

# **CD-1 (587)**

1280 Burrard Street  
(formerly 1262-1290 Burrard Street)

## **By-law No. 11106**

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective October 28, 2014

Amended up to and including:

By-law No. 12142, dated June 19, 2018

By-law No. 12977, dated May 18, 2021

### **Consolidated for Convenience Only**

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

## **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-668 (c) 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 (587).

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 the By-law or in a development permit, the only uses permitted 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; [12142; 2018 06 19]
- (e) Service Uses; and
- (f) Accessory Use customarily ancillary to any use permitted by this section.  
[12977; 2021 05 18]

## **3 Conditions of use**

3.1 On floors located at street level, only retail and service uses are permitted, except for entrances to other uses.

## **4 Floor area and density**

4.1 The floor area for all uses must not exceed 19,715.4 m<sup>2</sup>.

4.2 A minimum of 7,050.2 m<sup>2</sup> of vehicle dealer and motor vehicle repair shop must be provided, of which 4,446.0 m<sup>2</sup> must be located below grade.

4.3 Computation of floor area 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.

- 4.4 Computation of floor area must exclude:
- (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
  - (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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 4.5 Computation of floor area may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m<sup>2</sup>.
- 4.6 The use of floor area excluded under section 4.4 or 4.5 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 55.5 m to the top of the roof, including architectural appurtenances and rooftop mechanical, except that the building may not protrude into the approved view corridors as set out in the City of Vancouver View Protection Guidelines.

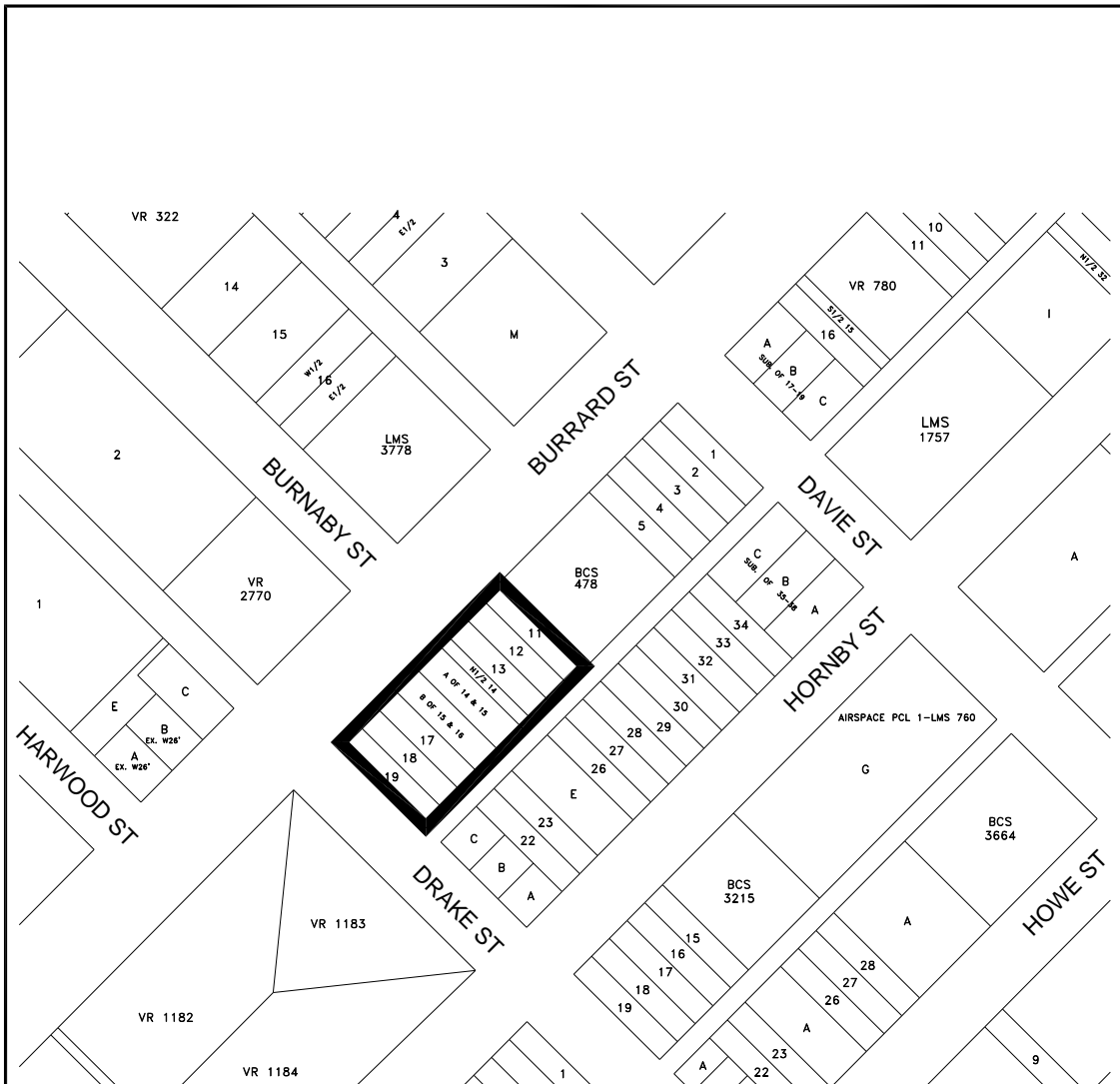
## **6 Severability**

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 this By-law.

## **7 Force and effect**

*[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

**Schedule A**



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

**Z-668 (c)**

RZ - 1262-1290 Burrard Street

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: 2013-11-19

Public Hearing – December 17, 2013 – Item 1 – [Agenda](#)

Summary – Rezone from DD to permit a mixed-use building with retail, service and office uses, under the General Policy for Higher Buildings.

By-law enacted on October 28, 2014– [By-law No. 11106](#)

Public Hearing – June 5, 2018 – Item 2 – [Agenda](#)

Summary – Text amendment to include Public Bike Share as a permitted use.

By-law enacted on June 19, 2018 – [By-law No. 12142](#)

Public Hearing – April 15, 2021 – Item 1 – [Agenda](#)

Summary –Amend CD-1 (587), By-law No. 11106, to alter the land use provisions under section 2.2 to allow a wider range of commercial uses.

By-law enacted on May 18, 2021– [By-law No. 12977](#)