



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (363)

*1101 West Waterfront Road  
(formerly 1199 W Cordova Street)  
By-law No. 7679*

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

**Effective November 26, 1996**

*(Amended up to and including By-law No. 11892, dated September 19, 2017)*

**Guidelines:**

*Burrard Landing  
(201 Burrard Street)  
CD-1 Guidelines*

*Vancouver Convention and  
Exhibition Centre (VCEC)  
CD-1 Guidelines - 100 Thurlow Street*

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 Intent

The intent of this By-law is permit the development of the district with office, combined residential unit and general office use in conjunction with one another in the same premises (live/work) and hotel uses, some retail, service and marina uses and a major cultural and recreational facility in a form which complements, and is compatible with, the character of adjacent areas. [8409; 01 12 04]

3 Definitions

Words which the Zoning and Development By-law defines will have the same meanings in this By-law except that, in this By-law:

**Base Surface** means, for development in:

- (a) sub-area 1, a plane that extends outward to the harbour headline from building grades on West Cordova Street at the inland corners, and
- (b) sub-area 2, a horizontal plane that extends outward to the harbour headline from a 14.5 m geodetic elevation on the Canada Place viaduct.”

[8958; 04 11 30]

**Convention and Exhibition Centre** means a facility that services the convention, meeting, exhibition, and event markets, that provides assembly and ancillary areas for those purposes, and that accommodates the exchange of information, the display of products or services, and, as a function of such displays, the sale or rental of products or services;

**Decorative Roof** means a roof form that the Development Permit Board or Director of Planning determines to be of a landmark quality of architecture compatible with a location adjacent to the “sails” of Canada Place and with the “sails”; and

**Exhibition Hall** means a facility that forms an integral part of the convention and exhibition centre, that comprises exhibition space for the display of products or services, and that consists of a minimum of 21 000 m<sup>2</sup> with a minimum ceiling clearance of 8 m for all display areas. [8409; 01 12 04] [8580; 02 11 05] [8958; 04 11 30]

**General Office Live-Work** means the use of premises for a dwelling unit, general office, or both uses in conjunction with one another, provided that:

- (a) any such use must not include any dating service, entertainment service, exotic dancer business, social escort service or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; and
- (b) any development permit for such premises shall be for dwelling units, general office, and dwelling unit combined with general office.

[9039; 05 05 24]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7679 or provides an explanatory note.*

## 4 Uses and Conditions of Use

**4.1** The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (363), 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

