



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

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## CD-1 (409)

### *1128 West Hastings Street*

### **By-law No. 8439**

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

**Effective March 26, 2002**

*(Amended up to and including By-law No. 9423, dated January 30, 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 **Uses**

The area shown included within the heavy black outline on Schedule A will be more particularly described as CD-1(409), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued, are

- (a) Dwelling Uses,
- (b) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, or Vehicle Dealer,
- (c) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Catering Establishment, Hotel, Laundromat or Dry Cleaning Establishment, Motor Vehicle Wash limited to the underground Parking Garage, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and,
- (d) Accessory Uses customarily ancillary to the above uses.  
[8732; 03 10 07]

3 **Floor Space Ratio**

**3.1** The floor space ratio must not exceed 7.92, except for dwelling use where it must not exceed 3.0. [9423; 07 01 30]

**3.2** The following must 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, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

**3.3** The following must be excluded from the computation of floor space ratio:

- (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 8% of the provided residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sun roofs and walls;
- (c) 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 does not exceed 7.3 m in length;
- (d) 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]
- (e) 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 will not apply to walls in existence prior to March 14, 2000.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 8439 or provides an explanatory note.*

**3.4** The following may be excluded from 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) total area of all open and enclosed balcony or sundeck exclusion does not exceed 8% of the residential floor area being provided, and
  - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
- (b) interior public space, including atria and other similar spaces, provided that:
  - (i) the excluded area does not exceed the lesser of 10% of the permitted floor area or 600 m<sup>2</sup>,
  - (ii) the excluded area is 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.

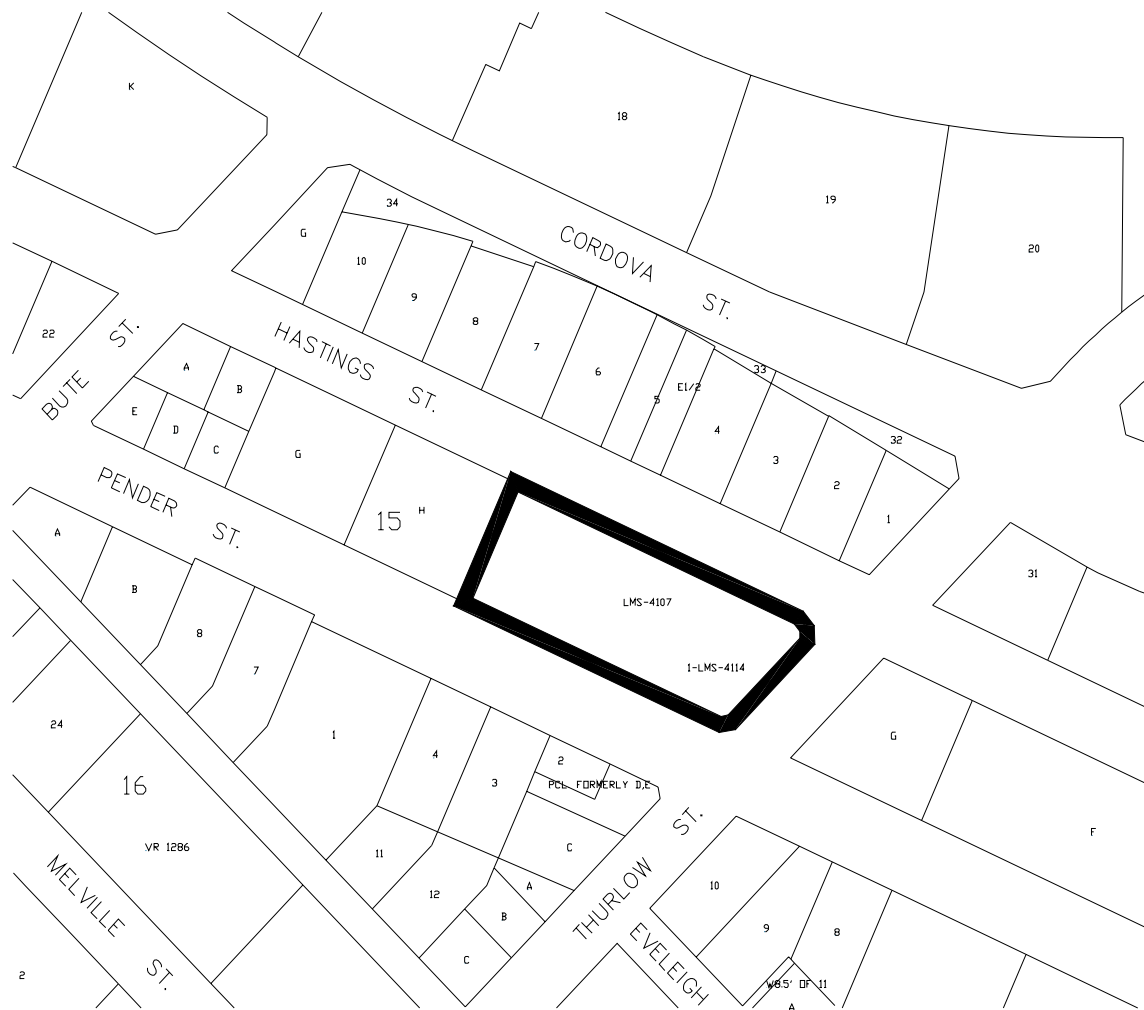
**4** Height

The maximum building height measured above the base surface will be the lesser of 113.39 m or 36 storeys.

**5** *[Section 5 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. 8439 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



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

**Z-521**

**RZ - 1128 W Hastings Street**

map: 1 of 1

scale: 1:2000



**City of Vancouver**