



City of Vancouver *Zoning and Development By-law*

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CD-1 (532)

*1305 - 1335 Burrard Street and
1009 Harwood Street*

By-law No. 10491

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

Effective June 12, 2012

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 (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 (532).
- 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 (532) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Dwelling Uses;
 - (b) Cultural and Recreational Uses, limited to Artist Studio, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, and Theatre;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Adult Retail Store, Grocery or Drug Store, and Retail Store;
 - (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Bed and Breakfast Accommodation, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop – Class B, Restaurant – Class 1; and
 - (g) Accessory Use customarily ancillary to any use permitted by this section 2.2.

3 Conditions of use

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.

4 Floor area and density

- 4.1 The floor space ratio for all uses must not exceed 7.40.
- 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 level, measured to the extreme outer limits of the building.
- 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 such exclusions must not exceed 8 per cent of the residential floor area;
 - (b) patios and roof gardens, only 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 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 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

- 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, provided that the Director of Planning 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 exclusions, must not exceed 8 per cent of the residential floor area being provided, and
 - (ii) no more than 50 per cent of the excluded balcony floor area may be enclosed; and
 - (b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 929 m².
- 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 Height

- 5.1 The building height, measured above the base surface, must not exceed 46.8 m.
- 5.2 The Director of Planning may permit a greater height than otherwise permitted for guardrails or similar minor projections if:
- (a) no additional floor space is created; and
 - (b) the height of the minor projections does not exceed 1 m.

6 Parking, loading, and bicycle parking

Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle parking, in accordance with the Parking by-law, except that minimum residential parking must include at least 0.05 visitor parking space for each dwelling unit.

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.

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

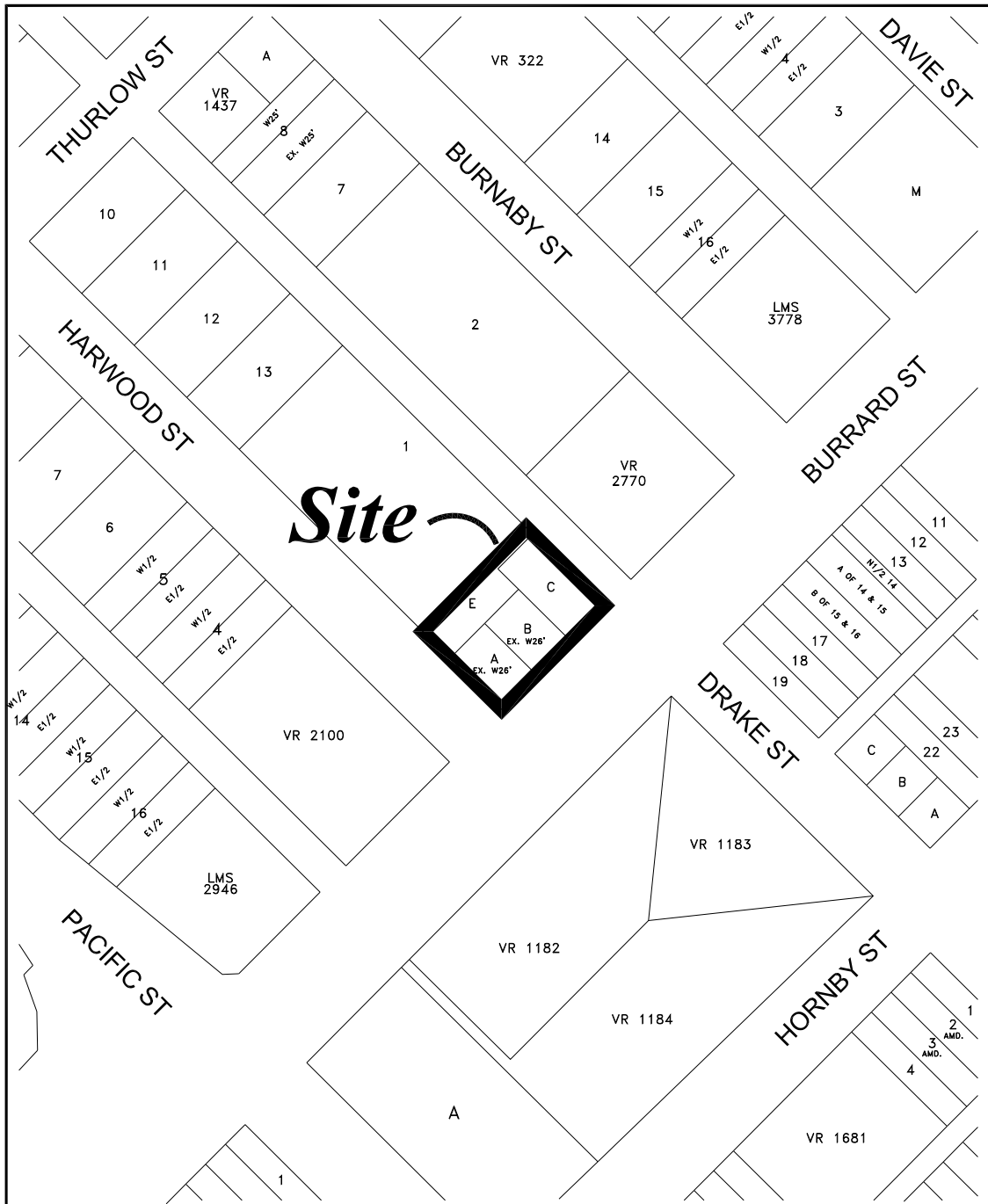
8 Severability

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 12th day of June, 2012.



The properties outlined in black () are rezoned:

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

Z-639 (a)

RZ - 1305-1335 Burrard St & 1009 Harwood St

map: 1 of 1

scale: NTS



City of Vancouver

date: 2011-10-05