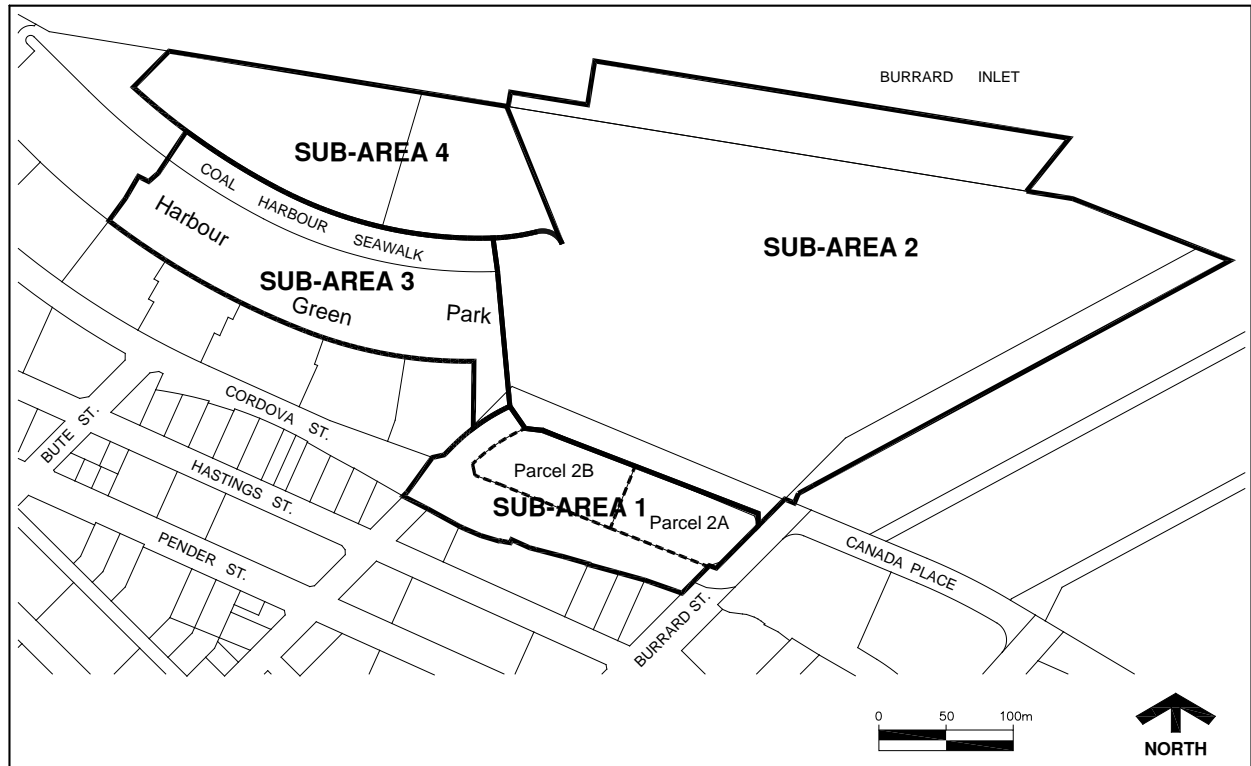
- (a) Cultural and Recreational Uses, including a Marina having a maximum of 100 berths.
- (b) General Office Live-Work, [9039; 05 05 24]
- (c) Convention and Exhibition Centre in sub-area 2 only, [8580; 02 11 05]
- (d) Institutional Uses, but not including a Detoxification Centre, Community Care Facility and Group Residence. [9674; 08 06 24]
- (e) Marine Terminal or Berth,
- (f) Office Uses, [8580; 02 11 05] [9979; 10 01 19]
- (g) Parking Uses,
- (h) Public Utility,
- (i) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer,
- (j) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Laundry or Dry Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, and Sign Painting Shop,
- (k) Accessory Uses Customarily Ancillary to the above uses,
- (l) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that
  - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law,
  - (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment,
  - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site, and
  - (iv) development permits are limited in time to periods not exceeding three years.

**4.2** Repealed [9039; 05 05 24]

5 Sub-Areas

The district shall comprise four sub-areas approximately as illustrated in Diagram 1, and Sub-area 1 shall comprise two development parcels also as illustrated. [8409; 01 12 04] [8580; 02 11 05]

Diagram 1 - Sub-areas and Development Parcels



[8409; 01 12 04] [8580; 02 11 05] [9752; 08 10 28]

## 6 Floor Area and Density

- 6.1** The total floor area for the uses listed in Table 1 shall not exceed the totals set opposite for such uses, and any use permitted by section 4 but not listed in Table 1 is not limited by this subsection 6.1.

**Table 1  
Maximum Floor Area (in square metres)**

Use	Sub-Areas (from Diagram 1)				
	1	2	3	4	Total
Office	20 312	1 069 but only at an elevation of 14 000 mm from sea level and only in the north east corner of the building	N/A	N/A	21 381
General Office Live-Work on development Parcel 2B	21 500	N/A	N/A	N/A	21 500
Hotel, Office, General Office Live Work, Retail and Service Uses on Development Parcel 2A	75 832 except that General Office Live Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875	N/A	N/A	N/A	75 832
Retail and Service, excluding Hotel	3 665	N/A	975	N/A	4 640
Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel	N/A	8 831	N/A	N/A	8 831
Convention and Exhibition Centre	N/A	54 997	N/A	N/A	54 997
Exhibition Hall in conjunction with Convention and Exhibition Centre	N/A	23 225	N/A	N/A	23 225
Cultural and Recreational Uses	N/A	10 000	10 000	N/A	20 000
<b>Total</b>	121 309	98 122	10 975	0	230 406

