

CD-1 (705)
Back-up Notes Summary Page
521-525 West 8th Avenue

BY-LAWS

CD-1 (705) - By-law No. [12254](https://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12254) and any subsequent amending by-laws
https://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12254

Consequential By-laws

Parking No. [12279](http://bylaws.vancouver.ca/parking/SchedC.pdf) Schedule C <http://bylaws.vancouver.ca/parking/SchedC.pdf>

Sign No. [12280](http://bylaws.vancouver.ca/consolidated/11879.pdf) Schedule A (C-3A) <http://bylaws.vancouver.ca/consolidated/11879.pdf>

POLICIES and GUIDELINES

- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- Central Area Plan: Goals and Land Use Policy (1991)
- Central Broadway C-3A Urban Design Guidelines (Fairview Slopes Sub-area)
- C-3A District Schedule (last amended 2016)
- View Protection Guidelines (1989, last amended 2011)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2016)

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

PH Date *November 14, 2017* - Item #4- <https://council.vancouver.ca/20171114/phea20171114ag.htm>
Summary – To rezone 521-527 West 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of an eight-storey office building with commercial retail use at grade. A height of 33.3 metres (109.3 feet) and a floor space ratio (FSR) of 6.51 are proposed.