



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

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## **CD-1 (415)**

*651 Expo Boulevard*

*By-law No. 8587*

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

***Effective November 7, 2002***

*(Amended up to and including By-law No.10184, dated December 14, 2010)*

**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**

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

**Base Surface** calculations will commence from the building grades on the viaduct level roads.

[9769; 08 11 25] [10184; 10 12 14]

## **3 Uses and Conditions of Use**

The only uses permitted within CD-1 (415), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this section 3, and the only uses for which the Director of Planning or Development Permit Board will issue development permits, are:

- (a) Dwelling Units in multiple dwellings, not exceeding 1,153 dwelling units, provided that at least 288 dwelling units must be for family housing, and their design must be in accordance with Council's "High-Density Housing for Families with Children Guidelines"; [9769; 08 11 25] [9890; 09 06 16]
- (b) Live/work Use;
- (c) Parking Uses, subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to ensure the maintenance of the parking spaces for public, short-term parking that is available hourly but not daily, monthly, or yearly, or for commuters;
- (d) Retail Uses, not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (e) Service Uses, not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, and Sign Painting Shop;
- (f) Wholesale Uses, limited to Wholesaling - Class B;
- (g) Accessory Use customarily ancillary to any of the uses permitted by this section 3;
- (h) Interim Uses not listed in this section 3, and Accessory Uses customarily ancillary to them, provided that:
  - (i) the Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;
  - (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; and

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 8587 or provides an explanatory note.*

- (i) Interim Parking Use, subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to ensure the maintenance of the parking spaces for public, short-term parking that is available hourly but not daily, monthly, or yearly, or for commuters, and to limit development permits in connection with such interim parking use to three years or less.

#### **4 Floor Area and Density**

4.1 The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses.

**Table 1**

Use	Maximum Floor Area
Residential (including live/work)	83 331 m <sup>2</sup>
Office/Retail/Service/Wholesale	13 619 m <sup>2</sup>
Total	96 950 m <sup>2</sup>

4.2 Computation of floor area must include 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.

4.3 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing but the total area of all exclusions must not exceed 8% of the residential floor area provided or to be provided;
- (b) patios and roof gardens, if the Director of Planning has approved any sunroofs or walls that form part of such patios or roof gardens;
- (c) any portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) any portion of a floor used for off-street parking and loading;
- (e) undeveloped floor area 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) amenity areas accessory to residential use, except that the total area excluded must not exceed 1 858 m<sup>2</sup>; and
- (h) 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.

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

- (a) 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 provided or to be provided; and
  - (ii) the enclosed area of the excluded balcony floor area must not exceed 50%; and
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character.

**4.5** Despite sections 3 and 4.1:

- (a) retail and service uses may be located only on that portion of the Expo Boulevard level within 10.7 m of the front boundary of the site; and
- (b) the minimum size of:
  - (i) a live/work unit must be no less than 47 m<sup>2</sup>;
  - (ii) the residential component of a live/work unit must be no less than the standard set out from time to time in section 10.21.2 of the Zoning and Development By-law; and
  - (iii) the general office component of a live/work unit must be no less than 9.3 m<sup>2</sup>.

**4.6** 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]

## **5 Height**

**5.1** The building height, measured above the base surface, but excluding the mechanical penthouse and roof, must not exceed 91 m, subject to Council's applicable policies and guidelines.

**5.2** Height calculation will commence from base surface.

**5.3** 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]

## **6 Parking, Loading, and Bicycle Parking**

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of the Parking By-law, of off-street parking, loading, and bicycle parking, except that:

- (a) dwelling uses must provide:
  - (i) for dwelling units less than 65 square meters gross floor area, a minimum of 0.5 space per dwelling unit;
  - (ii) for dwelling units equal to or greater than 65 square meters gross floor area, a minimum of 1.00 space per dwelling unit; and
  - (iii) the maximum parking permissible will be 0.6 space for every dwelling unit and one additional space for each 100 square meters of gross floor area, or 2.3 spaces per dwelling unit, whichever is the lesser;
- (b) retail uses must provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause; and
- (c) wholesaling - class B must provide a minimum of 1 parking space for each 20.6 m<sup>2</sup> of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause, but in no case will the total number of parking spaces exceed 726 spaces, and must be subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to increase and enhance pedestrian traffic and reduce vehicular traffic; and
- (d) wholesaling - class B must provide over-sized loading spaces in quantities and dimensions, and with access, circulation, and manoeuvring, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.

