



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

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## CD-1 (455)

*701 Granville Street*

*701 West Georgia Street*

*777 Dunsmuir Street*

*700 West Pender Street*

*(Pacific Centre)*

*By-law No. 9460*

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

***Effective April 17, 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

**2.1** The description of the area shown within the heavy black outline on Schedule A is CD-1 (455).

**2.2** Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (455) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Public Authority Uses including rapid transit station entrance;
- (c) Institutional Uses;
- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses; and
- (g) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

## 3 Density

**3.1** Computation of floor area must assume that the site consists of 33 268.7 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law.

**3.2** The floor space ratio for all uses, combined, must not exceed 9.47.

**3.3** Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, 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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

**3.4** Computation of floor space ratio must exclude:

- (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (b) 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (c) the entrance to the Canada Line rapid transit station, including the building above grade and floor area below grade, measured to the extreme outer limits of enclosed space designed for such purpose;
- (d) saunas, tennis courts, swimming pools, squash courts, gymnasiums, workout rooms, games rooms, hobby rooms, day care centres, public libraries, and other uses of a public service, social, or recreational nature which, in the opinion of the Development Permit Board, are similar to the foregoing, except that the total area of all such exclusions must not exceed the lesser of 20% of allowable floor space ratio and 2 787 m<sup>2</sup>; and

- (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 is not to apply to walls in existence before March 14, 2000.

**3.5** Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board interior public space, including atria and other similar spaces, except that:

- (a) the excluded area must not exceed the lesser of 10% of the permitted floor area and 557.4 m<sup>2</sup>,
- (b) a covenant and right of way in favour of the city, which sets out public access and use, must secure the excluded area, and
- (c) the Director of Planning must first consider all applicable policies and guidelines adopted by Council.

**3.6** The Development Permit Board may approve an increase in floor space ratio for any building that contains one or more public, social, or recreational facilities if:

- (a) the Development Board first considers:
  - (i) the need for such a facility,
  - (ii) the construction cost of the facility,
  - (iii) the cost to the developer of continuing maintenance required for the facility,
  - (iv) the rental value of the increased floor area of the facility, and
  - (v) the value of any authorized relaxation of other restrictions;
- (b) Council approves the increase; and
- (c) the owner of the site, if required by the Development Permit Board, registers an agreement, satisfactory to the city, for the preservation of such facility in the public domain and dealing with the operation of the facility by the city or a delegate of the city.

**3.7** The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

## 4 Building height

**4.1** The building height must not exceed:

- (a) 137.16 m except as set out in subsection (b); and
- (b) 91.44 m for buildings or portions of buildings located in Block 32, District Lot 541.

**4.2** Section 10.11 of the Zoning and Development By-law does not apply to this By-law.

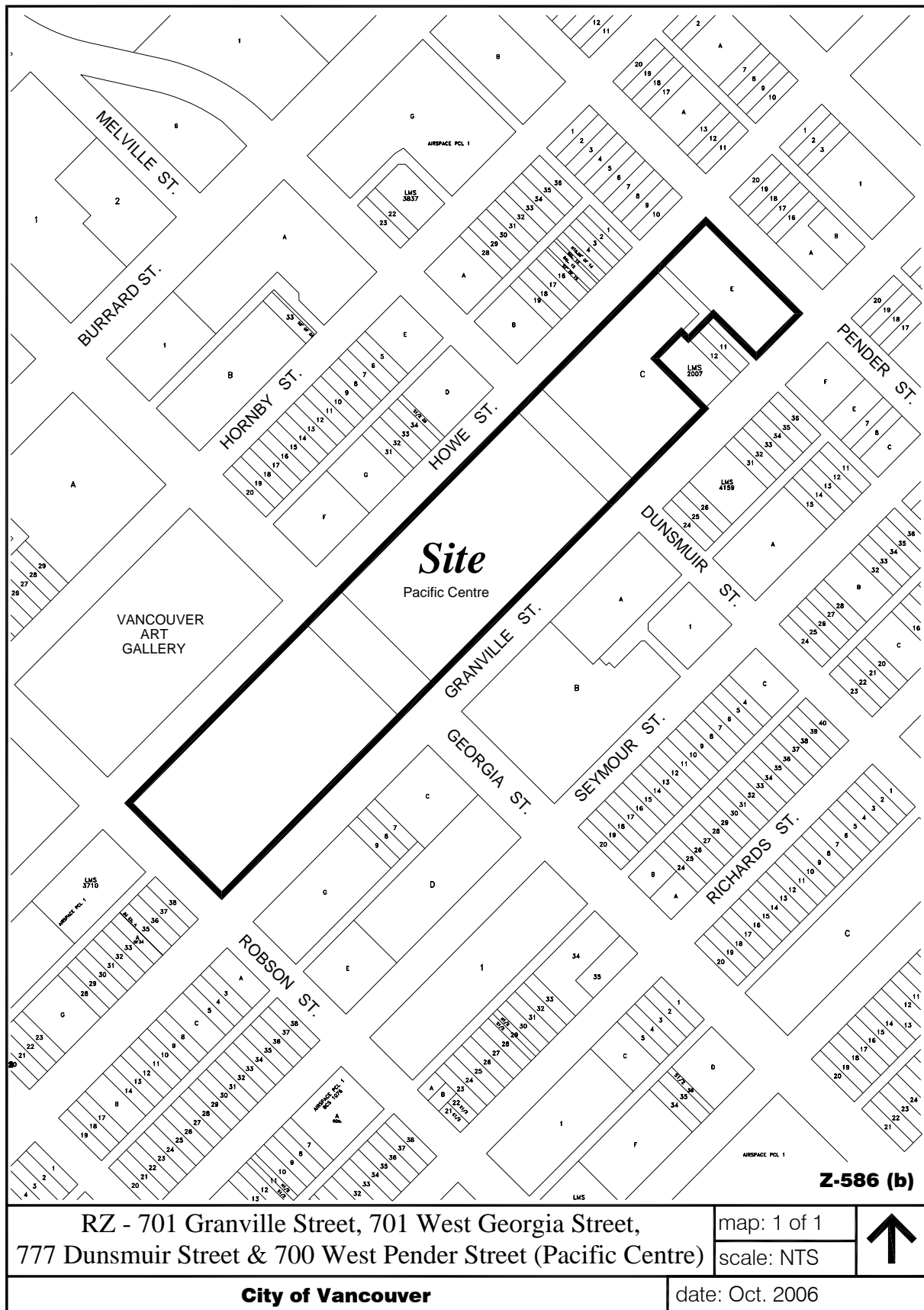
## 5 Parking, loading, and bicycle spaces

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, and bicycle spaces, all as defined under the Parking By-law.

## 6 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

**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.]*



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