

CD-1 (1)

650 West 41st Avenue (Oakridge Centre)

By-law No. 3568

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective April 23, 1956

Amended up to and including:

- By-law No. 5600, dated November 23, 1982
- By-law No. 5930, dated August 13, 1985
- By-law No. 7176, dated September 14, 1993
- By-law No. 8169, dated March 14, 2000
- By-law No. 8329, dated April 10, 2001
- By-law No. 8824, dated April 6, 2004
- By-law No. 12271, dated September 19, 2018
- By-law No. 12720, dated June 23, 2020
- By-law No. 13492, dated July 20, 2022

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-672 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575. [5600; 1982 11 23] [12271; 2018 09 19]

Definitions

2. Words in this by-law have the meanings given to them in the Zoning and Development By-law, except that:
 - (a) “Geodetic Datum” means the current vertical reference surface adopted and used by the City of Vancouver; and
 - (b) “Moderate Income Rental Housing Units” means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

[13492; 2022 07 20]

Sub-areas

3. The site is to consist of 15 sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocating height.

Figure 1 – Sub-Areas



[12720; 2020 06 23]

Uses

- 4.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (1).
- 4.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (1), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Park or Playground, Swimming Pool or Theatre;
 - (b) Dwelling Uses in conjunction with any use listed in this section 4.2;
 - (c) Institutional Uses, limited to Child Day Care Facility, Church, Community Care Facility, Public Authority Use, School - Elementary or Secondary, School – University or College or Social Service Centre;

- (d) Manufacturing Uses, limited to Brewing or Distilling;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, Small-scale Pharmacy or Vehicle Dealer;
- (h) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School - Business, School - Vocational or Trade, or Wedding Chapel; and
- (i) Accessory Uses customarily ancillary to the above uses.

[12271; 2018 09 19]

Conditions of Use

- 5.1 All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:
- (a) Farmer's Market;
 - (b) Restaurant;
 - (c) Neighbourhood Public House; and
 - (d) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.
- 5.2 The design and layout of at least 35% of the secured market rental dwelling units, and at least 35% of the moderate income rental housing units, must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

[13492; 2022 07 20]

- 5.3 The design and layout of at least 35% of the strata dwelling units must:
- (a) be suitable for family housing;

- (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

[13492; 2022 07 20]

5.4 The design and layout of at least 50% of the dwelling units used for social housing must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

[12720; 2020 06 23]

5.5 No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street.

[12271; 2018 09 19]

Floor Area and Density

6.1 For the purposes of computing floor space ratio, the site is deemed to be 11.45 ha, being the site size at the time of application for rezoning, prior to any dedications.

6.2 The floor space ratio shall not exceed 4.10. [13492; 2022 07 20]

6.3 There shall be a maximum of 281,594 m² of floor area for dwelling use. [13492; 2022 07 20]

6.4 There shall be a minimum of 3,716 m² of floor area for grocery or drug store use.

6.5 There shall be a minimum of 75,292 m² of floor area for office use. [13492; 2022 07 20]

6.6 There shall be a maximum of 187,346 m² of floor area for non-residential use.

[13492; 2022 07 20]

6.7 Computation of floor area shall include all floors having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

6.8 Computation of floor area shall exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) no enclosure of balconies is permissible for the life of the building;
- (b) patios and roof gardens, only if the Director of Planning first approves the design of sunroofs and walls;
- (c) those floors or portions of floors used for heating and mechanical equipment or structural transfer;
- (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and
- (f) floor area used for the purpose of a Child Day Care Facility, Library or Community Centre or Neighbourhood House.