[9769; 08 11 25]

**7 Acoustics**

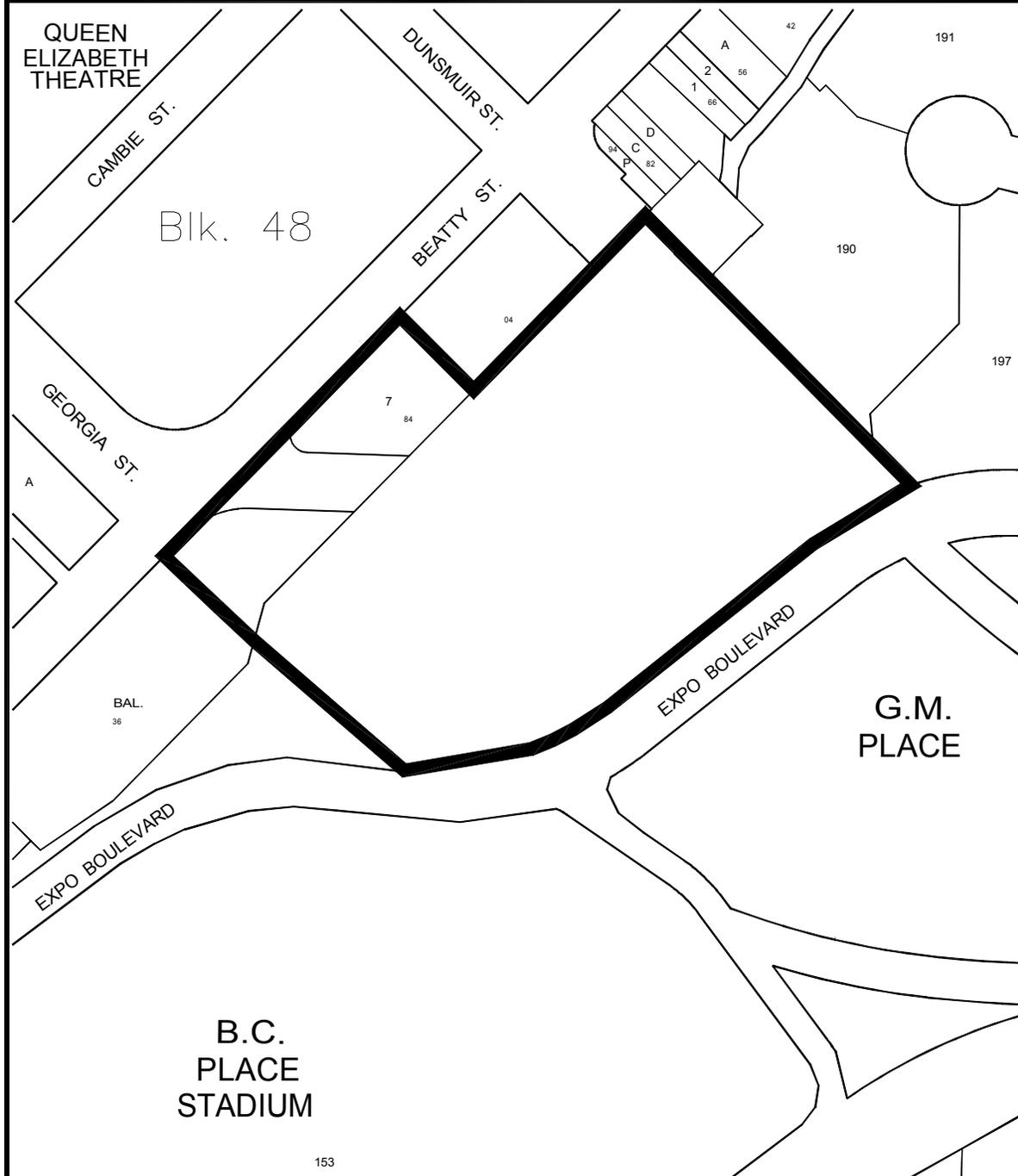
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level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

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

**8** *[Section 8 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. \_\_\_\_\_ 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-533**

RZ - 651 Expo Blvd. and 630-690 Beatty Street

map: 1 of 1

scale: 1:2000



**City of Vancouver**