



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (525)

*555 Robson Street, 775 Richards Street and  
520 West Georgia Street (Telus Block)*

*By-law No. 10433*

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

***Effective February 28, 2012***

*(Amended up to and including By-law No. 12142, dated June 19, 2018)*

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-639 (b), attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

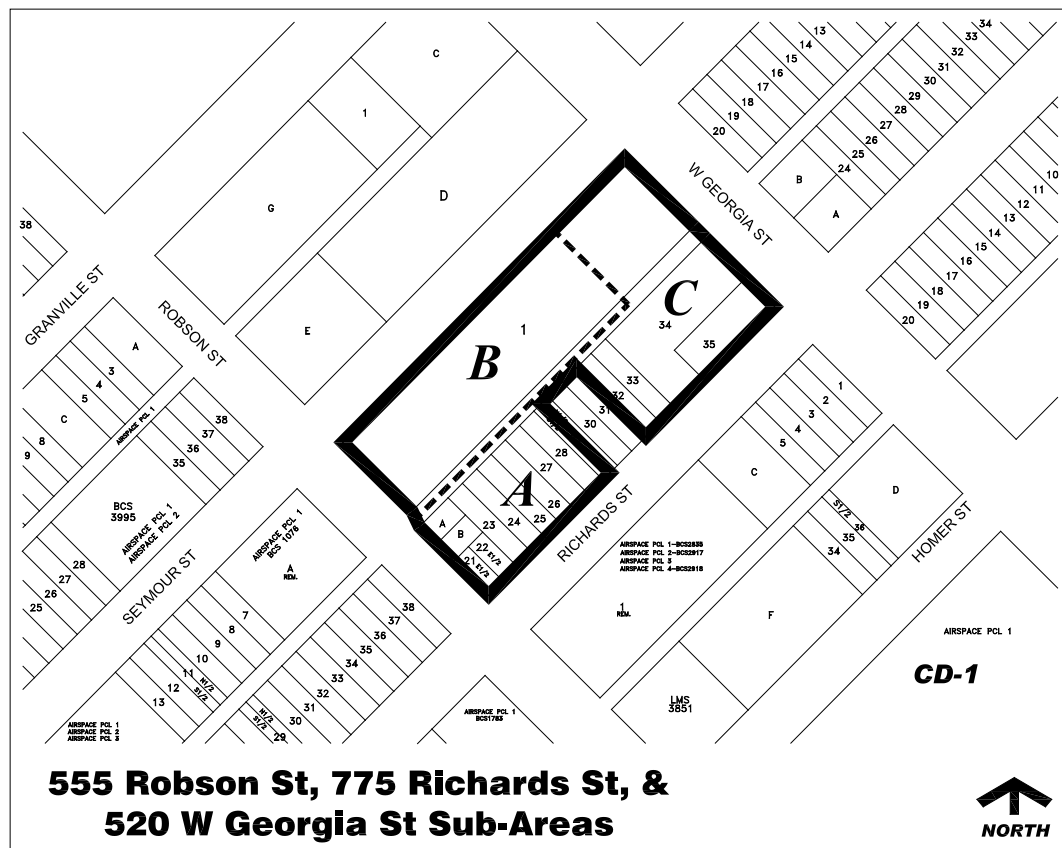
2 Definitions

In this By-law:

“View Shadow” means an existing building that penetrates into a view corridor approved by Council, and blocks a portion of that view across an area extending from the view point origin to the mountains.

3 Sub-areas

Portions of the site are to consist of sub-areas A, B, and C, illustrated in Diagram 1 for the purposes of determining permitted uses, maximum floor area, and building heights in those sub-areas.



4 Uses

4.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (525).

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 10433 or provides an explanatory note.

4.2 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 (525), 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) Dwelling Uses, except that such uses are only permitted in sub-area A;
- (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 4.2.

