



# 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](mailto:planning@vancouver.ca) | app: VanConnect

## CD-1 (696)

*500-650 West 57th Avenue  
(Pearson Dogwood)*

**[By-law No. 12105](#)**

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

**Effective May 15, 2018**

*Amended up to and including:*

*[By-law No. 12186](#), dated July 24, 2018*

*[By-law No. 12401](#), dated April 2, 2019*

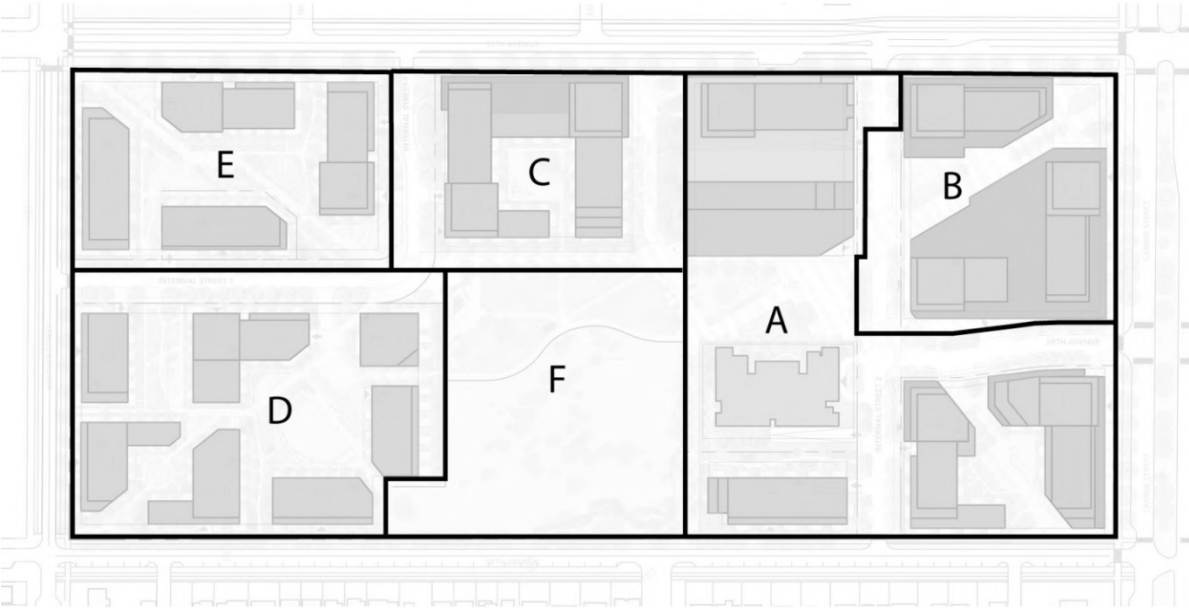
1 Zoning District Plan Amendment

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-724 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Sub-areas

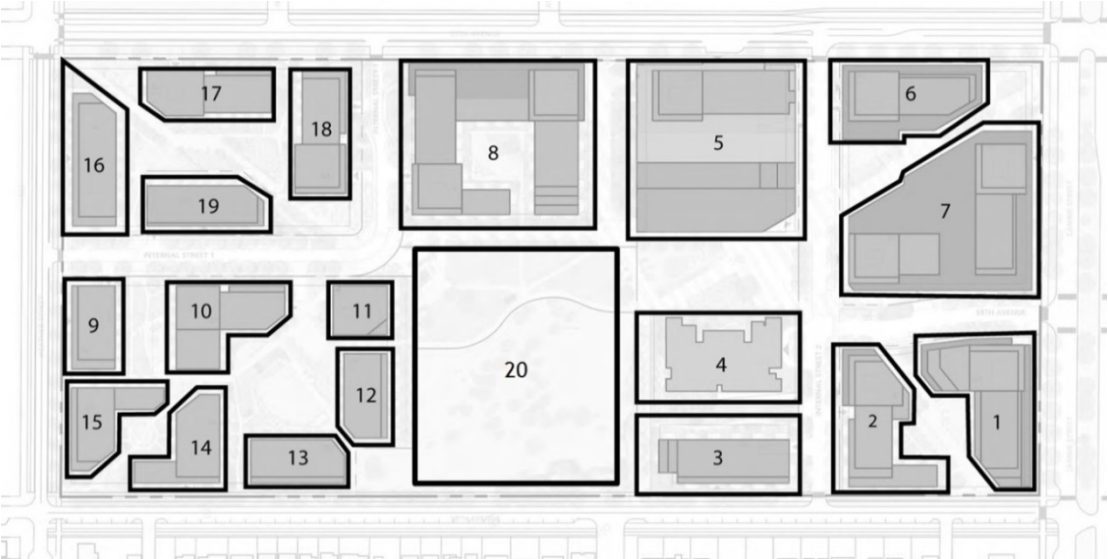
2.1 The site is to consist of five sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted floor area and establishing permitted uses.