[8409; 01 12 04] [8580; 02 11 05] [9039; 05 05 24] [9842; 09 04 21] [9979; 10 01 19]  
[10533; 12 07 10] [11892; 17 09 19]

- 6.2** The following shall be included in the computation of floor space ratio:

- (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.

- 6.3** The following shall be excluded in the computation of floor space ratio:

- (a) cultural and recreational uses, including theatre, and accessory uses customarily ancillary thereto, including restaurant and gift shop, up to a maximum exclusion of 10 000 m<sup>2</sup> located on sub-area 3;
- (b) cultural and recreational uses, including fitness centre, swimming pool and library, which provide opportunities for physical fitness, general recreation and a service to the public, and which are not operated for profit, to a maximum floor area of 1 000 m<sup>2</sup> in any

development up to a maximum exclusion of 2 790 m<sup>2</sup> for sub-area 1 and 930 m<sup>2</sup> for sub-area 2; [8409; 01 12 04]

- (c) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (d) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing; [8409; 01 12 04]
- (e) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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; [8409; 01 12 04]
- (f) amenity areas accessory to the principal uses for the social and recreational enjoyment of occupants of buildings located on sub-area 1, including facilities for general fitness and general recreation, provided that the total area being excluded in any development shall not exceed the lesser of 20 percent of the permitted floor area of that development or 1 000 m<sup>2</sup>;
- (g) open balconies and any other appurtenances which, in the option of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions must not exceed eight percent of the floor area being provided;
- (h) roof decks, including open deck areas under building overhangs, provided that the Director of Planning first approves the design of deck areas and walls;
- (i) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8409; 01 12 04] [8760; 03 12 09]
- (j) 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. [8169; 00 03 14]

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

- (a) interior public space, including atria and other similar spaces, subject to the following:
  - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m<sup>2</sup> for each major office or hotel development application located on sub-areas 1 and 2,
  - (ii) the excluded area shall be secured by covenant and statutory right-of-way, in favour of the City of Vancouver, which set out public access and use and which are on terms and conditions and with priority of registration satisfactory to the City of Vancouver, and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council;
- (b) enclosed balconies for dwelling use located in sub-area 1, 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) no more than 50 percent of the excluded balcony floor area may be enclosed, and
  - (ii) the total area of all open and enclosed balcony exclusions does not exceed eight percent of the residential floor area being provided. [8409; 01 12 04]

**6.5** Despite Section 6.1, the Development Permit Board may permit on development Parcel 2B the substitution of up to 10 percent of floor area in combined residential and general office premises (live/work) for Office floor area, or the substitution of up to 10 percent of floor area Office use for combined residential and general office premises (live/work) floor area. [9979; 10 01 19]

**6.6** Construction of an exhibition hall is subject to locating it on the site, to the satisfaction of the Director of Planning, so as to minimize the elevation of the uppermost structural element of the exhibition hall. [8580; 02 11 05] [9039; 05 05 24] [9979; 10 01 19]

**6.7** The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13] [9979; 10 01 19]

**7** Height

**7.1** The maximum building height for buildings not comprising or including a convention and exhibition centre measured above the base surface to the top of the roof slab, and excluding the mechanical penthouse and roof, shall be as set out in Table 3. [8409; 01 12 04] [8580; 02 11 05]

**Table 3  
Maximum Height (in metres)**

	Sub-Areas (from Diagram 1)			
	1	2	3	4
Maximum Height	92	65	33	8

**7.2** If the Development Permit Board first considers the applicable policies and guidelines adopted by Council, it may relax the maximum height shown for sub-area 1 in section 7.1 to:

- (a) 140.3 m, including all appurtenances, for the tower on development parcel 2A at the Burrard/Cordova portion of the site, unless subsection (b) applies;
- (b) 144.5 m, including all appurtenances, for the tower on development parcel 2A at the Burrard/Cordova portion of the site, if the whole use of the tower is Hotel; and
- (c) 137 m for the tower on development parcel 2B at the Thurlow/Cordova portion of the site.

