



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (711)

521-527 West 8th Avenue

[By-law No. 12254](#)

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

Effective September 18, 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-728 (b) 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 (711).

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

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (b) Institutional Uses, limited to Child Day Care Facility, School – University or College, and Social Service Centre;
- (c) Office Uses;
- (d) Retail Uses, limited to Grocery or Drug Store, Liquor Store, Retail Store, Secondhand Store, and Public Bike Share;
- (e) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;
- (f) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (g) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

3 Conditions of use

3.1 All commercial uses permitted in the By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Neighbourhood Public House;
- (b) Public Bike Share;
- (c) Restaurant; and
- (d) display of flowers, plants, fruits and vegetables.

4 Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 919.6 m², being the site area at the time of application for the rezoning evidenced by this By-law, prior to any dedications.

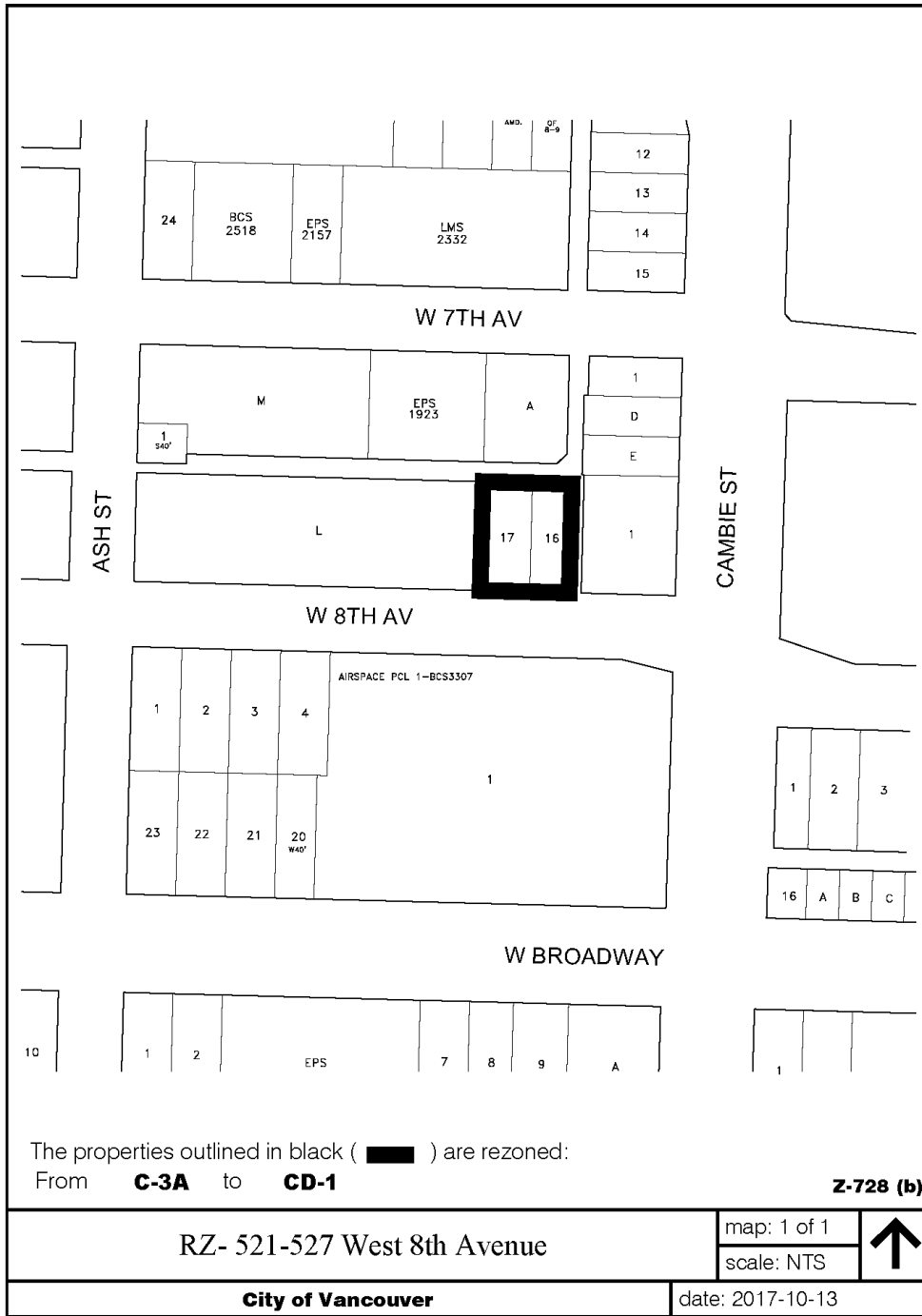
4.2 The floor space ratio for all uses must not exceed 6.51.

4.3 Computation of the 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) patios and roof gardens, 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.
- 5 Building height
Building height, measured from base surface, must not exceed 33.3 m.
- 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 18th day of September, 2018

Schedule A



CD-1 (711)
Back-up Notes Summary Page
521-527 West 8th Avenue

Public Hearing – *November 14, 2017* – Item 4 – [Agenda](#) | [Minutes](#)

Summary – Rezone from C-3A (Commercial) District to permit the development of an eight-storey office building with commercial retail use at grade, at a height of 33.3 m (109.3 ft.) and a floor space ratio (FSR) of 6.51.

By-law enacted on *September 18, 2018* – [By-law No. 12254](#) (Zoning and Development)

By-laws enacted on *October 30, 2018* – [By-law No. 12279](#) (Parking), [By-law No. 12280](#) (Sign)