

# **CD-1 (366)**

## **500 Pacific Street**

### **By-law No. 7675**

Being a By-law to Amend Zoning and Development By-law No. 3575

***Effective November 26, 1996***

*Amended up to and including:*

By-law No. 7688, dated November 26, 1996

By-law No. 8011, dated April 13, 1999

By-law No. 8110, dated October 21, 1999

By-law No. 8169, dated March 14, 2000

By-law No. 8236, dated July 25, 2000

By-law No. 8566, dated October 22, 2002

By-law No. 8714, dated July 29, 2003

By-law No. 8760, dated December 9, 2003

By-law No. 14010, dated April 23, 2024

**Consolidated for Convenience Only**

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7675 or provides an explanatory note.

## Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575. [14010; 2024 04 23]

## Definitions

2. Words used in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below.

**Public Ferry Dock** means a dock located on a water lot providing water access for public ferry transportation, but does not include any private marina or berth uses.  
[14010; 2024 04 23]

## Uses

3. The area shown included within the heavy black outline on Schedule “A”, shall be more particularly described as CD-1 (366), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:
  - (a) Dwelling Units, limited to Multiple Dwelling; [14010; 24 04 23]
  - (b) retail uses, but not including gasoline station - full serve, gasoline station - split island, and vehicle dealer;
  - (c) service uses, but not including animal clinic, auction hall, bed and breakfast accommodation, body rub parlour, drive through service, funeral home, laundry or cleaning plant, hotel, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, production studio, repair shop - Class A, Restaurant - drive-in, school - vocational or trade, and sign painting shop;
  - (d) office uses;
  - (e) child day care facility;
  - (f) cultural and recreational uses; but not including arcade, golf course or driving range, riding ring, stadium or arena, and zoo or botanical garden;
  - (g) public ferry dock;
  - (h) parking uses;
  - (i) public authority use;
  - (j) marina uses;
  - (k) accessory uses customarily ancillary to the above uses;
  - (l) other interim uses 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.

**Conditions of Use**

4.1 The design and layout of at least 25% of the total number of dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

[14010; 2024 04 23]

**Floor Area and Density**

5.1 Subject to section 5.2, the total floor area uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by the sub section 4.1.

**Table 1**

Use	Maximum Floor Area
Residential Uses	230 446 m <sup>2</sup>
Retail and Service Uses	1 950 m <sup>2</sup>

5.2 The total floor area for residential uses in sub-areas A and B in Schedule A must not exceed the totals set opposite such sub-areas in Table 1a.

**Table 1a**

Sub-area	Maximum Floor Area for Residential Uses
A	8 613 m <sup>2</sup>
B	10 200 m <sup>2</sup>
C	7 600 m <sup>2</sup>

[14010; 2024 04 23]

5.3 The following shall 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.

5.4 The following shall be excluded in the computation of floor area:

- (a) open residential balconies or sundecks 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 twelve percent of the residential floor area being provided; [14010; 2024 04 23]
- (b) patio and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the floors or portions of floors used for off street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;
- (e) undeveloped floor areas 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;
- (f) 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; [8760; 03 12 09]
- (g) The Director of Planning or Development Permit Board may exclude indoor or outdoor common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines; [14010; 2024 04 23]
- (h) child day care facilities; and
- (i) 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]

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

- (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 twelve percent of the residential floor area being provided; and [14010; 24 04 23]
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed. [7512; 96 01 11]

- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Development Permit Board may allow a greater depth in cases where it improves building character.

5.6 The Development Permit Board may permit an increase in the maximum:

- (a) residential floor area for the site of up to 1% so long as the aggregate maximum residential floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the second column of Table 2;
- (b) retail, service and office floor area for the site of up to 1% so long as the aggregate maximum retail, service and office floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the third column of Table 2.

**Table 2 - Neighbourhood Maximum Floor Area (in square metres)**

Neighbourhood	Land Use	
	Residential	Retail Service, and Office
Area 1 (By law No. 7675)	230 446	1 950
Area 2 (By law No. 7156)	114 247	1 858
Area 3 (By law No. 6757)	84 379	3 720
Area 4/5A (By law No. 7248)	249 543	34 610
Total	678 615	42 138

[14010; 2024 04 23]

## Height

- 6.1 The maximum building height measured above the base surface, excluding the mechanical penthouse and roof, will be 110 m.
- 6.2 The Development Permit Board may permit an increase in the maximum height of a building where it is satisfied that the relaxation will enhance the livability of residential units and provided it considers all applicable policies and guidelines adopted by Council, subject to the following:
  - (a) the floor level of ground floor residential units, the principal entrance and the entrance lobby, are a maximum of 2.0 m above the building grades of the closest street; and
  - (b) the height measured from the lobby floor level must not exceed the maximum height.