Figure 1: Sub-Areas for Maximum Permitted Floor Area and Permitted Uses



2.2 The site is to consist of twenty sub-areas generally as illustrated in Figure 2, solely for the purpose of establishing maximum permitted building storeys and building height.

Figure 2: Sub Areas for Maximum Permitted Building Storeys and Building Height



**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 12105 or provides an explanatory note.

### 3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (696).

3.2 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 (696), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Agricultural Uses, limited to Urban Farm;
- (b) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Park or Playground, Swimming Pool, or Theatre;
- (c) Dwelling Uses limited to Multiple Dwelling, Dwelling Uses in conjunction with any use listed in this section 3.2, Seniors Supportive and Assisted Housing and Lock-off Units;
- (d) Institutional Uses;
- (e) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewing or Distilling, Dairy Products Manufacturing, Food and Beverage Products Manufacturing, Jewelry Manufacturing and Printing or Publishing;
- (f) Office Uses;
- (g) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, or Small-scale Pharmacy;
- (h) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, 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, or Wedding Chapel; and
- (i) Accessory Uses customarily ancillary to the above uses.

### 4 Conditions of use

4.1 All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmer's Market
- (b) Restaurant;
- (c) Neighbourhood Public House; and
- (d) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.

4.2 The design and layout of at least 35% of all dwelling units except for social housing units shall:

- (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".

4.3 The design and layout of at least 50% of the social housing units shall:

- (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".

4.4 No portion of the first storey of any building located on Cambie Street in Sub-area A and B, to a depth of 10.7 m from the east wall of the building and extending across its full width along Cambie Street shall be used for residential purposes except for entrances to the residential portion.

4.5 No portion of the first storey of any building located on 57th Avenue in Sub-Areas A, B and C, to a depth of 10.7 m from the north wall of the building and extending across its full width along 57th Avenue shall be used for residential purposes except for entrances to the residential portion.

5 Floor area and density

5.1 The floor area for all permitted uses in each sub-area of Figure 1 must not exceed the maximum permitted floor area set out in the following table:

**Table A: Maximum Permitted Floor Area**

<b>Sub-Area of Figure 1</b>	<b>Maximum permitted floor area (sq. m)</b>
A	93,540
B	65,020
C	43,730
D	47,280
E	41,530
F	100

5.2 The maximum floor area for all dwelling uses in all sub-areas combined is 250,490 m<sup>2</sup>.

5.3 The minimum floor area for institutional and health care office uses in Sub Area A is 19,835 m<sup>2</sup>. [12186; 2018 07 24]

5.4 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

5.5 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 in any sub-area, and
  - (ii) no enclosure of balconies is permissible for the life of the building;
- (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;
- (d) Child Day Care Facility and Social Service Centre for senior citizens, only if the Director of Planning first approves the design; and
- (e) Swimming Pool, only if it is used for medical therapy and if the Director of Planning first approves the design.

