



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

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## CD-1 (349)

### *750 Pacific Boulevard (Plaza of Nations)*

### *By-law No. 7592*

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

**Effective July 9, 1996**

*(Amended up to and including By-law No. 9522, dated July 10, 2007)*

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 **Definitions**

Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

**Family Sports and Entertainment Centre** means premises where simulated sports and associated circulation space occupy the majority of floor area; and

**Gaming Activity** means the use of slot machines or gaming tables or slot machines and gaming tables.

3 **Uses**

**3.1** The description of the area shown within the heavy black outline on Schedule A is CD-1 (349).

**3.2** The only uses permitted within CD-1 (349), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, not including Riding Ring, Stadium or Arena, or Zoo or Botanical Garden;
- (b) Family Sports and Entertainment Centre;
- (c) Institutional Uses, limited to Child Day Care Facility and Public Authority Use
- (d) Office Uses;
- (e) Parking Uses;
- (f) Retail Uses, not including Gasoline Station - Full Serve, Gasoline Station - Split Island, or Vehicle Dealer;
- (g) Service Uses, not including Animal Clinic, Bed and Breakfast Accommodation, Body-rub Parlor, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Repair Shop - Class A, Restaurant Drive-in, or Sign Painting Shop;
- (h) Transportation and Storage Uses, limited to Marine Terminal or Berth, not including stevedoring, salvaging, dredging, or diving;
- (i) Utility and Communication Uses, limited to Radiocommunication Station;
- (j) Accessory Use customarily ancillary to any of the uses permitted by this section 3.2; and
- (k) any other use not permitted by this section 3.2 but which the Director of Planning or the Development Permit Board considers comparable in nature to a use so permitted.

4 **Conditions of use**

**4.1** Only:

- (a) retail, service, and family sports and entertainment centre uses; and
- (b) grade-level office and cultural and recreational uses which existed on July 9, 1996 and which face the plaza or public walkway;

may occupy at-grade portions of buildings facing the plaza and public walkway, except that the Director of Planning, after considering all applicable policies and guidelines adopted by Council, may relax this requirement.

**4.2** For a casino - class 2 use, the number of slot machines must not exceed 600 and the number of gaming tables must not exceed 75. [9522; 07 07 10]

5 **Density**

**5.1** The total floor area for all permitted uses must not exceed 63 137 m<sup>2</sup>.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7592 or provides an explanatory note.*

- 5.2** The total floor area for each use or group of uses listed in Table 1 must not exceed the total set opposite such use but this section does not limit the total floor area for any use permitted by section 3.2 but not listed in Table 1.

**Table 1. Maximum Floor Area in Square Metres (m<sup>2</sup>)**

Use	Maximum Floor Area
Hall, casino - class 1 including gaming activity and related circulation, casino - class 2 including gaming activity and related circulation, bingo hall, theatre and club uses	17 500
Casino - class 1 including gaming activity and related circulation and casino - class 2 including gaming activity and related circulation	3 400
Hotel	32 100
Office and retail uses	18 300
Production and rehearsal studio	4 000

- 5.3** Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building.

- 5.4** Computation of floor space ratio must exclude:

- (a) balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (c) where floors are used for off-street parking and loading, bicycle storage, 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;
- (d) interior public space including atria and other similar spaces; and
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.

- 5.5** Computation of floor space ratio may exclude, subject to approval by the Director of Planning, for casino - class 1 and casino - class 2, covered walkways and entry vestibules provided for weather protection.

## 6 Building Height

The building height, measured above the base surface, must not exceed 90.45 m.

## 7 Parking, loading, bicycle storage, and passenger spaces

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, bicycle storage, and passenger spaces, except that for the following uses the following parking requirements apply:

- (a) for all permitted uses, except hotel, casino - class 1, casino - class 2, theatre ancillary to casino - class 1 or casino - class 2 and restaurant ancillary to casino - class 1 or casino - class 2:
  - (i) at least one parking space for each 80 m<sup>2</sup> of gross floor area, and

