



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

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## **CD-1 (279)**

*530-580 Burrard Street*

*535-567 Hornby Street*

*By-law No. 6884*

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

***Effective September 24, 1991***

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

- 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 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(279), 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) Cultural and Recreational Uses;
  - (b) Institutional Uses;
  - (c) Office Uses;
  - (d) Parking Uses;
  - (e) Retail Uses;
  - (f) Service Uses; and
  - (g) Accessory Uses customarily ancillary to the above uses.
- [7940; 98 10 09]
- 3 **Floor Area**
- 3.1 The total floor area of all buildings on the site, including only those floors having a minimum ceiling height of 1.25 m (4.10 ft.), both above and below ground level, and measured to the extreme outer limits of the building, shall not exceed 58 932 m<sup>2</sup> (634,357 sq. ft.), except that the following shall be excluded from floor area:
- (a) where floors are used for off-street parking and loading, 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, provided that the maximum exclusion for a parking space shall not exceed 7.32 m (24.02 ft.) in length;
  - (b) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 5 212 m<sup>2</sup> (56,099 sq. ft.); and
  - (c) 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]
- 3.2 Where floor area is used for a hotel, the Director of Planning may permit an increase in the maximum floor area specified in Section 3.1, provided that the increase in no case exceeds a maximum of 15% of the floor area of the portion of the building having floor-to-floor dimensions of less than 3.1 m and used for guest accommodation and ancillary corridors, service and access areas. [7940; 98 10 09]
- 4 **Height**
- The maximum building height measured above the base surface shall be 137.2 m (450 ft.), except that mechanical appurtenances and decorative roofs which may be permitted to exceed this maximum height in accordance with Sections 10.11.1 and 10.11.2 of the Zoning and Development By-law. [7940; 98 10 09]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6884 or provides an explanatory note.*

5 **Off-Street Parking, Loading and Bicycle Spaces**

Bicycle spaces and off-street parking and loading spaces for vehicles must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that:

- (a) a minimum of 400 spaces must be provided for public parking purposes;
- (b) a minimum of 50 accessory parking spaces must be provided for the YWCA;
- (c) a minimum of 289 accessory parking spaces must be provided for mixed-use development including both hotel and office uses; and
- (d) in all other cases, the number of parking spaces will be in accordance with Area I of the Downtown District provisions of the Parking By-law.

[7940; 98 10 09]

6 **Acoustics**

All Development Permit applications require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose 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.

<b>Portion of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7940; 98 10 09]

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

