



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (519)

777 Pacific Boulevard

By-law No. 10404

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

Effective November 29, 2011

(Amended up to and including By-law No. 12084, dated May 1, 2018)

1 Zoning District Plan amendment

1.1 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-629(c) attached as Schedule A to this By law, and incorporates Schedule A into Schedule D to By law No. 3575.

1.2 This By-law does not apply to any existing Stadium Improvements, or to any future Stadium Improvements associated with the installation of a retractable roof and completed no later than November 1, 2011.

2 Definitions

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

Gaming Activity means the use of slot machines and gaming tables and teletheatre betting and other forms of betting for which authority has been given under the Gaming Control Act.

Rezoning Site means the 1.57 ha area shown within the heavy bold outline on the plan attached as Schedule A, and does not include existing Stadium Improvements, or any future Stadium Improvements associated with the installation of a retractable roof and completed no later than November 1, 2011.

Stadium Improvements mean the portions of the B.C. Place Stadium including ingress and egress facilities within the Rezoning Site.

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (519).

3.2 The only uses permitted within CD-1 (519), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By law, 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, Billiard Hall, Bingo Hall, Casino - Class 2, Club, Fitness Centre, Hall, Stadium or Arena, Swimming Pool, or Theatre;
- (b) Institutional Uses, limited to Public Authority Use;
- (c) Office Uses;
- (d) Parking Uses;
- (e) Retail Uses, limited to Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, and Retail Store; [12084; 18 05 01]
- (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Neighbourhood Public House, Print Shop, and Restaurant; and
- (g) Accessory Use customarily ancillary to any of the uses permitted by this section 3.2.

4 Conditions of use

For a Casino Class 2 use, the number of slot machines must not exceed 600 and the number of gaming tables must not exceed 75.

5 Floor area and density

5.1 The total floor area for all permitted uses must not exceed 85 700 m², except that the Director of Planning or Development Permit Board may permit an increase in floor area for a hotel if:

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 10404 or provides an explanatory note.

- (a) the increase does not exceed 15% of the floor area of that portion of the building having floor to floor dimensions of less than 10 feet and used for guest accommodation, ancillary corridors, service and access areas;
- (b) the Director of Planning or Development Permit Board first considers the impact of additional density on built form, neighbouring sites and buildings, livability, views, shadowing and local pedestrian and vehicular circulation; and
- (c) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council.

5.2 The total floor area for gaming activity must not exceed 10 600 m².

5.3 Computation of floor area must include 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.

5.4 Computation of floor space ratio must exclude:

- (a) patios, roof decks and roof gardens only 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 exclusion for a parking space must not exceed 7.3 m in length and the exclusion for a tandem parking space must not exceed 12 m in length;
- (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 shall 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 subsection (ii) meets the standards set out therein.

5.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board, those floors or portions of floors used for heating and mechanical equipment, or other uses which, in the opinion of the Director of Planning or Development Permit Board, are similar, if the Director of Planning or Development Permit Board first considers the impact of additional density on built form, neighbouring sites and buildings, liveability, views and shadowing.

6 Building height

The building height, measured above the base surface and to the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed 91.00 m, except that the building must not protrude into the Cambie Street and Cambie Bridge view corridors approved by Council in the City of Vancouver View Protection Guidelines.

7 Parking, loading, bicycle storage, and passenger spaces

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By law, of off street parking, loading, bicycle storage, and passenger spaces, except that for the following uses the following parking requirements apply:

- (a) for hotel uses, there must be:
 - (i) a minimum of 0.3 parking space and a maximum of 0.5 parking space for each dwelling, sleeping or housekeeping unit,
 - (ii) a minimum of 1.0 parking space and a maximum of 1.1 parking space for each 40 m² of floor area used for meeting room or ballroom assembly purposes, and
- (b) for all other uses, there must be a minimum of one parking space for each 145 m² of floor area and a maximum of one parking space for each 115 m² of floor area.