6.9 Computation of floor area may exclude:

- (a) indoor amenity areas, except that the total exclusion for indoor amenity areas must not exceed 2,600 m²;
- (b) interior public space providing access to the Oakridge-41st Canada Line Station, except that:
 - (i) the excluded area must not exceed 3,000 m², and
 - (ii) the Director of Planning must first consider all applicable policies and guidelines adopted by Council;
- (c) outdoor areas underneath building overhangs at grade or park level, except that they must remain unenclosed for the life of the building and the Director of Planning must first approve the design of the building;
- (d) roof-mounted solar panels, and rooftop trellis and glass covered outdoor amenity areas, except that they must remain unenclosed for the life of the building and the Director of Planning must first approve the design of the structure;
- (e) accessory buildings and structures for Park or Playground use, or uses which in the opinion of the Director of Planning are similar to the foregoing, including

canopies and mechanical screening, except that the Director of Planning must first approve the design of the accessory building or structure; and

- (f) 8,781 m² of the portion of the Parking Garage above geodetic mall elevation existing as of June 23, 2020, used for off-street parking and loading, except that the rooftop portion may be used for Park or Playground uses.

[12720; 2020 06 23]

6.10 The use of floor area excluded under section 6.8 or 6.9 shall not include any purpose other than that which justified the exclusion.

[12271; 2018 09 19]

Height

7.1 Building height on the site must be measured in metres referenced to Geodetic Datum.

7.2 Building height, measured from the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed the maximum heights set out in the following table:

Sub-Area	Maximum building heights (in meters)
1	162.3 m
2	169.3 m
3	191.9 m
5	234.3 m
6	191.4 m
7	191.9 m
8	149.0 m
9	116.0 m
10	130.1 m
11	132.8 m
12	197.6 m
13	221.5 m
14	213.9 m
15	112.9 m
16	130.7 m

[13492; 2022 07 20]

7.3 Despite the provisions of section 7.2, the Director of Planning may permit portions of buildings to exceed the permitted maximum height by no more than 10.35 m, if: [13492; 2022 07 20]

- (a) the Director of Planning first considers the location and sizing of such portions of buildings in relation to views, overlook, shadowing, and noise impacts;

- (b) the Director of Planning first considers all applicable Council policies and guidelines; and
- (c) those portions of buildings which exceed the permitted maximum height are:
 - (i) mechanical appurtenances such as elevator machine rooms,
 - (ii) access and infrastructure required to maintain green roofs, urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines,
 - (iii) decorative roof and enclosure treatments if, in the opinion of the Director of Planning, the roof and enclosure treatment enhances the overall appearance of the building and appropriately integrates mechanical appurtenances, or
 - (iv) items similar to any of the above.

[12271; 2018 09 19]

Horizontal angle of daylight

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24 m.
- 8.3 Measurement of the plane or planes referred to in the section above must be horizontally from the centre of the bottom of each window.
- 8.4 If:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m;
 the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 8.5 An obstruction referred to in section 8.4 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (1).
- 8.6 A habitable room referred to in section 8.1 does not include:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or,

- (ii) less than 9.3 m².

[12271; 2018 09 19]

