

CD-1 (386)

1001 Hornby Street

1050 & 1088 Burrard Street

By-law No. 7971

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

Effective January 26, 1999

Amended up to and including:

By-law No. 13357, dated June 7, 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

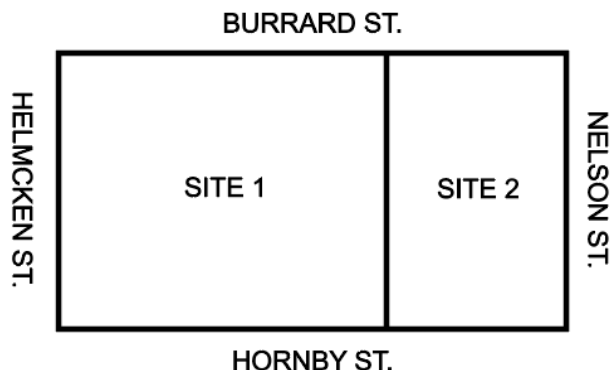
1. The “Zoning District Plan” annexed to By-law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-486(a) and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule “A” of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.

Uses

2. The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (386), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Cultural and Recreational Uses,
 - (b) Dwelling Uses,
 - (c) Institutional Uses,
 - (d) Office Uses,
 - (e) Parking Uses,
 - (f) Retail Uses, [13357; 2022 06 07]
 - (g) Service Uses, and [13357; 2022 06 07]
 - (h) Accessory Uses customarily ancillary to the uses permitted in this section. [13357; 2022 06 07]

Floor Space Ratio

- 3.1 The floor space ratio must not exceed 6.89 on Site 1 and 10.47 on Site 2 as shown on the diagram below. For the purpose of computing floor space ratio, the site size for Site 1 is deemed to be 7 331.1 m² and the site size for Site 2 is deemed to be 4 142.2 m², being the parcel sizes at time of application for rezoning, prior to any dedications.



- 3.2 The following will be included in the computation of floor space ratio:
- (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; and
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 3.3 The following will be included in the computation of floor space ratio:
- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, 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, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 2003 12 09]
 - (e) on Site 1 only, amenity area for the social and recreational enjoyment of residents, employees and hotel guests of Sites 1 and 2, provided that the total area being excluded shall not exceed 930 m²;
 - (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. [8169; 2000 03 14]
- 3.4 The following may be excluded in the computation of floor space ratio:
- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;

- (b) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area does not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
 - (ii) the excluded area is 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.

Height

- 4. The maximum building height, measured above the base surface, is 103.0 m on Site 1 and 138.0 m on Site 2.

Off-Street Parking and Loading

- 5. Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that
 - (a) parking for non-residential uses, excluding hotel use, must be provided in accordance with Section 4.3.1 of the Parking By-law as if located in Area II,
 - (b) parking for hotel uses must be provided in accordance with Section 4.3.2 of the Parking By-law, and
 - (c) parking for residential uses must be provided in accordance with Section 4.3.6 of the Parking By-law.

