



# **City of Vancouver** *Zoning and Development By-law*

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## CD-1 (228)

*909 Burrard Street*

*By-law No. 6420*

*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective November 8, 1988**

*(Amended up to and including By-law No. 8169, dated March 14, 2000)*

BY-LAW NO. 6420

A By-law to amend By-law No. 3575, being  
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

- 1 The “Zoning District Plan” annexed to By-law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-352a and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule “A” of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a) maximum of 185 dwelling units;
  - (b) commercial, provided that this use does not exceed 3,288.766 m<sup>2</sup> (35,400 sq. ft.);
  - (c) social, recreational and cultural;
  - (d) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**

The maximum floor space ratio, computed in accordance with the applicable provisions of the West End District Official Development Plan, shall be 6.00, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public, including facilities for general fitness, or recreation, and day care are excluded from the floor space measurement, provided that:

  - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space, or 929.03 m<sup>2</sup> (10,000 sq. ft.); and
  - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of a need for the facility in the immediate neighbourhood.
- 3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 **Height**

The maximum building height, measured above the base surface, shall be 85.34 m (280 ft.).
- 5 **Off-Street Parking**

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 338 off-street parking spaces shall be provided.
- 6 **Off-Street Loading**

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6420 or provides an explanatory note.*

7 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 8th day of November 1988.

(signed) Alderman P. Owen  
Deputy Mayor

(signed) Dennis Back  
Deputy City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 8th day of November, 1988, and numbered 6420.

DEPUTY CITY CLERK”

By-law No. 6420 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below ( — ) outlined in black is rezoned from DD to CD-1