## Residential Component

- 7.1 Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.

7.2 Private, semi-private, and public outdoor spaces shall be clearly separated and distinguished from each other.

[1410; 2024 04 23]

### **Off-Site Parking**

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

- (a) retail uses shall provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area up to 300 m<sup>2</sup>, then 1 space for each 50 m<sup>2</sup> of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause;
- (b) restaurant uses shall provide a minimum of 1 space for each 50 m<sup>2</sup> of gross floor area for the first 100 m<sup>2</sup> of gross floor area, then 1 space for each 10 m<sup>2</sup> of gross floor area for the next 400 m<sup>2</sup> to a total of 500 m<sup>2</sup> of gross floor area, then 1 space for each 20 m<sup>2</sup> over 500 m<sup>2</sup> of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause;
- (c) multiple dwelling uses shall provide a minimum of 1 space for each 200 m<sup>2</sup> of gross floor area plus 0.9 spaces for each dwelling unit, except that no more than 2.2 spaces per dwelling unit need to be provided; [14010; 2024 04 23]
- (d) family non-market housing shall provide a minimum of 1.1 spaces for each dwelling unit; and
- (e) office uses shall provide a minimum of 1 space for each 93 m<sup>2</sup> of gross floor area with a maximum of 1 space for each 80 m<sup>2</sup> of gross floor area; and

8.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

8.3 The Director of Planning, before granting any relaxation pursuant to section 8.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances. [1410; 2024 04 23]

8.4 For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking by-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

8.5 The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces

required for the originally constructed building before any addition, alteration or change in use.

- 8.6 Notwithstanding sections 8.1 to 8.5, for sub-area C in Schedule A, any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed-use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059. [14010; 24 04 23]

### **Off-Street Loading**

- 9.1 Off-street loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that one loading bay shall be provided for every 200 dwelling units.
- 9.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.
- 9.3 The Director of Planning, before granting any relaxation pursuant to section 9.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances. [1410; 2024 04 23]
- 9.4 For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.
- 9.5 The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.
- 9.6 Notwithstanding sections 9.1 to 9.5, for sub-area C in Schedule A, any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059. [14010; 24 04 23]

### **Acoustics**

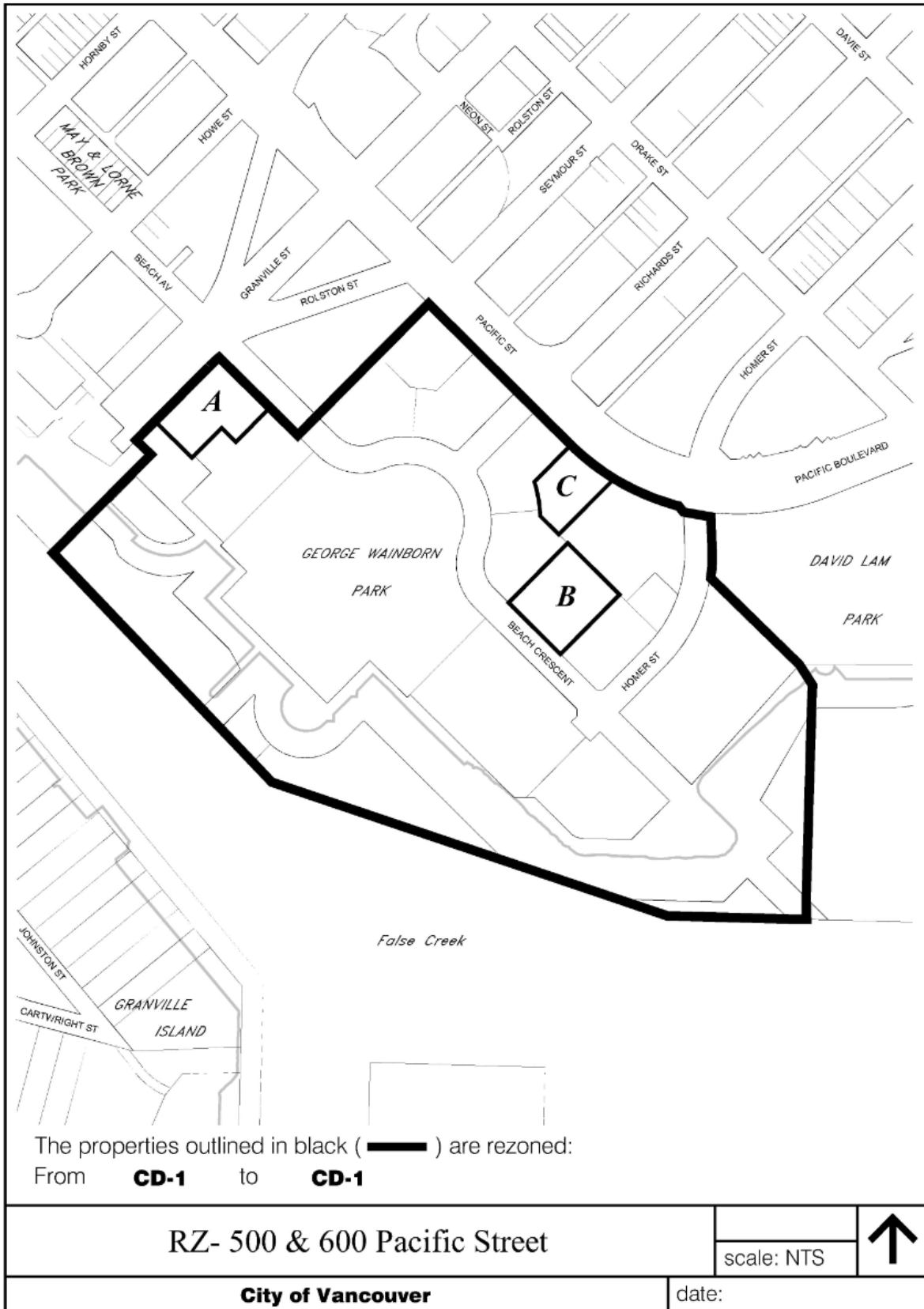
10. All development permit applications shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite 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.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
[8714; 03 07 29]	