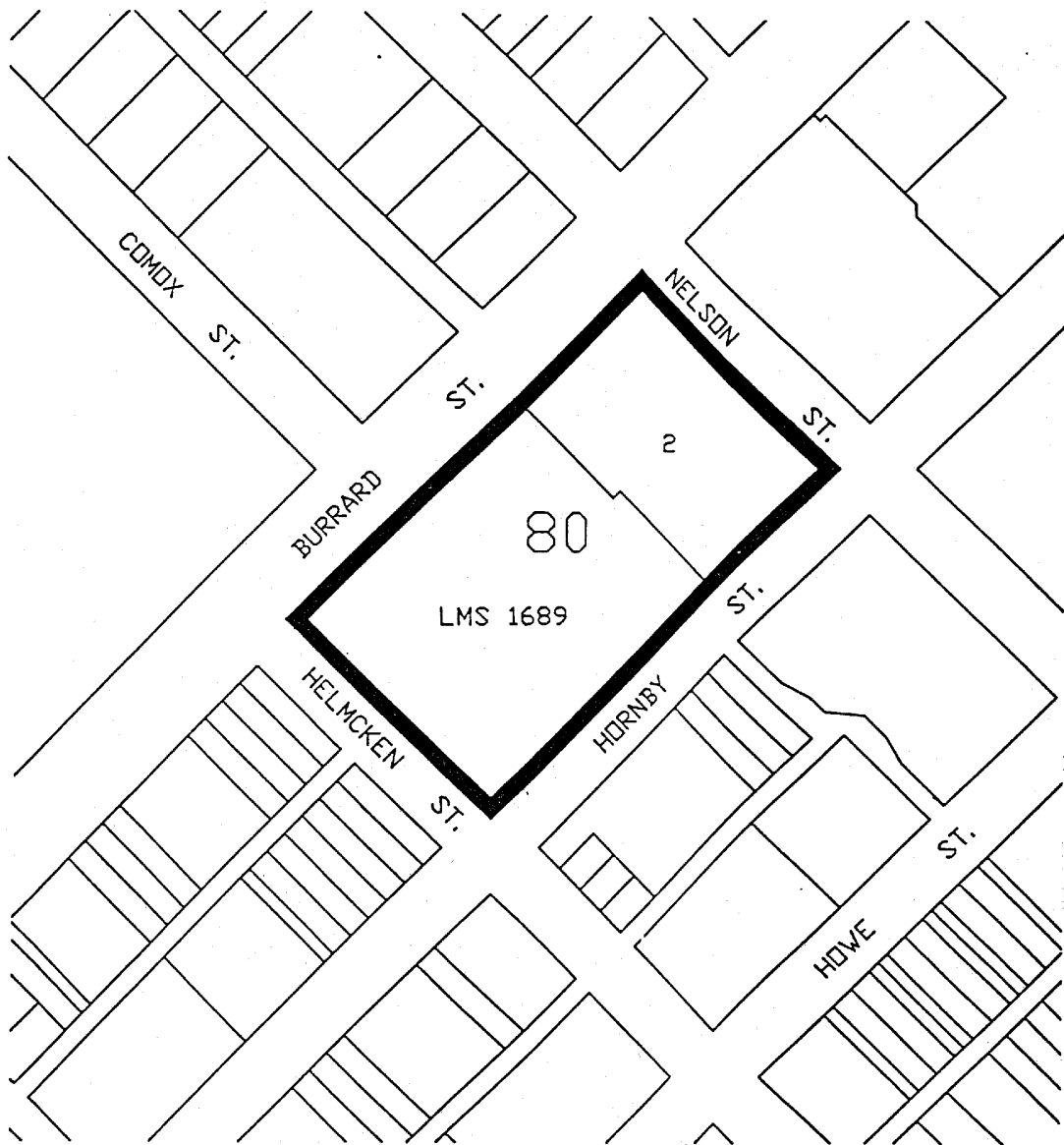
Acoustics

- 6. 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 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.

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

- 7. *[Section 7 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.]*

By-law No. 7971 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



The property outlined in black (———) is rezoned:
From **DD** to **CD-1**

Z-486(a)

RZ - 1001 Hornby St., 1050 & 1088 Burrard St.

map:1 of 1
scale:1:2000



City of Vancouver

Public Hearing – September 15, 1998 – Item 1 – [Agenda](#)

Summary – Rezone from DD to permit heritage density transfers from 750 Burrard and 440 Cambie Street to increase the density of the previously approved Phase II of the Wall Centre development.

By-law enacted on January 26, 1999 – [By-law No. 7971](#)

Public Hearing – February 24, 2000 – Item 1 – [Agenda](#)

Summary – Text amendments to provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000 – [By-law No. 8169](#)

Public Hearing – November 20, 2003 – Item 1 – [Agenda](#)

Summary – Amend various District Schedules of the Zoning and Development By-law, Official Development Plans, and CD-1 By-laws to ensure that residential storage space exclusions are consistent with current administrative practice.

By-law enacted on December 9, 2003 – [By-law No. 8760](#)

Public Hearing – May 17, 2022 – Item 1 – [Agenda](#)

Summary – Amend CD-1 (386), By-law No. 7971, to permit a wider range of commercial uses.

By-law enacted on June 7, 2022 – [By-law No. 13357](#)