



City of Vancouver *Zoning and Development By-law*
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CD-1 (229)

900 Burrard Street

By-law No. 6421

(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. 8760, dated December 9, 2003)

Guidelines:

900 Burrard Street

CD-1 Guidelines By-law No. 6421

CD-1 No. 229

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (229), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling Units in multiple dwellings or in conjunction with any of the uses listed below;
- (b) Cultural and Recreational Uses;
- (c) Office Uses;
- (d) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split-Island, and Vehicle Dealer;
- (e) Service Uses, but not including Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop - Class A, Restaurant - Drive-in and Sign Painting Shop;
- (f) Parking Uses;
- (g) Accessory Uses customarily ancillary to the above uses.

[7236; 93 11 09]

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 8.148, subject to the following: [7382;95 02 14]

- (a) the maximum floor space ratio for office use is 6.0;
- (b) the maximum floor space ratio for retail or service use, except hotels described in clause (c), is 1.5;
- (c) the maximum floor space ratio for hotel use where the floor-to-floor heights for the portion of the building containing guest accommodation, ancillary corridors, service and access areas does not exceed 3.1 m is 6.0;
- (d) the maximum floor space ratio for residential use is 6.0.

[7236; 93 11 09]

3.2 The following will be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building. [7236; 93 11 09]

3.3 The following will be excluded in the computation of floor area:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage, heating, or 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 base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6421 or provides an explanatory note.

- (d) area of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09] and
- (f) amenity areas accessory to residential use, provided that the total area excluded does not exceed 1 000 m²; [7236; 93 11 09]
- (g) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

3.4 The Director of Planning may permit the following to be excluded in the computation of floor space:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed and

[7512; 96 01 11]

- (b) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
 - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

[7236; 93 11 09]

4 Height

The maximum building height, measured above the base surface, including the mechanical penthouse, is 68.6 m. [7236; 93 11 09]

5 Off-street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) for dwelling uses, a minimum of 1 off-street parking space must be provided for each 80 m² of gross floor area;
- (b) in addition to the spaces required by clause (a) and the Parking By-law, a further 150 off-street parking spaces shall be provided; and
- (c) one off-street loading bay must be provided for every 200 dwelling units. [7236; 93 11 09]

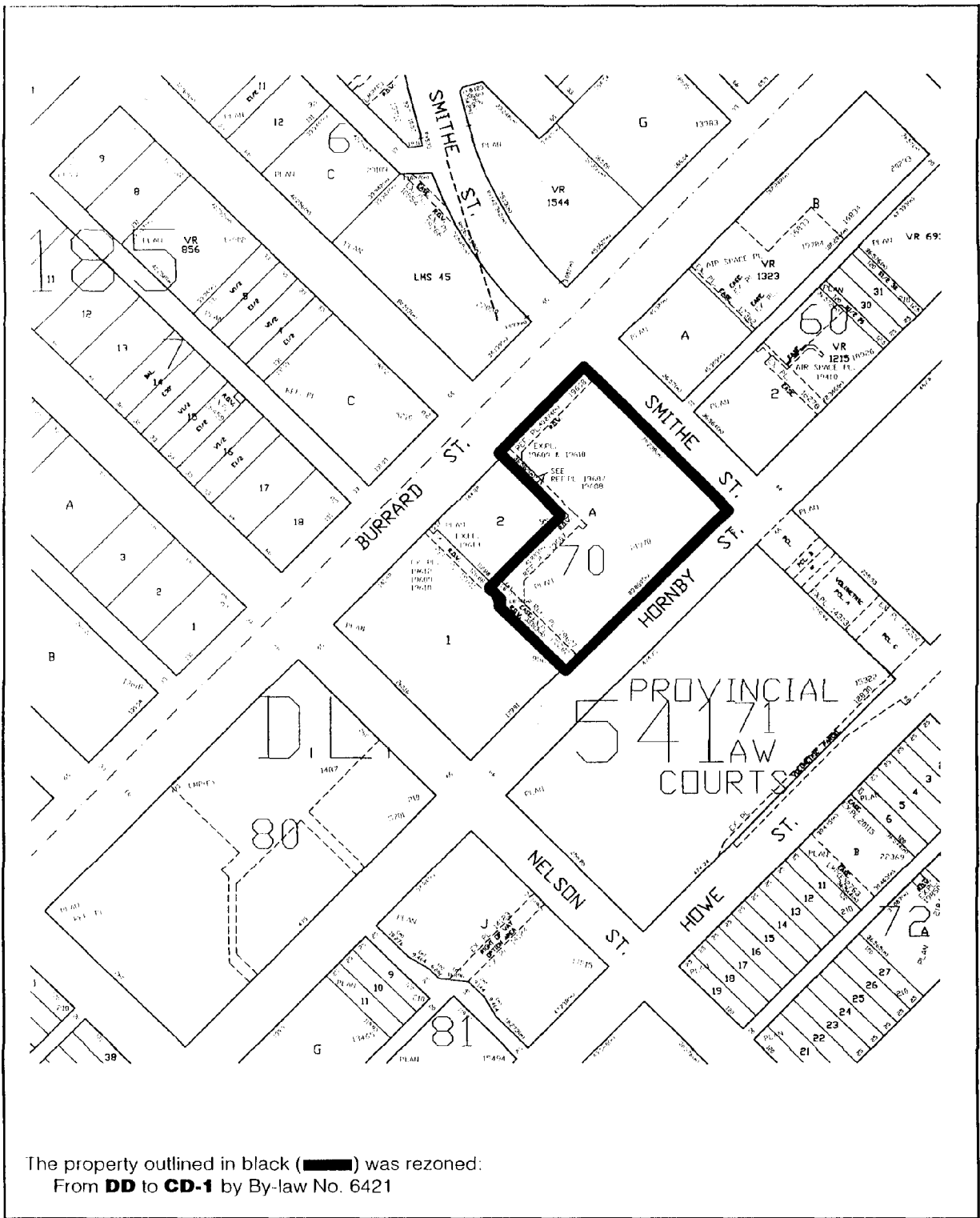
6 Acoustics

All development permit applications will 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 the dwelling units listed below will 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 will be defined simply as noise level in decibels.

Portions of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black (■) was rezoned:
From **DD** to **CD-1** by By-law No. 6421

CD-1 (229) 900 Burrard St.

City of Vancouver Planning Department

date prepared: Apr. 1994
sectional(s): N-8
scale: 1:2000

