



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (683)

*801 Pacific Street*

*By-law No. 11952*

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

***Effective November 14, 2017***

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-716 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Definitions

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

School - Arts means the use of premises for training or instruction in drama, music, painting, dance or visual, performing, literary or interdisciplinary arts.

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (683).

3.2 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, limited to Artist Studio, Arts and Culture Indoor Event, Community Centre or Neighbourhood House, Hall, Library, Museum or Archives, and Theatre;
- (b) Office Uses, limited to General Office;
- (c) Service Uses, limited to Photofinishing or Photography Studio, Production or Rehearsal Studio and School – Arts; and
- (d) Accessory Use customarily ancillary to any use permitted by this section.

4 Density

4.1 Computation of floor space ratio must assume that the site consists of 557.7 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses combined must not exceed 3.51.

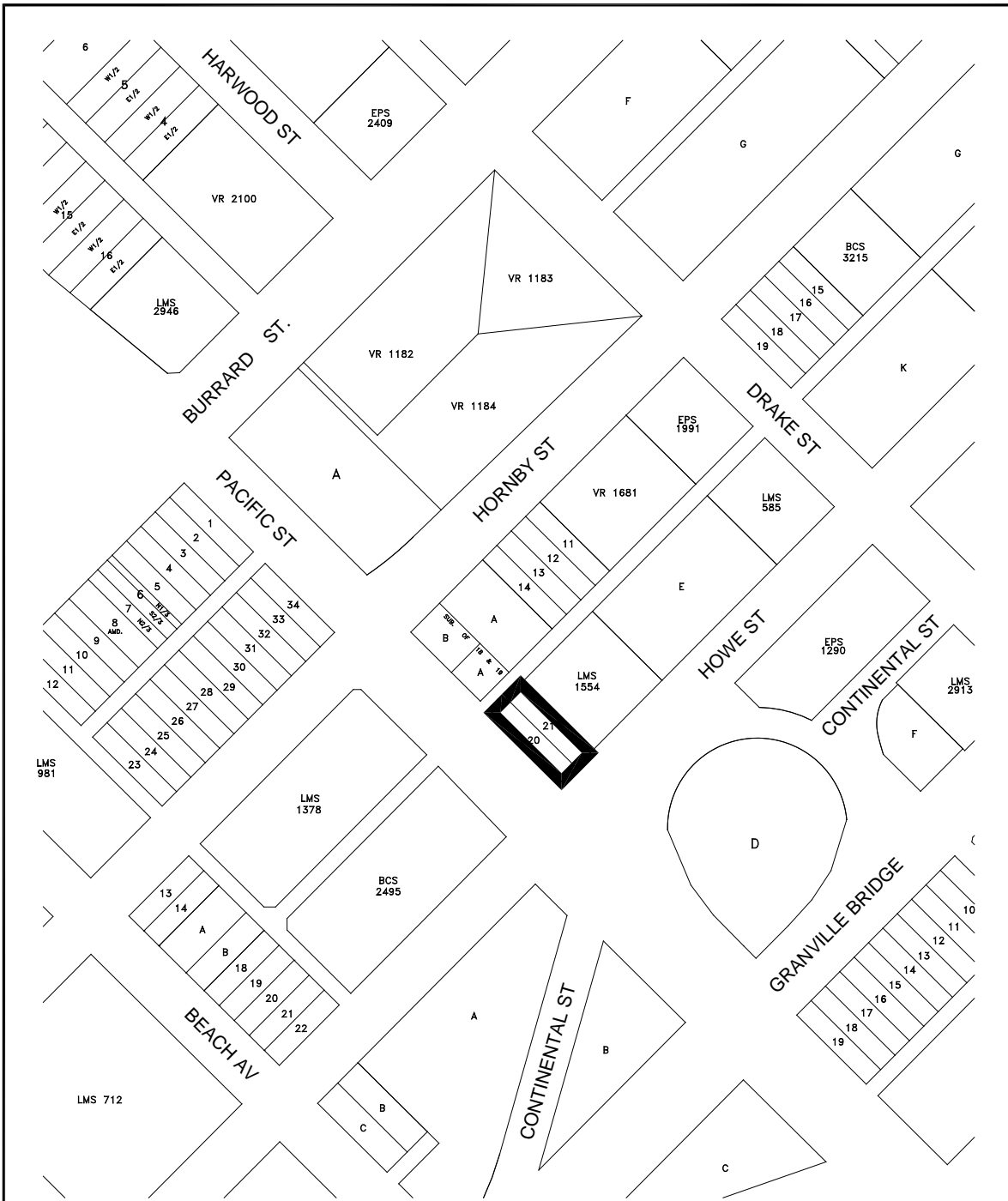
4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open 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% of the total 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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and

- (d) for exterior walls, an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 203 mm.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) covered outdoor areas located at grade; and
  - (b) amenity areas, except that the exclusion must not exceed, in aggregate, 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 use other than that which justified the exclusion.
- 5 Building height
- The building height, measured above base surface, must not exceed 26.0 m, measured to top of roof parapet.
- 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
- This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 14th day of November, 2017.



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

**Z-716 (d)**

**RZ- 801 Pacific Street**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2017-01-20