



City of Vancouver *Zoning and Development By-law*

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CD-1 (414)

600 Granville Street and 602 Dunsmuir Street **By-law No. 8546**

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

Effective September 17, 2002

(Amended up to and including By-law No. 9674, dated June 24, 2008)

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.]

1A Definitions

1A.1 Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

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:

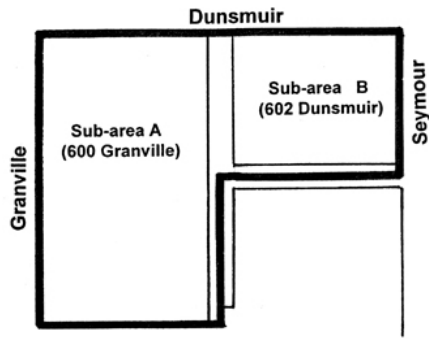
- (a) any such use must not include a health enhancement centre or any dating service, entertainment service, exotic dancer business, social escort service or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; and
- (b) any development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

[8689; 03 06 10]

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A will be CD-1 (414), which area will consist of two sub-areas as illustrated in Diagram 1.

Diagram 1



2.2 The only uses permitted within CD-1 (414), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this section 2.2, and the only uses for which the Director of Planning or Development Permit Board will issue development permits, are:

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio - Class A, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, and Museum or Archives;
- (b) Institutional Uses, not including Ambulance Station, Detoxification Centre, Hospital, School - Elementary or Secondary, Community Care Facility and Group Residence; [9674; 08 06 24]
- (c) Office Uses
- (d) Parking Uses;
- (e) Retail Uses, not including Gasoline Station - Full Serve, and Gasoline Station - Split Island;
- (f) Service Uses, not including Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Motor Vehicle Repair Shop, and Restaurant - Drive-in;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8546 or provides an explanatory note.

- (g) Dwelling Units or General Office Live-Work only in Sub-area A, only above the third storey, and only if they are the sole permitted principal uses above the third storey, which Dwelling Units or General Office Live-Work are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts; and [8689; 03 06 10]
- (h) Accessory Use customarily ancillary to any of the uses permitted by this section 2.

3 Floor Area and Density

3.1 The total floor area:

- (a) in Sub-area A must not exceed 37 681.3 m²; and
- (b) in Sub-area B must not exceed 6 088 m², of which the total floor area for all permitted uses must not exceed 4 593 m² and the total floor area of 1 495 m² will be available only for transfer off the site.

3.2 Computation of floor space ratio and floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, to be measured to the extreme outer limits of the building. [8890; 04 07 06] [9311; 06 06 13]

3.3 Computation of floor space ratio and floor area must exclude: [9311; 06 06 13]

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing and contribute to the amenity or environment of the Downtown District, except that the total area of all exclusions must not exceed 8% of the residential floor area;
- (b) patios or roof gardens, if the Director of Planning has approved any sunroofs or walls that form part of such patios or roof gardens;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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, except that the exclusion for a parking space must 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 m² 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 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 will not apply to walls in existence before March 14, 2000. [8890; 04 07 06]

3.4 Computation of floor space ratio and floor area may exclude: [9311; 06 06 13]

- (a) corridors, escalators, elevator shafts, and stairwells used for access to the Granville Street SkyTrain Station to a maximum of 820.2 m² in Sub-area A and to a maximum of 279 m² in Sub-area B;
- (b) enclosed residential balconies, if 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 must not exceed 8% of the residential floor area for dwelling units, and
 - (ii) the enclosed area of the excluded balcony floor area must not exceed 50%; and
- (c) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, but the total area being excluded must not exceed 929 m². [8890; 04 07 06]

- 3.5** The use of floor space excluded, under this By-law, from the computation of floor space ratio and floor area must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13]
- 4** Height
- 4.1** The maximum building height, measured above the base surface, and including all architectural and mechanical appurtenances:
- (a) in Sub-area A must not exceed 100 m; and
 - (b) in Sub-area B must not exceed 23 m.
- 4.2** 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]
- 5** Parking and Loading
- 5.1** Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, except that:
- (a) in Sub-area A, for commercial uses, parking must comply with section 4.3.1 of the Parking By-law;
 - (b) in Sub-area B, for commercial uses, parking must comply with section 4.4.2 of the Parking By-law;
 - (c) in Sub-area A, for dwelling units or general office live-work, based upon their gross floor area, parking must comply with the following:
 - (i) less than 44 m², a minimum of 0.3 space and a maximum of 0.5 space per dwelling unit or general office live-work,
 - (ii) 44 m² or more but less than 70 m², an increase above a minimum of 0.3 space per dwelling unit or general office live-work at a rate of 0.025 space per square metre above 44 m², and,
 - (iii) 70 m² or more, an increase above a minimum rate of 0.3 space per dwelling unit or general office live-work at a rate of 0.008 space per square metre;except that, in every case, the maximum number of required parking spaces per dwelling unit or general office live-work is 2.0, and the maximum number of permitted parking spaces per dwelling unit or general office live-work is 2.2;
 - (d) in Sub-area A, for dwelling units or general office live-work, based upon their number, loading space requirements must comply with the following:
 - (i) fewer than 99, there is no requirement,
 - (ii) 100 to 299, at least one Class B loading space, and
 - (iii) 300 or more, at least two Class B loading spaces, except that it will be permissible to meet the requirement to provide two Class B loading spaces by making one of the commercial loading bays available for residential or general office live-work use if there is access to it satisfactory to the Director of Planning in consultation with the General Manager of Engineering services;
 - (e) in Sub-area A, for commercial uses, there must be at least two Class A and two Class B loading spaces; and
 - (f) in Sub-area A, for commercial uses, there must be a minimum overhead clearance of 3.8 m for all Class B loading spaces and related manoeuvring and access aisles.
- 5.2** The Parking By-law including, without limitation, the design standards in section 4.8 thereof will apply. [8689; 03 06 10]

