

**CD-1 (696)**  
**Back-up Notes Summary Page**  
**500-650 West 57th Avenue**

**BY-LAWS**

**CD-1 (696) - By-law [No. 12105](#)** and any subsequent amending by-laws  
[http://app.vancouver.ca/bylaw\\_net/Report.aspx?bylawid=12105](http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12105)

**Consequential By-laws**

Noise	<a href="#">No. 12106</a>	Schedule B	<a href="http://bylaws.vancouver.ca/6555c.pdf">http://bylaws.vancouver.ca/6555c.pdf</a>
Parking	<a href="#">No. 12107</a>	Schedule C	<a href="http://bylaws.vancouver.ca/parking/SchedC.pdf">http://bylaws.vancouver.ca/parking/SchedC.pdf</a>
Sign	<a href="#">No. 12108</a>	Schedule A (C-2)	<a href="http://bylaws.vancouver.ca/Sign/ScheduleA.pdf">http://bylaws.vancouver.ca/Sign/ScheduleA.pdf</a>

**POLICIES and GUIDELINES**

- High Density Housing for Families with Children Guidelines (1992)
- Childcare Design Guidelines (1993)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- Green Buildings Policy for Rezoning (2010 last amended 2017)
- Greenest City 2020 Action Plan (2016)
- Housing and Homelessness Strategy 2012-2021(2011)
- Transportation 2040 (2012)
- Vancouver Neighbourhood Energy Strategy (2012)
- Rezoning Policy for Sustainable Large Developments (2013)
- Pearson Dogwood Policy Statement (2014)
- Healthy City Strategy (2015)
- Bird Friendly Design Guidelines (2015)
- Urban Forest Strategy (2015)
- Housing Mix Policy for Rezoning Projects (2016)
- Citywide Integrated Rainwater Management Plan (2016)
- Biodiversity Strategy (2016)
- Housing Vancouver Emerging Directions (2017)

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

PH Date *July 20, 2017* - Item 1 - <http://council.vancouver.ca/20170720/phea20170720ag.htm>

Summary – To rezone 500-650 West 57th Avenue from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a mixed-used development comprising approximately 2,700 residential units including 540 affordable housing units; approximately 114 Pearson supportive units; 12,196 sq. m (131,281 sq. ft.) of commercial space; 19,835 sq. m (213,514 sq. ft.) of health related facilities including a community health centre and complex residential care facility; a 69-space childcare; a

new adult day centre; a 2.5-acre public park; and a 1.0-acre urban farm. A height of 91.0 metres (299 feet) and a floor space ratio (FSR) of 2.83 are proposed.

By-law enacted on May 15, 2018