

CD-1 (705)
Back-up Notes Summary Page
1500 West Georgia Street

BY-LAWS

CD-1 (705) - By-law No. [12176](#) and any subsequent amending by-laws
https://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12176

Consequential By-laws

Noise	12218	Schedule A	http://bylaws.vancouver.ca/6555c.pdf
Parking	12219	Schedule C	http://bylaws.vancouver.ca/parking/SchedC.pdf
Sign	12220	Schedule A	http://bylaws.vancouver.ca/consolidated/11879.pdf

POLICIES and GUIDELINES

- West End Community Plan (including West End Public Benefit Strategy) (2013)
- Rezoning Policy for the West End (2013)
- Downtown Official Development Plan (DODP) (1975, last amended 2015)
- Metropolitan Core Jobs & Economy Land Use Plan (2007)
- Downtown Design Guidelines (1975; last amended 1993)
- DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)
- View Protection Guidelines (1989)
- Green Buildings Policy for Rezoning (2009, last amended 2017)
- Greenest City 2020 Action Plan (2011)
- Vancouver Neighbourhood Energy Strategy (2012)
- Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Community Amenity Contributions — Through Rezoning (1999, last amended 2016)
- Financing Growth Policies (2003)
- Heritage Policies and Procedure (1986; last amended 2002)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Transportation 2040 (2012)
- Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017)

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

PH Date *January 16, 2018* - Item #7, <https://council.vancouver.ca/20180116/phea20180116ag.htm>
Summary – To rezone 1500 West Georgia Street from Downtown DD (Downtown District) to CD-1 (Comprehensive Development) District to permit a new 43-storey mixed-use development to the east of the existing office building (the “Crown Life Place”). The proposed new tower includes 220 strata residential units, retail use at the ground floor and a height of 134.0 metres (440 feet). The proposed floor space ratio (FSR) is 10.82 over the entire site.

By-law enacted on July 24, 2018