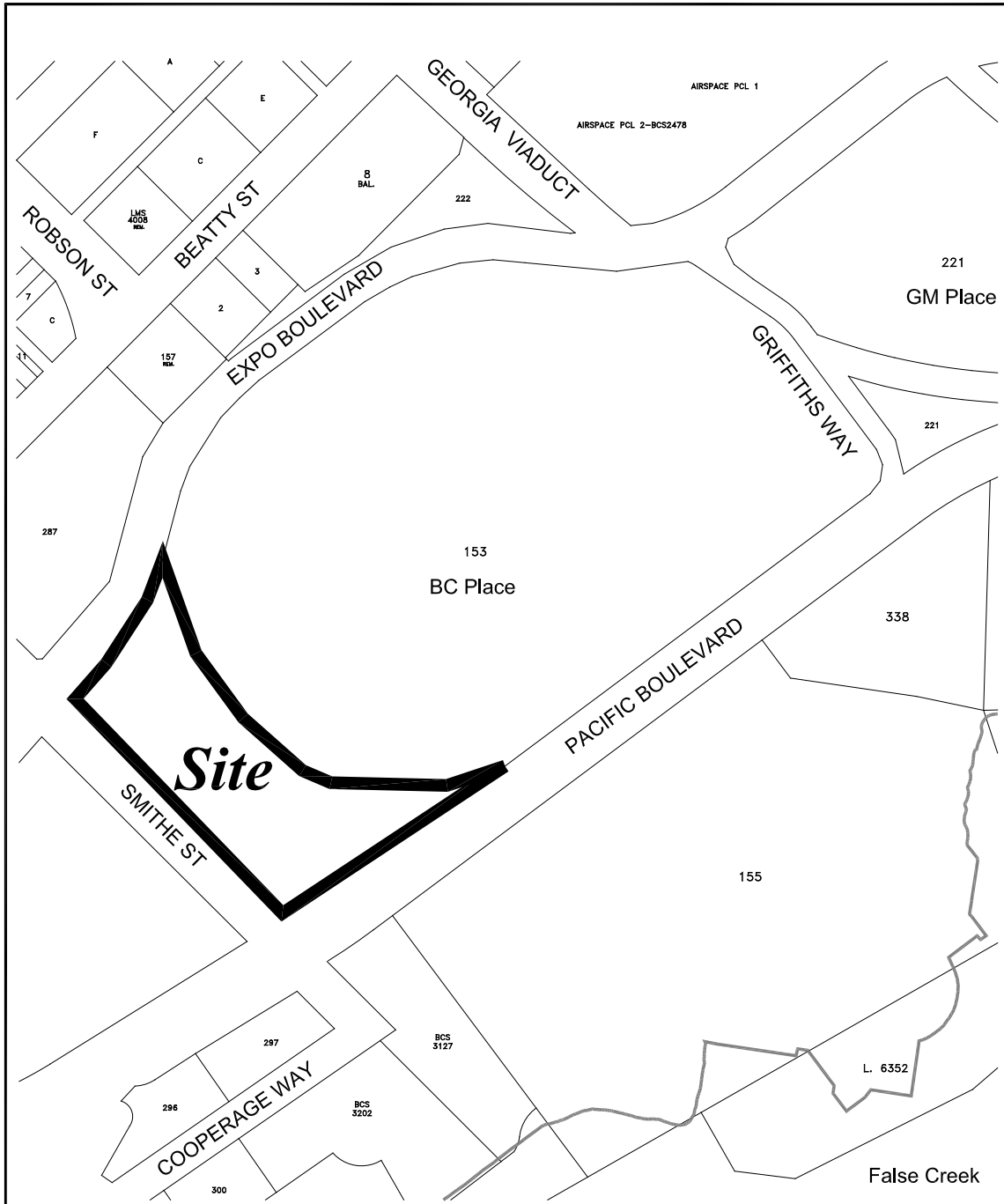
8 Severability

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 the 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 29th day of November, 2011.



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

Z-629 (c)

RZ- 777 Pacific Boulevard	map: 1 of 1	
	scale: NTS	
City of Vancouver	date: 2011-01-21	