



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

*Planning and Development Services, 453 West 12th Avenue Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7100*  
planning@vancouver.ca

## CD-1 (504)

*1601 Main Street  
(1618 Quebec Street)  
(formerly 1553-1577 Main Street)*

### ***By-law No. 10264***

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

***Effective May 31, 2011***

*(Amended up to and including By-law No. 11367, dated November 17, 2015)*

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-626 (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 (504).

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 (504) 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 Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Theatre, Museum or Archives, Park or Playground;
- (b) Dwelling Uses, in conjunction with any of the uses listed in this section 2.2; [10488 12 05 29]
- (c) Institutional Uses, limited to Church, School - Elementary or Secondary, School - University or College, Public Authority Use, and Social Service Centre;
- (d) Office Uses;
- (e) Parking Uses, limited to Parking Garage;
- (f) Retail Uses, limited to Grocery or Drug Store, Retail Store and Small-scale Pharmacy;
- (g) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business; and [11367; 15 11 17]
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Conditions of Use

3.1 Dwelling units are in an “intermediate 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.

3.2 All commercial uses must be carried on wholly within an enclosed building except for:

- (a) Restaurant – Class 1; and
- (b) display of flowers, plants, fruits and vegetables.

3.3 The design and lay-out of at least 25% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.

4 Density

4.1 The total floor area for all uses, combined, must not exceed 33 306 m<sup>2</sup>, except that the total floor area for Dwelling Uses must not exceed 22 500 m<sup>2</sup>. [10488 12 05 29] [11367; 15 11 17]

4.2 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 10264 or provides an explanatory note.

#### 4.3 Computation of floor space ratio 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, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (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 base surface, except that the maximum 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 m<sup>2</sup> for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (e) residential amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 1 000 m<sup>2</sup>.
- (f) 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;
- (g) 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 subsection (ii) of this section meets the standards set out therein; and

- (h) elevator shafts and entrance lobbies.

#### 4.4 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
  - (ii) enclosure of the excluded balcony floor area must not exceed 50%; and
- (b) a space not greater than 0.4 m<sup>2</sup> in a residential suite to accommodate a heat pump or other mechanical equipment, provided that, in the opinion of the Director of Planning or Development Permit Board, it improves the overall energy performance of the building.

#### 4.5 The use of floor space excluded under section 4.3 or 4.4 must not include any purpose other than that which justified the exclusion.

### 5 Building Height

The building height, measured above base surface, must not exceed 56 m.

6 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.

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 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

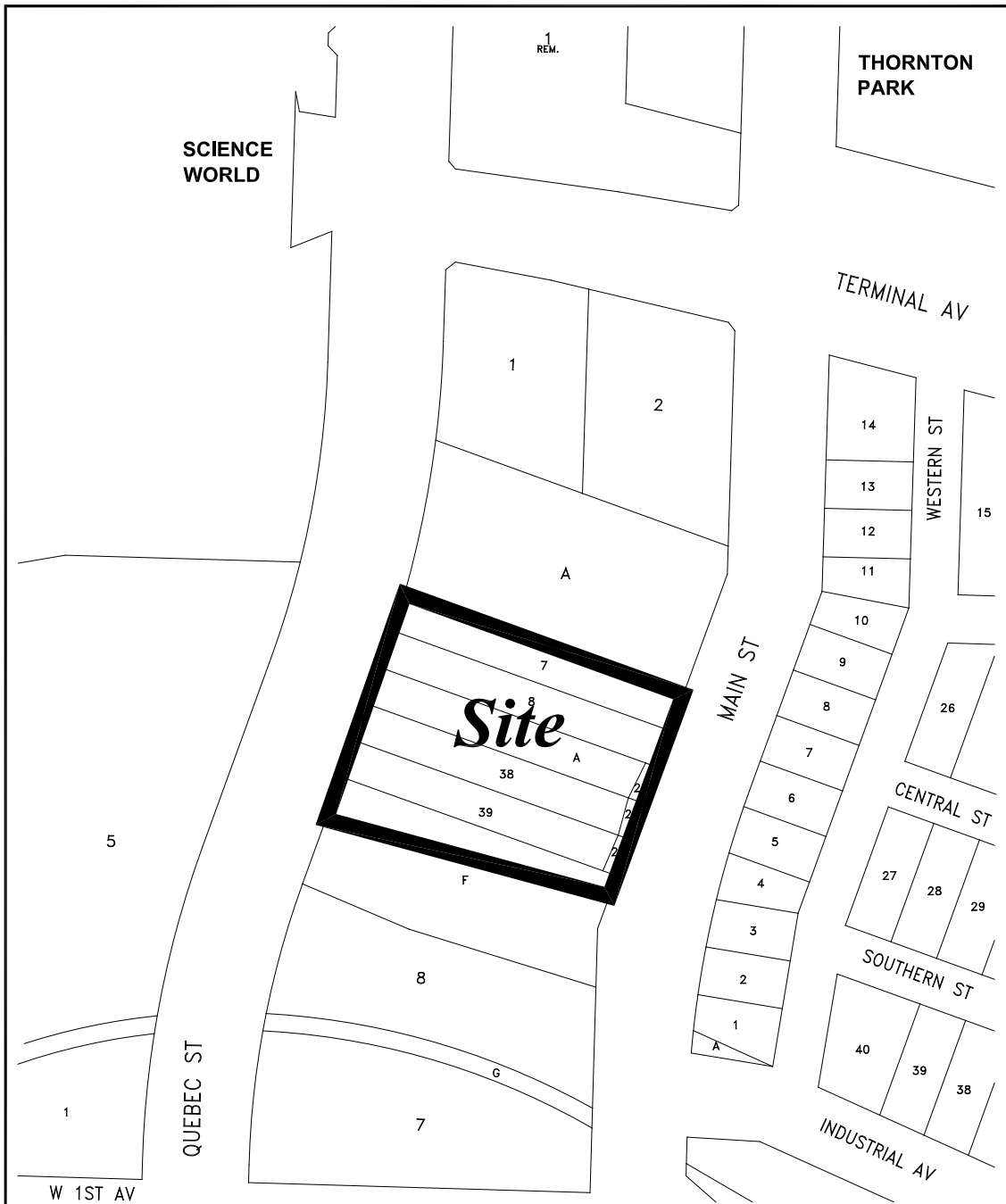
8 Severability

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.

9 Force and Effect

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

ENACTED by Council this 31st day of May, 2011.



The properties outlined in black ( **█** ) are rezoned:  
 From **FC-1** to **CD-1**

**Z-626 (a)**

RZ - 1553-1577 Main Street

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2010-10-20