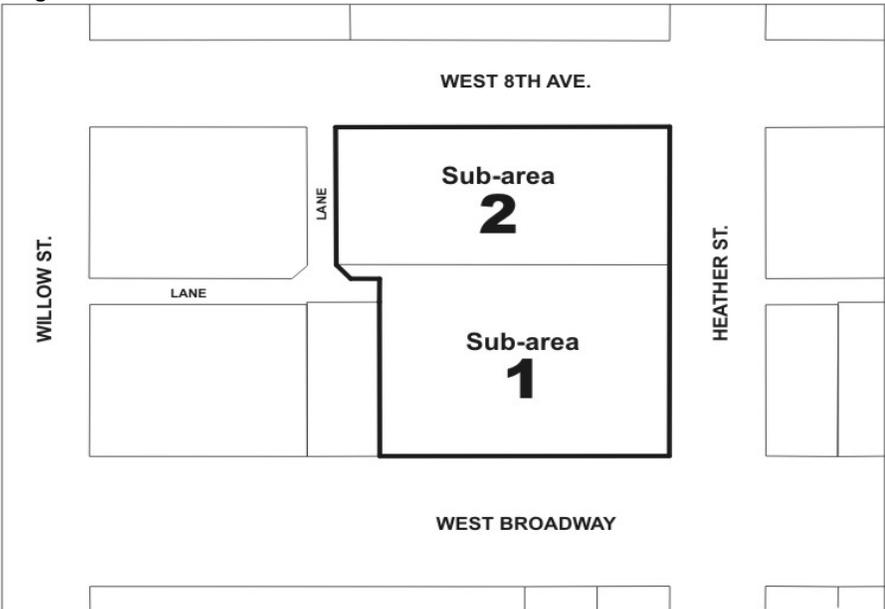
- (a) Cultural and Recreational Uses, limited to Bingo Hall, Bowling Alley, Casino - Class 1, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Rink, Swimming Pool, and Theatre;
- (b) Dwelling Uses, limited to Dwelling Units;
- (c) Institutional, limited to School- University or College;
- (d) Office Uses, limited to Financial Institution, General Office, and Health Care Office;
- (e) Parking Uses, limited to Parking Garage;
- (f) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store except for Small-scale Pharmacy, and Retail Store; and
- (g) Service Uses, limited to Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant, School - Business, School - Vocational or Trade, and Sign Painting Shop; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.

[9973; 09 12 15] [10040; 10 05 18]

3 Sub-areas

3.1 The site is to consist of sub-areas 1 and 2 illustrated in Diagram 1.

Diagram 1



Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7648 or provides an explanatory note.

3.2 Despite section 2, Dwelling Uses are not permissible in sub-area 1.

3.3 Despite section 2, uses permissible in sub-area 2 include only:

- (a) Dwelling Uses, limited to Dwelling Units; and
- (b) Accessory Uses customarily ancillary to the uses listed in section 2.

[9973; 09 12 15]

4 Density

4.1 In sub-area 1, the total floor area for all uses, combined, must not exceed 16 444 m².

4.2 In sub-area 2, the total floor area for all uses, combined, must not exceed 14 847 m².

4.3 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) in the case of dwelling uses, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

4.4 Computation of floor area must exclude:

- (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 must not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking, 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;
- (d) where floors are used for off-street loading, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used;
- (e) undeveloped floor area 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;
- (f) 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;
- (g) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation, and child day care facilities, except that:
 - (i) the total area excluded must not exceed the lesser of 20% of the permitted floor space or 1 000 m², and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood; and

- (h) 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, except that this clause is not to apply to walls in existence before March 14, 2000.

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

- (a) enclosed residential balconies 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:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%;
- (b) interior public space, including atria and other similar spaces, except that:
 - (i) the excluded area must not exceed the lesser of 10% of the permitted floor area and 600 m²,
 - (ii) a covenant and right of way in favour of the city, which sets out public access and use, must secure the excluded area, and
 - (iii) the Director of Planning must first consider all applicable policies and guidelines adopted by Council; and
- (c) exterior courtyards enclosed on all sides that provide amenity or landscaped open space.

[9973; 09 12 15]

5 Building height

5.1 In sub-area 1, the building height, measured above the base surface, must not exceed 50.0 m.

5.2 In sub-area 2, the building height must not exceed the geodetic elevation of 74.95 m.

[9973; 09 12 15]

6 Parking, loading, and bicycle spaces

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

[9973; 09 12 15]

7 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.

