

CD-1 (708)
Back-up Notes Summary Page
1296 West Broadway

BY-LAWS

CD-1 (708) - By-law No. [12179](#) and any subsequent amending by-laws
https://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12179

Consequential By-laws

Noise [12226](#) Schedule B <http://bylaws.vancouver.ca/6555c.pdf>
Sign [12227](#) Schedule A <http://bylaws.vancouver.ca/consolidated/11879.pdf>

POLICIES and GUIDELINES

- Secured Market Rental Housing Policy (Rental 100) (2012);
- Housing and Homelessness Strategy (2011);
- Final Report from the Mayor's Task Force on Housing Affordability (2012);
- Housing Vancouver Emerging Directions (2017)
- C-3A District Schedule and Guidelines (1996, amended 2013);
- High-Density Housing for Families with Children Guidelines (1992);
- Family Room: Housing Mix Policy in Rezoning Projects (2016);
- Community Amenity Contributions through Rezonings (last amended 2016);
- Public Art Policy and Procedures for Rezoned Developments (2014);
- Green Buildings Policy for Rezonings (2010, amended 2017); and
- Vancouver Development Cost Levy By-law No. 9755 (last amended 2016).

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

PH Date *January 16, 2018 - Item #5*, <https://council.vancouver.ca/20180116/phea20180116ag.htm>

Summary – To rezone 1296 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 16-storey mixed-use building, with 153 secured market rental housing units, and commercial uses at grade. A height of 52 m (170.8 ft.) and a floor space ratio (FSR) of 7.07 are proposed.

By-law enacted on *July 24, 2018*