



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

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## **CD-1 (494)**

*538 - 560 West Broadway*

*By-law No. 10132*

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

**Effective September 21, 2010**

*(Amended up to and including By-law No.10167, dated November 2, 2010)*

## **1 Zoning District Plan amendment**

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 marginally numbered Z-616(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

## **2 Uses**

**2.1** The description of the area shown within the heavy black outline on Schedule A is CD-1 (494).

**2.2** Subject to approval by Council 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 (494) 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) Institutional Uses;
- (c) Office Uses;
- (d) Retail Uses;
- (e) Service Uses; and
- (f) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

## **3 Density**

**3.1** The floor space ratio must not exceed 4.84.

**3.2** Computation of floor space ratio must include all floors, including earthen floors, measured to the extreme outer limits of the building.

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

- (a) the floors or portions of floors 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, which are at or below the base surface except that the exclusion for a parking space must not exceed 7.3 m in length;
- (b) amenity areas for the social and recreational enjoyment of employees or providing a service to the public, including facilities for general fitness and general recreation, except that the total area excluded must not exceed 20% of the permitted floor space; [10167; 10 11 02]
- (c) 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 does not apply to walls in existence prior to March 14, 2000; and
- (d) with respect to exterior:
  - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

#### **4 Building height**

The building height, measured from the base surface, must not exceed:

- (a) 28.00 m on that portion of the site bounded by the west, north, and south property lines, and by a line that runs from the north to the south property line a distance of 24.00 m from the west property line; and
- (b) 24.40 m for the remainder of the site.

#### **5 Parking 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 and bicycle spaces, all as defined under the Parking By-law, except that there must be at least one:

- (a) Class A loading space for the first 100 m<sup>2</sup>, one additional space for any portion of the next 1 000 m<sup>2</sup>, and one space for each additional 2 500 m<sup>2</sup>; and
- (b) Class B loading space for the first 100 m<sup>2</sup>, one additional space for any portion of the next 465 m<sup>2</sup>, and one space for each additional 3 300 m<sup>2</sup>.

#### **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 the By-law.

#### **7 Force and effect**

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 21st day of September, 2010.



The property outlined in black (            ) is rezoned:

From **C-3A** to **CD-1**

**Z-616 (a)**

**RZ - 538-560 West Broadway**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2009-10-14