11. *[Section 11 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.]*



**Schedule A**



Public Hearing – March 28 & April 2, 1996 – Item 1 – [Agenda](#)

Summary – To rezone 500 Pacific Street from BCPED to CD-1 Comprehensive Development District, to allow for the development of up to 1,243 dwelling units, comprising 134,000 m<sup>2</sup> (1,422,000 sq. ft.) of floor area in the form of high rise towers and low rise buildings. The eight towers would range in height from 10 to 38 storeys. 1,580 m<sup>2</sup> (17,000 sq. ft.) of retail, service and office use, and 3.74 (9.23 acres) of public park, 236 units of non-market housing and a day care are proposed.

By-law enacted on November 26, 1996 – [By-law No.7675](#)

Public Hearing – N/A

Summary – To make amendments to various CD-1's Sign By-law to include the I-2 District Schedule.

By-law enacted on December 10, 1996 – [By-law No.7688](#)

Public Hearing – N/A

Summary – To make amendments to various CD-1s regarding parking & loading relaxations.

By-law enacted on April 13, 1999 – [By-law No.8011](#)

Public Hearing – April 29, 1999 – Item 2 – [Agenda](#)

Summary – The proposed rezoning would permit the development of residential, commercial and expanded marina uses at 600 Pacific Street. The proposed text amendments would permit the transfer of market and non-market residential uses and increased tower heights at 500 Pacific Street and amend the FCNODP in accordance with the proposed development for the Beach Neighbourhood.

By-law enacted on October 21, 1999 – [By-law No.8110](#)

Public Hearing – February 24, 2000 – Item 2 – [Agenda](#)

Summary – The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000 – [By-law No.8169](#)

Special Council Meeting – October 22, 2002 – Item 4 – [Agenda](#)

Summary – To amend several CD-1s with respect to floor area exclusion for passenger pick up and drop off.

By-law enacted on October 22, 2002– [By-law No.8566](#)

Public Hearing – May 28, 2003 – Item 1 – [Agenda](#)

Summary – The proposed text amendments would: Remove allocation of floor area by sub-area within the individual CD-1s and permit transfer of floor area amongst CD-1s; Add 600 Pacific Street to the 500 Pacific Street By-law; and Update diagrams in the Official Development Plan

By-law enacted on July 29, 2003 – [By-law No. 8714](#)

Public Hearing – November 20, 2003 – Item 1 – [Agenda](#)

Summary – Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans

By-law enacted on December 9, 2003 – [By-law No. 8760](#)

Public Hearing – July 13, 2023 – Item 5 – [Agenda](#)

Summary – To amend the False Creek North Official Development Plan (FCN ODP) to add residential floor area for the delivery of social housing development. Consequential amendments to CD-1 (324) for 800-1100 Pacific Boulevard are proposed to increase the permitted residential floor area and maximum building heights. Further consequential amendments to CD-1 (366) for 500 Pacific Street, CD-1 (422) for 900 Pacific Boulevard, CD-1 (266) for 1100, 1200, 1300 Blocks Pacific Boulevard, and CD-1 (297) for 1200-1300 Pacific Boulevard South are also proposed.

By-law enacted on April 23, 2024 – [By-law No. 14010](#)