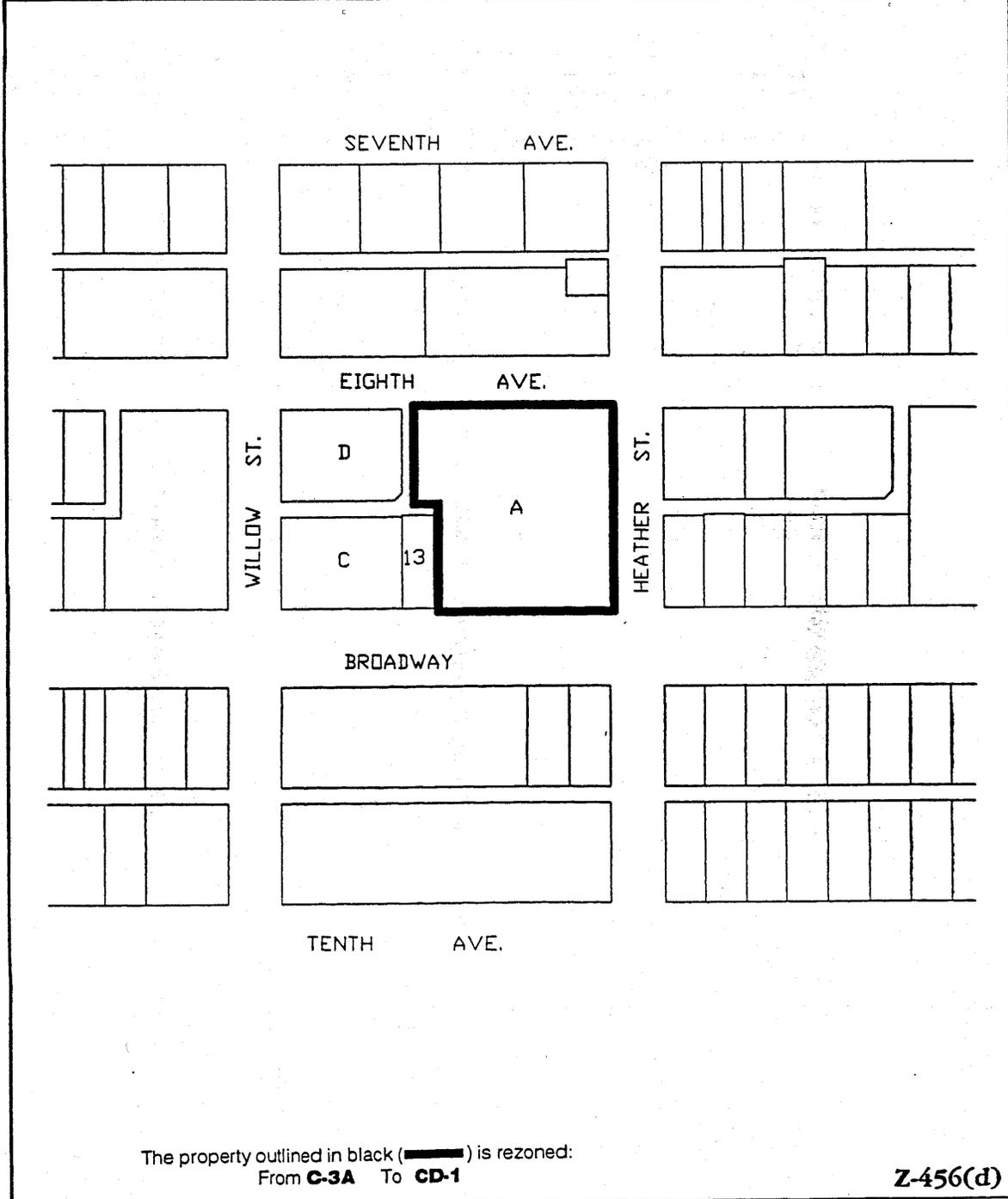
Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[9973; 09 12 15]

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.]*

[10008; 10 03 02]

BY-LAW No. 7648 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black () is rezoned:
From **C-3A** To **CD-1**

Z-456(d)

RZ 705 W. Broadway	map: 1 of 1	
	scale: 1:2000	
City of Vancouver Planning Department		