[8409; 01 12 04] [8580; 02 11 05] [9039; 05 05 24] [9270; 06 04 18]

**7.3** If sub-area 2 contains a convention and exhibition centre, the building height for any building in sub-area 2, measured above the base surface, and including a decorative roof, must not exceed 29.5 m, except that the Development Permit Board or Director of Planning may allow an increase in height for architectural appurtenances forming a part of that roof after considering:

- (a) the intent of this By-law;
- (b) the intent of the Coal Harbour Official Development Plan;
- (c) all applicable policies and guidelines adopted by Council; and
- (d) the submission of any advisory group, property owner, or tenant.

**7.4** Except for an architectural feature, any structure located in sub-area 2, between the harbour headline and any waterfront pathway, must not exceed 9.0m geodetic elevation. [8580; 02 11 05] [8958; 04 11 30]

**7.5** Despite section 7.4, the Development Permit Board may permit an increase in the maximum height in sub-area 2 between the harbour headline and any waterfront pathway, for intermittent, widely spaced structures up to a maximum 14.0 m geodetic elevation including architectural appurtenances, if it first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the relationship between the development and the adjacent convention and exhibition centre and commercial areas; and
- (b) the height, bulk, location, and design of the structure and its effect on the site, surrounding buildings and open space, the waterfront pathway, streets, and existing views.

[8958; 04 11 30]

**7.6** Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law. [9311; 06 06 13]

## **8** Parking

**8.1** Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including Section 7 - Off-Street Passenger Space Regulations, except that:

- (a) office uses shall provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area, and a maximum of 1 space for each 80 m<sup>2</sup> of gross floor area,
- (b) combined residential and general office (live/work) uses shall provide a minimum of 1 space for premises equal to or less than 100 m<sup>2</sup> in gross floor area, a minimum of 2 spaces for premises greater than 100 m<sup>2</sup> in gross floor area, and a maximum that is 10 percent greater than the minimum requirement;
- (c) hotel uses shall provide parking in accordance with Section 4.3.2 of the Parking By-law, and
- (d) Class A bicycle storage spaces shall be provided at 1 space for every 750 m<sup>2</sup> of gross floor area of office use and 1 space for every 750 m<sup>2</sup> of gross floor area of combined residential and general office (live/work). [8195; 00 05 16] [8409; 01 12 04]

**8.2** Convention and exhibition centre uses must comply with the requirements of the Parking By-law, except that the Director of Planning, in consultation with the General Manager of Engineering Services, will determine the number, size, and location of parking, loading, bicycle, and passenger spaces. [8580; 02 11 05]