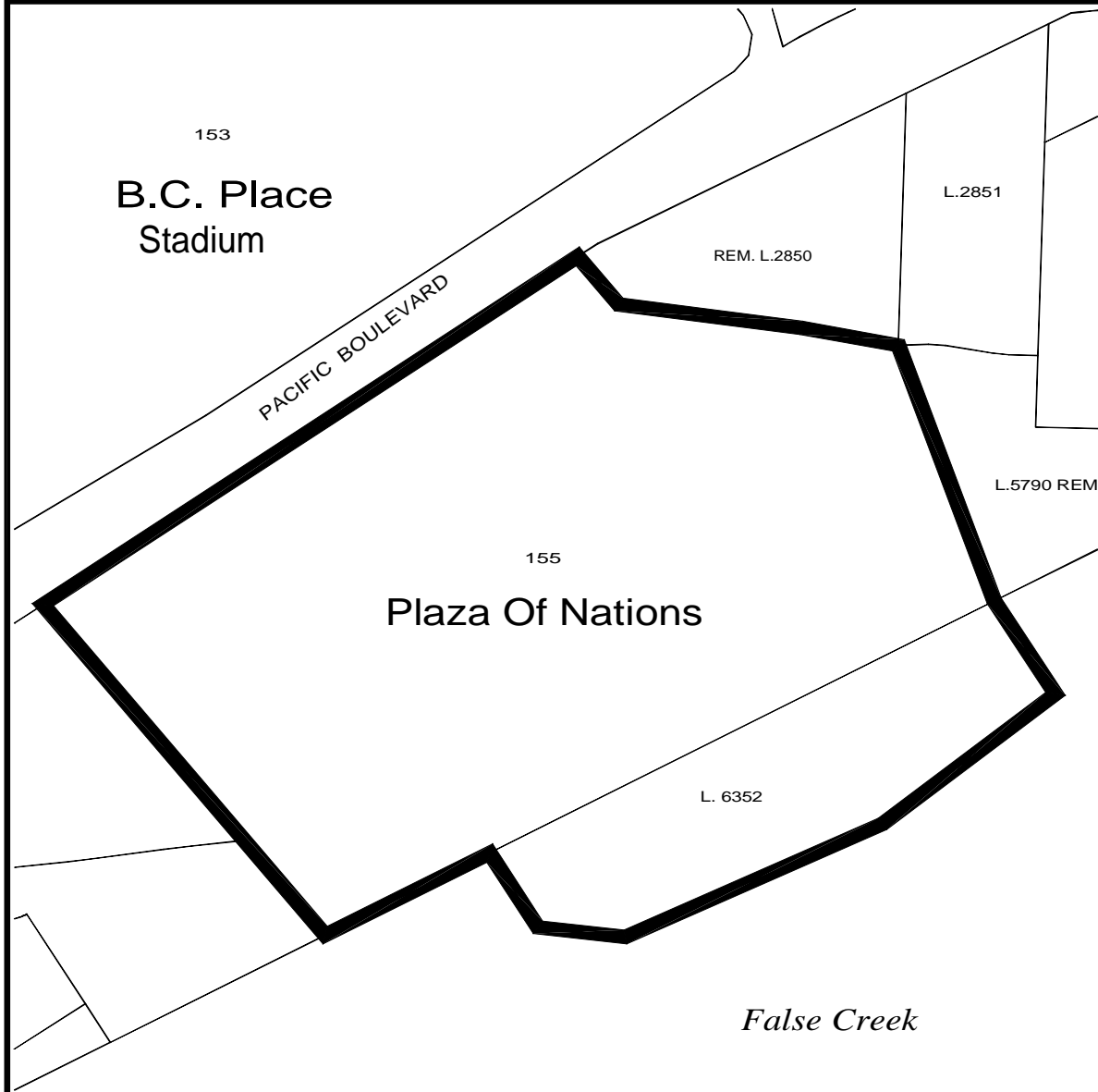
- (ii) the maximum number of parking spaces permitted must not exceed 20% more than the minimum number of parking spaces required;
- (b) for hotel, section 4.3.2 of the Parking By-law applies;
- (c) for casino - class 1:
  - (i) at least one parking space for each 18.6 m<sup>2</sup> of gaming activity and related circulation, and
  - (ii) the maximum number of parking spaces permitted must not exceed 20% more than the minimum number of parking spaces required;
- (d) for casino - class 2 up to a maximum of 3 400 m<sup>2</sup> of gaming area and related circulation:
  - (i) at least 228 parking spaces, and
  - (ii) not more than 306 parking spaces;
- (e) for theatre ancillary to casino - class 1 or casino - class 2:
  - (i) the maximum number of parking spaces permitted must not exceed one parking space for each 9.3 m<sup>2</sup> of floor area used for assembly purposes, and
  - (ii) the minimum number of parking spaces required must be at least 50% of the maximum; and
- (f) for restaurant ancillary to casino - class 1 or casino - class 2:
  - (i) the maximum number of parking spaces permitted must not exceed one parking space for each 50 m<sup>2</sup> of gross floor area up to and including 100 m<sup>2</sup>, one additional parking space for each 10 m<sup>2</sup> of gross floor area up to and including 500 m<sup>2</sup>, and one additional parking space for each 20 m<sup>2</sup> of gross floor area over 500 m<sup>2</sup>, and
  - (ii) the minimum number of parking spaces must be at least 50 % of the maximum.

8 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 7592 being a By-law to amend By-law No. 3575  
being the Zoning & Development By-law



The property outlined in black (  ) is rezoned:

From **BCPED** to **CD-1**

**Z-453(a)**

RZ - 750 Pacific Boulevard

map: 1 of 1

scale: 1:2000



**City of Vancouver**