

CD-1 (684)

1837-1847 Main Street and
180 East 2nd Avenue and
157-185 East 3rd Avenue

By-law No. 11944

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

Effective October 31, 2017

Amended up to and including:

By-law No. 12413, dated April 23, 2019

By-law No. 13290, dated March 2, 2022

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.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-696 (a) attached as Schedule A to this By-law and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (684).
- 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 the By-law or in a development permit, the only uses permitted within CD-1 (684), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Limited to Artist Studio, Arts and Culture Indoor Event, and Fitness Centre - Class 1; [12413; 2019 04 23] [13290; 2022 03 02]
 - (b) Dwelling Uses, including Social Housing;
 - (c) Limited to Bakery Products Manufacturing; [13290; 2022 03 02]
 - (d) Limited to Financial Institution, General Office and Health Care Office; [13290; 2022 03 02]
 - (e) Limited to Grocery or Drug Store, Public Bike Share and Retail Store; [13290; 2022 03 02]
 - (f) Limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, 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; [13290; 2022 03 02]
 - (g) Utility and Communication Uses; and [13290; 2022 03 02]
 - (h) Accessory Uses customarily ancillary to the uses permitted in this section. [13290; 2022 03 02]

Conditions of Use

- 3.1 All uses except dwelling units must have direct access to grade.
- 3.2 The design and layout of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and

- (c) comply with Council’s “High-Density Housing for Families with Children Guidelines” or as required by the Director of Planning and the Chief Housing Officer.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 3,140 m², being the site size at the time of application for rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 5.50 with the following condition:
 - (a) a maximum floor space ratio of 5.0 for all uses other than Social Housing.
- 4.3 Computation of floor area must include all floors, including earthen floor, both 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 8% of the residential floor area being provided;
 - (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) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - (a) amenity areas and artist studio space, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 m²;
 - (b) tool sheds, trellises and other garden structures, which support the use of intensive green roofs and urban agriculture, and those portions of stairways and elevator enclosures, which are at the roof level providing access to the garden areas; and
 - (c) enclosed residential balconies, if the Director of Planning first considers all applicable polices 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 exclusions must not exceed 8% of the residential floor area provided; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed.
- 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.

Building height

- 5. The building height, to the top of roof slab, excluding parapet wall, must not exceed 35.83 m.

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 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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.
- 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 (684).
- 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.

Acoustics

- 7. 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

Severability

8. 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.

Force and effect

9. *[Section 9 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 **IC-2** to **CD-1**

Z-696 (a)

**RZ- 1837-1847 Main Street, 180 East 2nd Avenue and
157-185 East 3rd Avenue**

map: 1 of 1
scale: NTS



City of Vancouver

date: 2015-10-26

Public Hearing – November 24, 2015 – Item 5 – [Agenda](#)

Summary – To rezone 1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 12-storey mixed-use building with 256 dwelling units, of which 30 are secured social housing units, along with 4,000 sq. ft. of secured cultural amenity space for use as artist production space. Retail uses are proposed on grade and a public plaza located adjacent to the rear lane. A height of 35.83 m (117.6 ft.) and a floor space ratio (FSR) of 5.50 are proposed.

By-law enacted on January 25, 2022– By-law No. [11944](#)

Public Hearing – N/A

Summary – To make miscellaneous amendments to the Zoning and Development By-law to improve clarity, update references, correct inadvertent errors or omissions, and improve the administration of the by-laws.

By-law enacted on April 23, 2019– By-law No. [12413](#)

Public Hearing – March 1, 2022 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments to the Zoning and Development By-law to improve clarity, update references, correct inadvertent errors or omissions, and improve the administration of the by-laws.

By-law enacted on March 2, 2022– By-law No. [13290](#)