- 5.6 For social housing included in any sub-area, computation of floor area must exclude:
- (a) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
  - (b) amenity areas, except that the total exclusion for amenity areas in any sub-area must not exceed 753 m<sup>2</sup>.
- 5.7 The Director of Planning may exclude from the computation of floor area up to 10 m<sup>2</sup> per floor to facilitate enhanced accessibility through the provision of a larger passenger elevator, increased common hallway width, or other similar measures. [12401; 2019 04 02]
- 5.8 The floor area excluded under sections 5.5, 5.6 and 5.7 must not include any use other than that which justified the exclusion. [12401; 2019 04 02]
- 6 Building heights and number of storeys
- 6.1 Buildings, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, must not exceed the maximum permitted height in each sub-area of Figure 2, as set out in Table B.

**Table B: Maximum Permitted Building Height**

<b>Sub-Area</b>	<b>Maximum Permitted Height</b>
1	87 m
2	74 m
3	22 m
4	31 m
5	90 m
6	91 m
7	91 m
8	81 m
9	25 m
10	40 m
11	53 m
12	22 m
13	22 m
14	22 m
15	22 m
16	26 m
17	40 m
18	64 m
19	22 m
20	5 m

[12186; 2018 07 24]

- 7 Horizontal angle of daylight
- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.

- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirements in section 7.2 and 7.3 if the Director of Planning or Development Permit Board first considers any applicable policies and guidelines.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building or an adjacent building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 (696).
- 7.6 A habitable room referred to in section 7.1 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 m<sup>2</sup>.

## 8 Acoustics

For sites located on 57th Avenue or Cambie Street, 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.