6 Acoustics

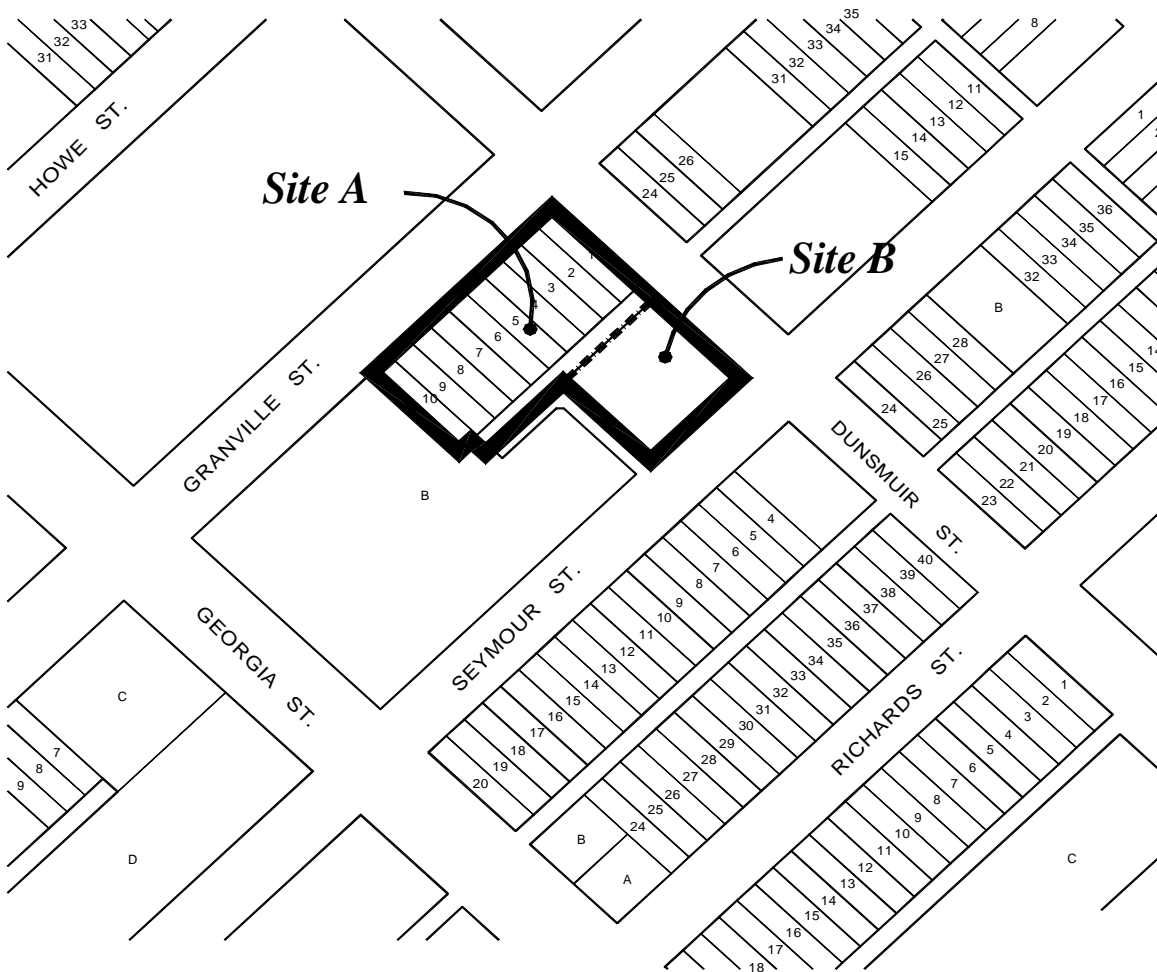
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

7 *[Section 7 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. 8546 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-533

RZ - 600 Granville Street

map: 1 of 1

scale: 1:2000



City of Vancouver