Acoustics

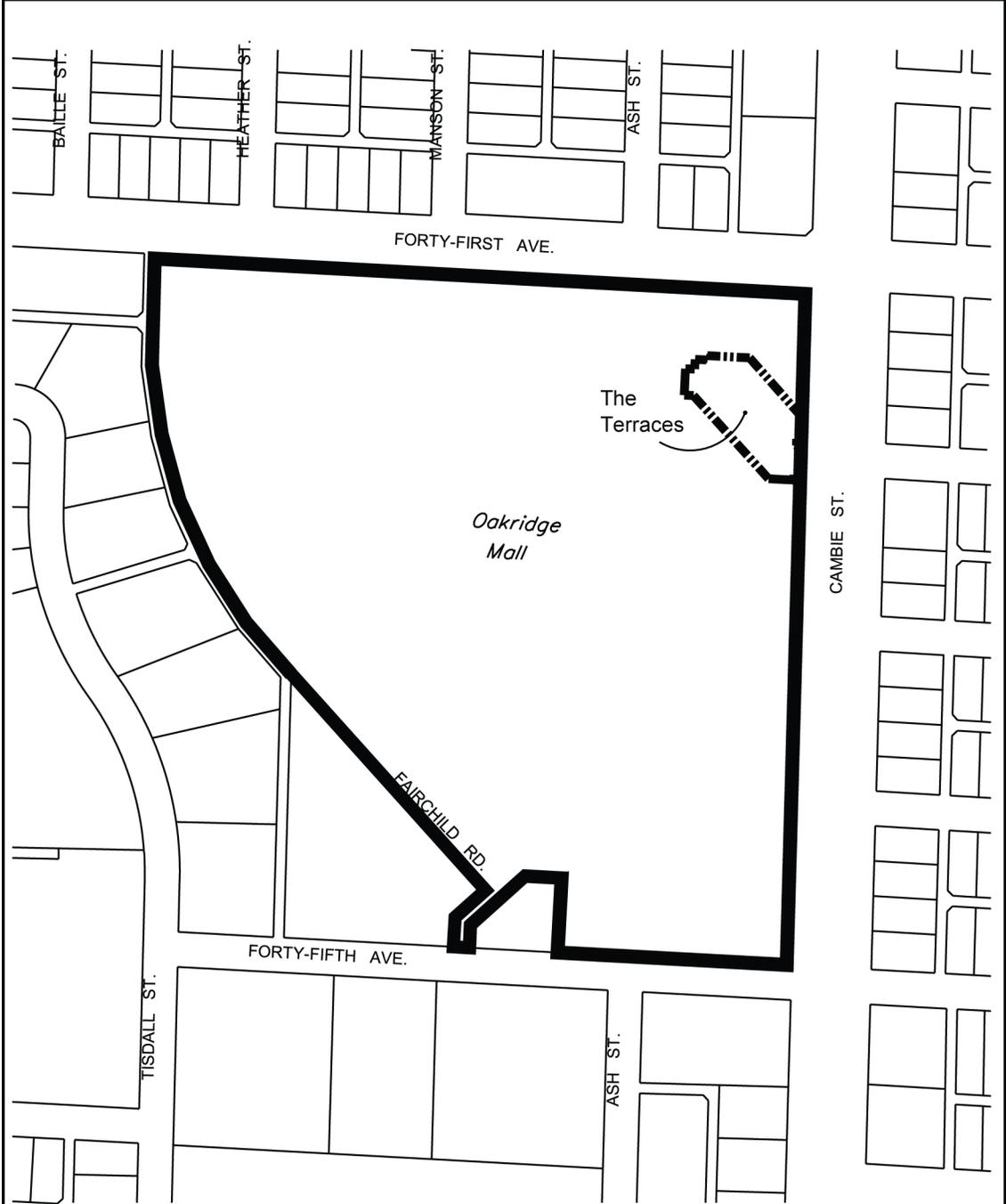
- 9. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

[12271; 2018 09 19]

Force and effect

- 10. *[Section 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*



The property outlined in black (**█**) is rezoned:
 From CD-1 to CD-1

Z-672 (b)

<p>RZ - 650 W 41st. Avenue</p>	<p>map: 1 of 1</p>	
	<p>scale: NTS</p>	

<p>City of Vancouver</p>	<p>date: 2014-02-05</p>
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Public Hearing – April 10, 1956

Summary – Rezone from RS-1 (One-Family Dwelling) District to permit the erection of a shopping centre and the development of a multi-storey apartment area.

By-law enacted on April 23, 1956 – By-law No. 3568 (Zoning and Development)

Public Hearing – February 4, 1982

Summary – Rezone from CD-1 to a new CD-1 to replace the present CD-1 By-law established for the original Oakridge Shopping Centre development in 1956 to accommodate upgrading and expansion of the existing Centre.

By-laws enacted on November 23, 1982 – [By-law No. 5600](#) (Zoning and Development), [By-law No. 5601](#) (Sign)

Public Hearing – July 30, 1985 – Item 2

Summary – Amend CD-1 (1), By-law No. 3568, as amended by By-law No. 5600, to combine the floor areas of “other retail” and “service/commercial and entertainment” uses (now listed separately) to a single category, providing that the “other retail” does not exceed 14,028.4 m² (151,000 sq. ft.). Some flexibility, 500 m² (5,381.9 sq. ft.), for maximum gross and leasable areas of some other listed uses also permitted.