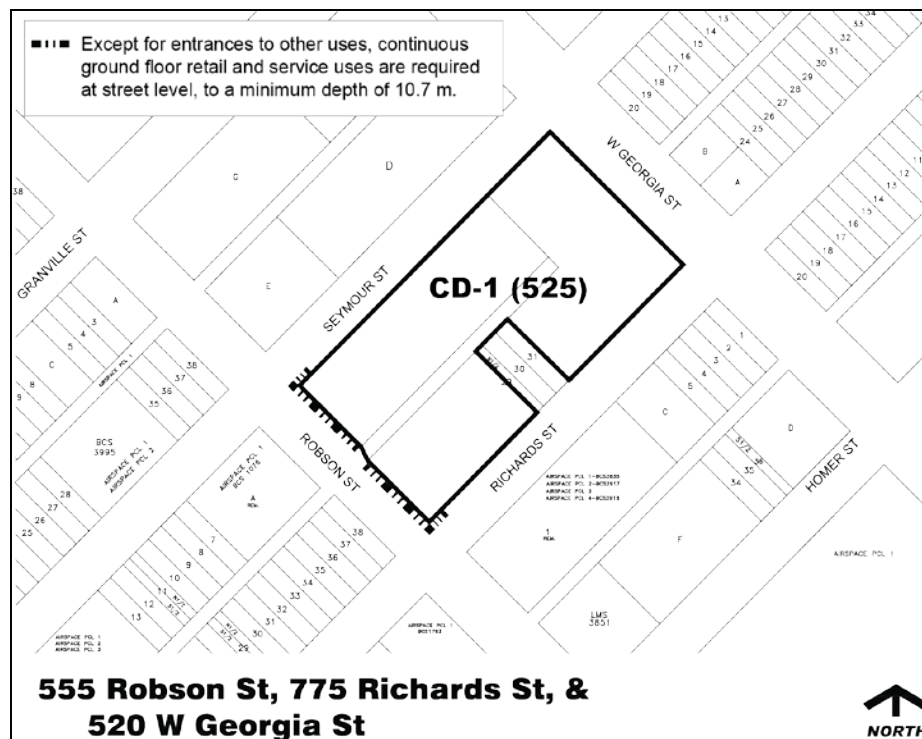
5 Conditions of use

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

- (a) Restaurant;
- (b) Public Bike Share; [12142; 18 06 19]
- (c) Neighbourhood Public House; and
- (d) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

5.2 Except for entrances to other uses, continuous retail and service uses are required for buildings fronting on Robson Street and for a distance of 7.6 m [25 ft.] along Richards Street and along Seymour Street from the corner of Robson Street, as shown in Diagram 2, to a minimum depth of 10.7 m [35 ft.] for floors located at street level, except that the minimum depth requirement does not apply to areas that contain retail and service uses and that are existing prior to June 9, 2015. [11234; 15 06 09]

Diagram 2: Retail Use Continuity



[11234; 15 06 09]

- 5.3 Except for residential entrances, no residential uses are permitted on floors located at street level. [11234; 15 06 09]
- 5.4 Dwelling units are in an “activity zone”, as defined in the Noise Control By-law, and, as a result are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts. [11234; 15 06 09]

## 6 Floor area and density

- 6.1 The maximum floor area in sub-areas A, B, and C, must not exceed the floor area indicated in the following table:

Sub Area	Maximum floor area
A	43 237 m <sup>2</sup> of which a minimum of 6 341 m <sup>2</sup> must be commercial use
B	38 872 m <sup>2</sup>
C	47 023 m <sup>2</sup>

[10767; 13 07 24]

- 6.2 Computation of floor space ratio 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. [10537; 12 07 10]

- 6.3 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 12% 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; and
- (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.

- 6.4 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 exclusion, must not exceed 12% of residential floor area, and
  - (ii) enclosure of the excluded balcony floor area must not exceed 20%;
- (b) amenity areas, except that the total excluded area must not exceed the lesser of 20% of the permitted floor area or 1 400 m<sup>2</sup>;
- (c) unenclosed outdoor areas at grade level underneath building overhangs, if:
  - (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any overhangs, and
  - (ii) the area of all overhang exclusions does not exceed 1% of the residential floor area; and

- (d) unenclosed green or landscaped outdoor areas, similar to an open balcony or sundeck, recessed into or projecting from the exterior envelope of a building, if:
  - (i) in the opinion of the Director of Planning or Development Permit Board, the areas contribute to energy performance, character or amenity of the building, and
  - (ii) the area excluded does not exceed 2% of the total floor area.

6.5 The use of floor space excluded under section 6.3 or 6.4, must not include any purpose other than that which justified the exclusion.

## 7 Building height

7.1 The maximum building height, measured above base surface, must not exceed the maximum heights set out on the table below, except that the building must not protrude into the view corridors approved by Council, as set out in the City of Vancouver View Protection Guidelines.

Sub Area	Maximum building heights
A	125.7 m
B	91.5 m
C	91.5 m

7.2 Despite section 7.1:

- (a) the Director of Planning may permit an increase in maximum building height to 136.2 m for a building located in sub-area A, if the building is wholly within a view shadow and does not further block a view corridor approved by Council; and
- (b) the Director of Planning or the Development Permit Board, after considering all applicable Council policies and guidelines, may permit an increase in maximum building height in sub area C of no more than 4%.