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

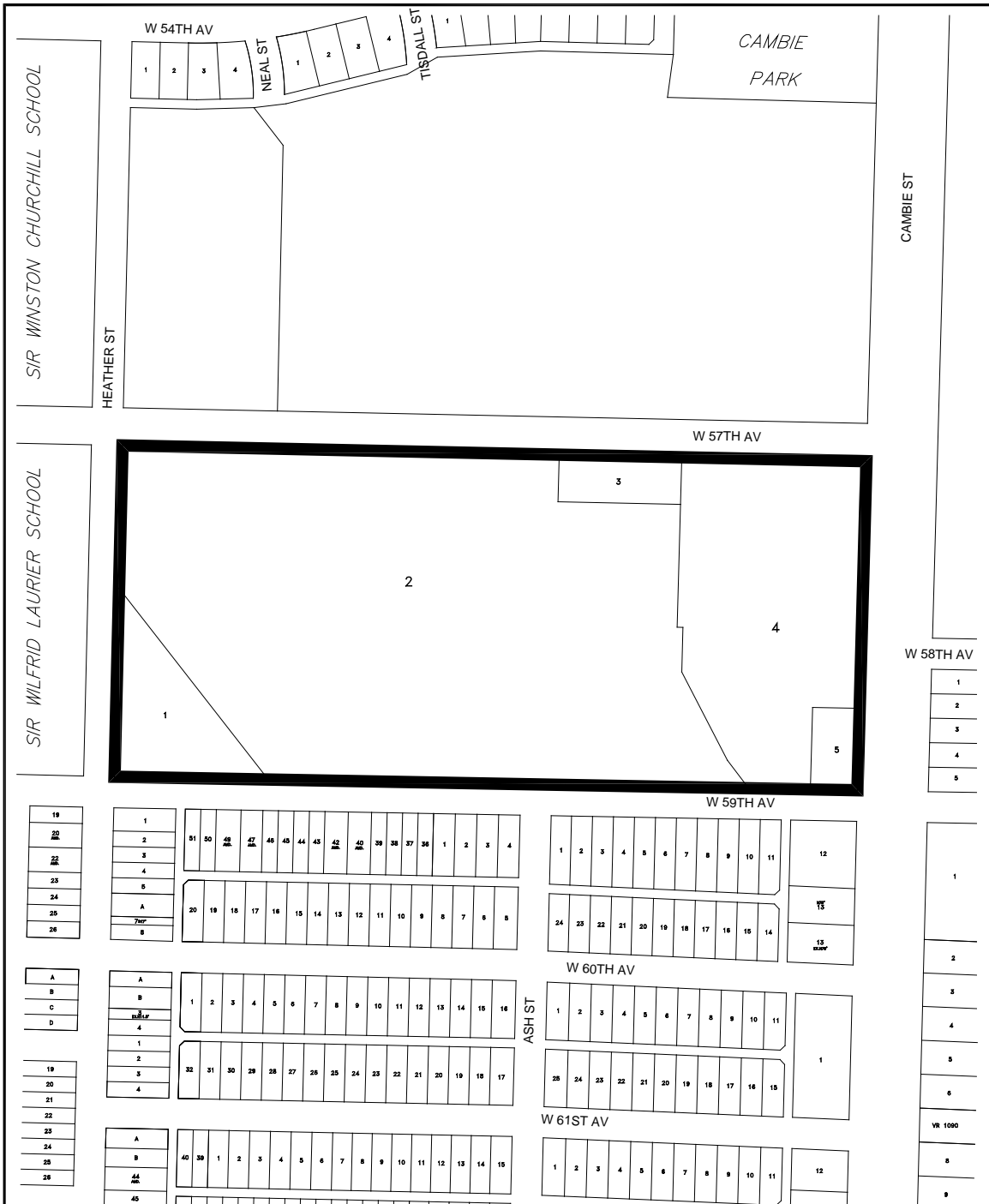
## 9 Severability


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.

## 10 Force and effect


This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 15<sup>th</sup> day of May, 2018



The properties outlined in black (  ) are rezoned:  
From RT-2 to CD-1

**Z-724 (a)**

<b>RZ- 500-650 West 57th Avenue</b>	map: 1 of 1	
<b>City of Vancouver</b>	scale: NTS	
<b>City of Vancouver</b>		date: 2017-06-29

**CD-1 (696)**  
**Back-up Notes Summary Page**  
**500-650 West 57th Avenue (Pearson Dogwood)**

Public Hearing – July 20, 2017 – Item 1 – [Agenda](#) | [Minutes](#)

Approved – July 25, 2017 – Item 1 of Unfinished Business – [Agenda](#) | [Minutes](#)

Summary – Rezone from RT-2 (Two-Family Dwelling) District to permit the development of a mixed-use development comprising approximately 2,700 residential units including 540 affordable housing units; approximately 114 Pearson supportive units; 12,196 m<sup>2</sup> (131,281 sq. ft.) of commercial space; 19,835 m<sup>2</sup> (213,514 sq. ft.) of health related facilities including a community health centre and complex residential care facility; a 69-space childcare; a new adult day centre; a 2.5-acre public park; and a 1.0-acre urban farm, at a height of 91.0 m (299 ft.) and a floor space ratio (FSR) of 2.83.

By-law enacted on May 15, 2018 – [By-law No. 12105](#) (Zoning and Development)

By-law enacted on June 5, 2018 – [By-law No. 12106](#) (Noise), [By-law No. 12107](#) (Parking), [By-law No. 12108](#) (Sign)

Public Hearing – July 17, 2018 – Item 1 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (696) to remove the Maximum Permitted Storeys column from Table B in Section 6.2 as it was determined that the maximum number of storeys did not consider the implications of the double-height space at the base of the building in terms of the overall number of storeys, which has resulted in the buildings exceeding the number of storeys by one storey; and to correct the minimum floor area for health-related facilities in Section 5.3.

By-law enacted on July 24, 2018 – [By-law No. 12186](#) (Zoning and Development)

Public Hearing – March 12, 2019 – Item 2 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (696) to allow for an exclusion in the computation of floor area to facilitate enhanced accessibility.

By-law enacted on April 2, 2019 – [By-law No. 12401](#) (Zoning and Development)