By-law enacted on August 13, 1985 – [By-law No. 5930](#) (Zoning and Development)

Public Hearing – January 15, 1991 – Item 2

Summary – Amend CD-1 (1) to generally permit an additional 11,568.3 m² (124,524 sq. ft.) of retail, service and entertainment uses, primarily located in a second storey Galleria; a residential building containing 64 congregate units and 32 dwelling units, and additional off-street parking spaces.

By-law enacted on September 14, 1993 – [By-law No. 7176](#) (Zoning and Development)

By-law enacted on January 17, 1995 – [By-law No. 7375](#) (Sign)

Public Hearing – February 24, 2000 – Item 1 – [Agenda](#) | [Minutes](#)

Summary – Text amendment to provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000 – [By-law No. 8169](#) (Zoning and Development)

Public Hearing – March 8, 2001 – Item 3 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (1) to simplify and re-align commercial floor area definitions and allotments.

By-law enacted on April 10, 2001 – [By-law No. 8329](#) (Zoning and Development)

Public Hearing – February 24, 2004 – Item 5 – [Agenda](#) | [Minutes](#)

Summary – Text amendment to define Seniors Supportive or Assisted Living (formerly Congregate Housing for Seniors) as a residential, not institutional use.

By-law enacted on April 6, 2004 – [By-law No. 8824](#) (Zoning and Development)

Public Hearing – March 10, 11 & 14, 2014 – Item 3 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (1) to allow for a mixed-use development with a total floor area of 424,600 m² (4,570,364 sq. ft.), a floor space ratio (FSR) of 3.71 and a maximum height of 132.6

m (435 ft.). The proposal includes 2,914 dwelling units (including 290 social housing units and 290 secured market rental housing units) in eleven residential towers, with heights between 19 and 44 storeys, and three mid-rise buildings, between 9 and 13 storeys in height. A Civic Centre with community centre, expanded library, seniors centre and 69-space childcare facility, as well as a 9-acre rooftop park are proposed.

Further amendments to CD-1 (1) By-law No. 3568 for 650 West 41st Avenue (Oakridge Centre) proposed, to remove 5733 Cambie Street (the “Terraces”) and 625 -659 West 45th Avenue, 688 Fairchild Road and 5926-6076 Tisdall Street (collectively the “Southwest Properties”) and to establish new CD-1 zoning districts for the Terraces and the Southwest Properties, with the new CD-1 by-laws containing zoning that supports the existing Terraces and Southwest Properties developments.

By-law enacted on July 24, 2018 – [By-law No. 12185](#) (Housing Agreement)

By-law enacted on September 19, 2018 – [By-law No. 12271](#) (Zoning and Development)

Public Hearing – May 28, 2020 – Item 3 – [Agenda](#) | [Minutes](#)

Summary - Amend CD-1 (1) to update the sub-areas and corresponding height diagrams, add floor area exclusions for structures and amenities, and update the family housing requirements. No changes to land uses, floor area or density are proposed.

By-law enacted on June 23, 2020 - [By-law No. 12720](#) (Zoning and Development)

By-law enacted on June 23, 2020 – [By-law No. 12721](#) (Parking)

Public Hearing – March 1, 2022 – Item 4 – [Agenda](#) | [Minutes](#)

Summary – To amend CD-1 (1) (Comprehensive Development) District for 650 West 41st Avenue (Oakridge Centre). The proposed amendment would increase permitted floor area from 424,600.7 sq. m (4,570,356 sq. ft.) to 468,938.9 sq. m (5,047,617 sq. ft.); increase the maximum FSR from 3.71 to 4.10; and increase maximum building heights to allow the additional development of 283 market rental units, 130 moderate income rental units and additional office space.

By-law enacted on July 20, 2022 – [By-law No. 13492](#) (Zoning and Development)