

**CD-1 (563)**  
**Back-up Notes Summary Page**  
**1396 Richards Street**

**BY-LAWS**

**CD-1 (563) - By-law No. 10874** and any subsequent amending by-laws

[http://app.vancouver.ca/bylaw\\_net/Report.aspx?bylawid=10874](http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=10874)

**Consequential By-laws**

Noise No. 10919 Schedule B <http://former.vancouver.ca/bylaws/6555c.PDF>

Parking No. 10920 <http://former.vancouver.ca/commsvcs/BYLAWS/parking/SchedC.pdf>

Sign No. 10921 (DD) <http://former.vancouver.ca/commsvcs/BYLAWS/sign/schede.pdf>

**POLICIES and GUIDELINES**

<http://vancouver.ca/home-property-development/downtown-dd-policies-guidelines.aspx>

**PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.**

PH Date *June 18, 2013*- <http://former.vancouver.ca/ctyclerk/cclerk/20130618/phea20130618ag.htm>

Summary - from DD to permit a 42-storey mixed-use building with 269 residential units, of which up to 130 would be rental units, and a 37-space childcare facility. A height of 127.4 m (418 ft.), a floor space ratio (FSR) of 8.87, a residential floor area of 24,543 m<sup>2</sup> (264,192 sq. ft.), and a retail floor area of 163 m<sup>2</sup> (1,753 sq. ft.) are proposed.

By-law enacted on *March 11, 2014*