**8.3** The relaxations and exemptions in the Parking By-law will be available. [8580; 02 11 05]

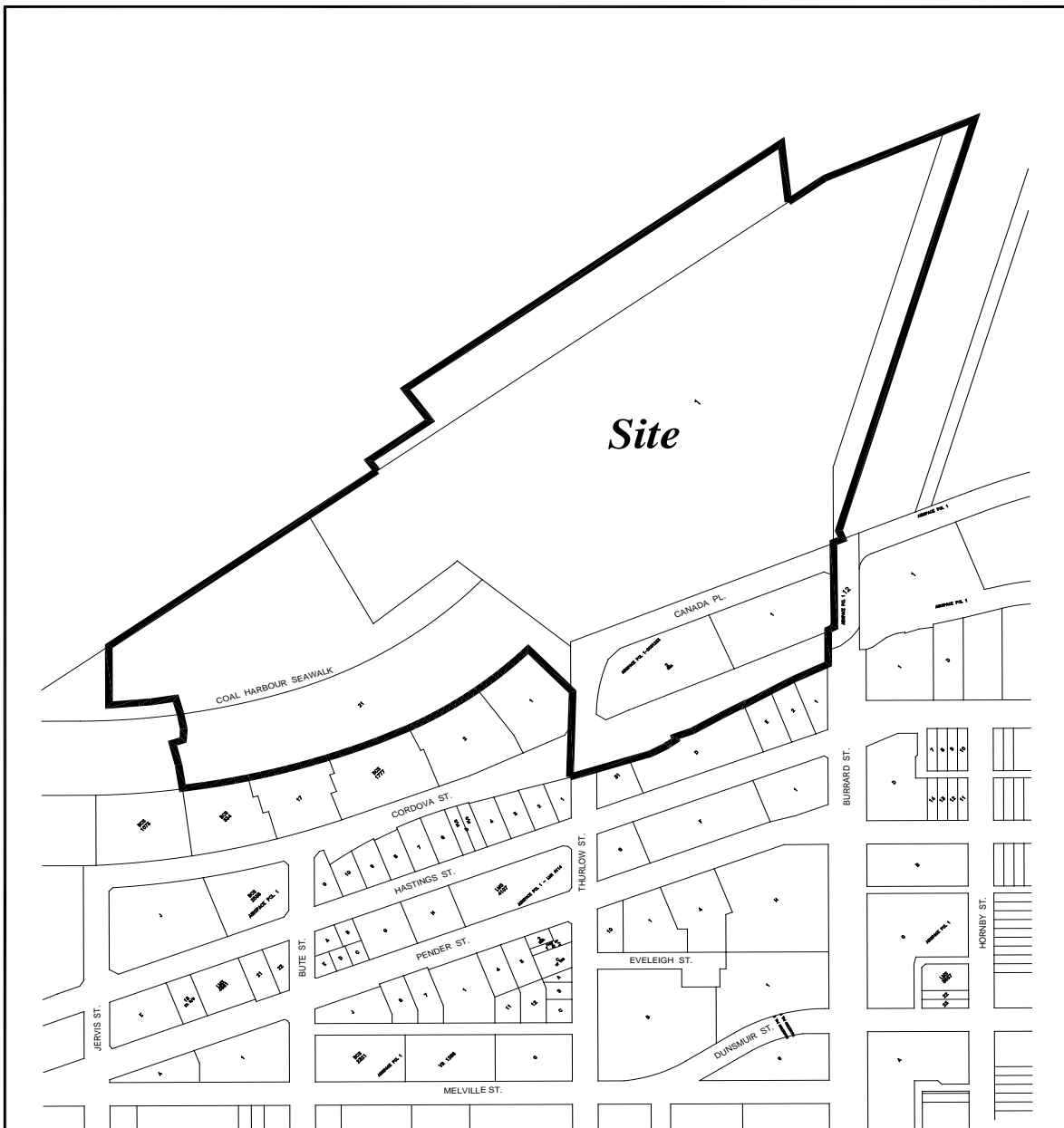
**8.4** For the purpose of calculating any required or permitted parking, loading, bicycle, or passenger spaces, Council deems general office live-work to be a multiple dwelling use. [9039; 05 05 24]

## **9** Acoustics

All development permit applications shall 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 noise levels in hotel sleeping rooms, bedrooms of combined residential and general office premises (live/work) and any child day care facility shall not exceed 40 decibels, measured as the A-weighted 24-hour equivalent (Leg) sound level. [8409; 01 12 04]

**10** *[Section 10 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.]*





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

**Z-605 (a)**

**RZ - 201 Burrard Street**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: September 2008

[9752; 08 10 28]