



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CD-1 (593)

*998 Expo Boulevard
(Concord Area 5B West)*

By-law No. 11125

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

Effective November 25, 2014

(Amended up to and including By-law No. 12084, dated May 1, 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-679 (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 (593).

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 (593), 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 Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Swimming Pool, or Theatre;
- (b) Dwelling Uses, in conjunction with any of the uses listed in this by-law;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, Community Care Facility - Class B Public Authority Use, School - Elementary or Secondary, School - University or College, Social Service Centre;
- (d) Office Uses;
- (e) Parking Uses;
- (f) Retail Uses, limited to Farmers' Market, Grocery or Drug Store, Grocery Store with Liquor Store, Retail Store, Furniture or Appliance Store, Liquor Store, Pawnshop, Public Bike Share, Secondhand Store, and Small-scale Pharmacy; [12084; 18 05 01]
- (g) Service uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant, School - Arts or Self Improvement, School - Business, School - Vocational or Trade; and
- (h) Accessory Uses customarily ancillary to any use permitted by this section.

3 Conditions of use

3.1 A minimum of 25% of the dwelling units must include two bedrooms.

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

- (a) Farmers' Market;
- (b) Public Bike Share;
- (c) Restaurant;
- (d) Neighbourhood Public House; and
- (e) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

3.3 Dwelling units are in an "event" 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 an event zone.

4 Floor area and density

4.1 The floor area for all uses must not exceed 38,841 m².

4.2 The maximum floor area for residential development shall not exceed 36,923 m².

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 11125 or provides an explanatory note.

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

4.4 Computation of floor area 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 12% of the residential floor area; [11425; 16 01 19]
- (b) patios and roof gardens, provided that 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 base surface to a maximum of 2,018 m², except that residential storage space above base surface shall not exceed 3.7 m² per dwelling unit. [11425; 16 01 19]

4.5 Computation of floor area 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:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) amenity areas, except that the total exclusion for amenity areas must not exceed the lesser of 20% of permitted floor area or 929 m².

[11425; 16 01 19]

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

5 Building height

The building height, measured above base surface and to the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed 91.0 m, and 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.

6 Horizontal angle of daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m,

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (593).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

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

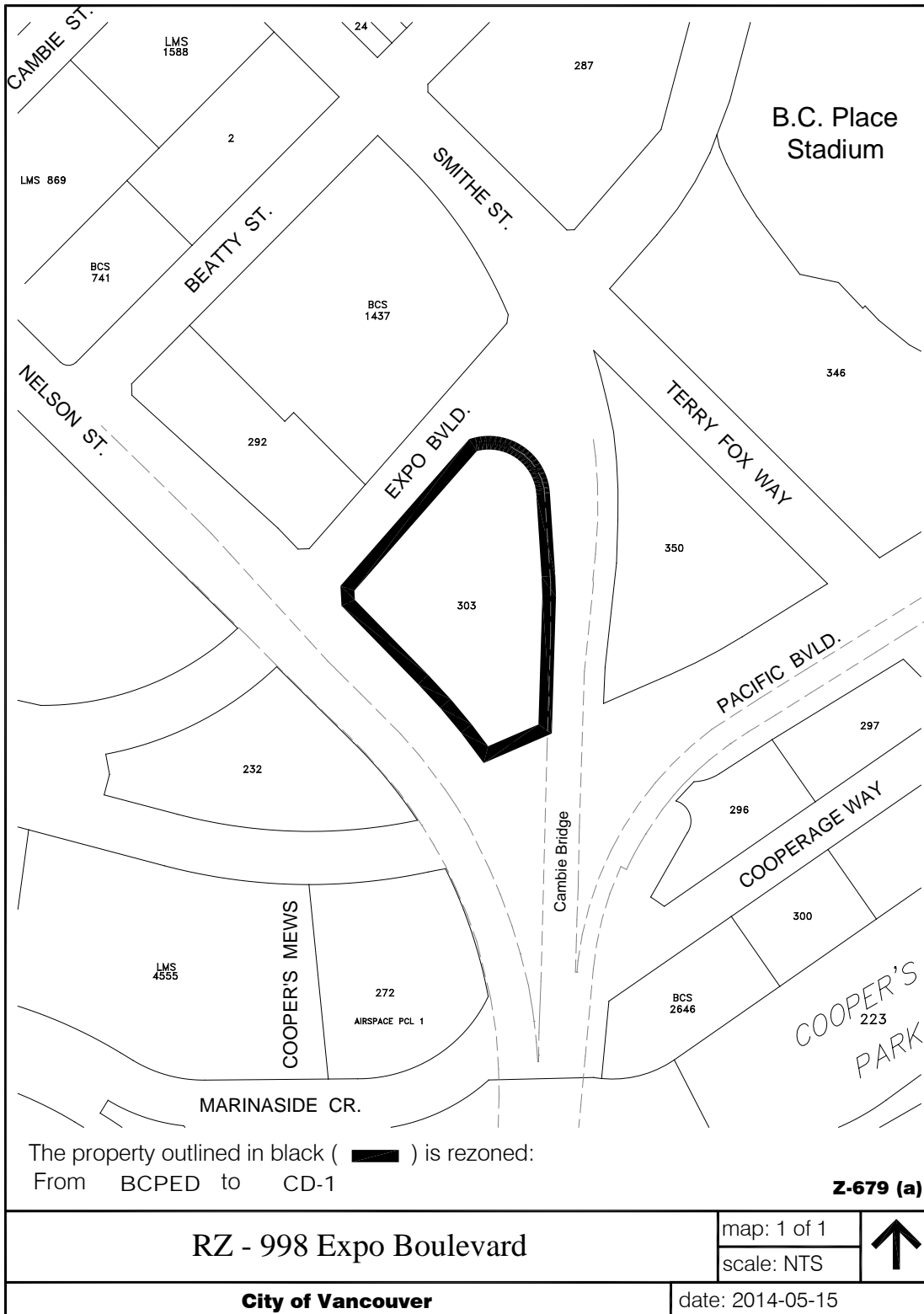
8 Severability


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 25th day of November, 2014.



The property outlined in black () is rezoned:
From BCPED to CD-1

Z-679 (a)

RZ - 998 Expo Boulevard

map: 1 of 1
scale: NTS



City of Vancouver

date: 2014-05-15