## 8 Parking, loading, and bicycle spaces

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

- (a) 0.01 Class A loading spaces per dwelling unit for the first 300 dwelling units;
- (b) 0.008 Class A loading spaces for each additional dwelling unit;
- (c) the number of required Class A loading spaces must be rounded to the nearest whole number; and
- (d) non-residential Class B loading spaces must have a minimum overhead clearance of 4.0 m or the height necessary to accommodate service vehicles, whichever is greater.

## 9 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.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

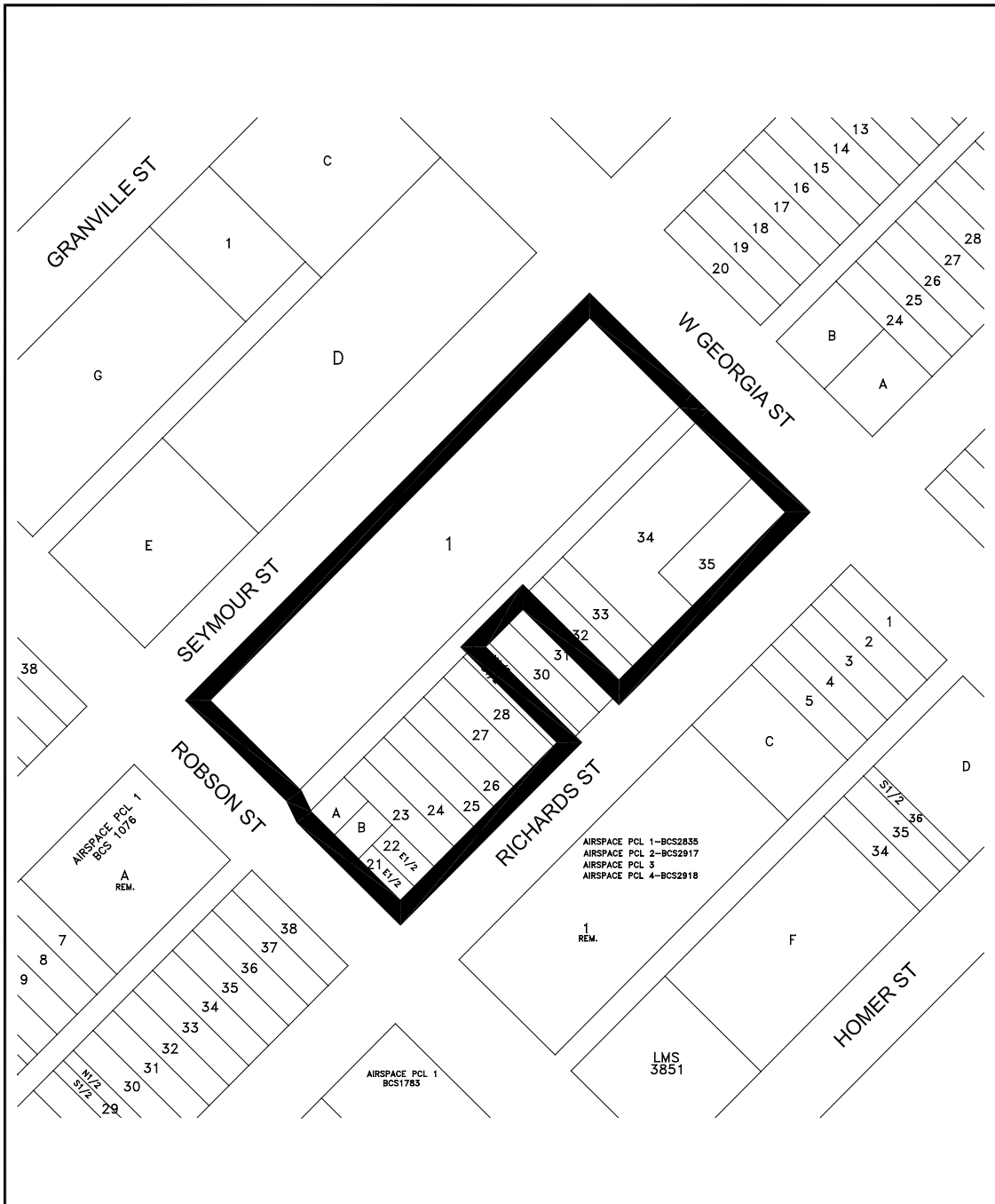
10 Severability

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.

11 Force and effect

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


ENACTED by Council this 28th day of February, 2012.



The properties outlined in black (  ) are rezoned:

From **DD** to **CD-1**

**Z-639 (b)**

RZ - 555 Robson St, 775 Richards St, & 520 W Georgia St	map: 1 of 1	
	scale: NTS	
City of Vancouver		date: 2011-10-05