



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (712)

### *5733 Cambie Street (The Terraces)*

**[By-law No. 12272](#)**

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

***Effective September 19, 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-672 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Uses

The only uses permitted within the area described in Section 1 above, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling uses; and
- (b) Accessory buildings and accessory uses customarily ancillary to the above uses.

3 Conditions of use

Dwelling uses are limited to a maximum of 35 dwelling units.

4 Floor area

4.1 There shall be a maximum of 4,683 m<sup>2</sup> of floor area.

4.2 Computation of floor area shall exclude:

- (a) the area of floors used for off-street parking and loading; and
- (b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio; except that this section shall not apply to walls in existence prior to March 14, 2000.

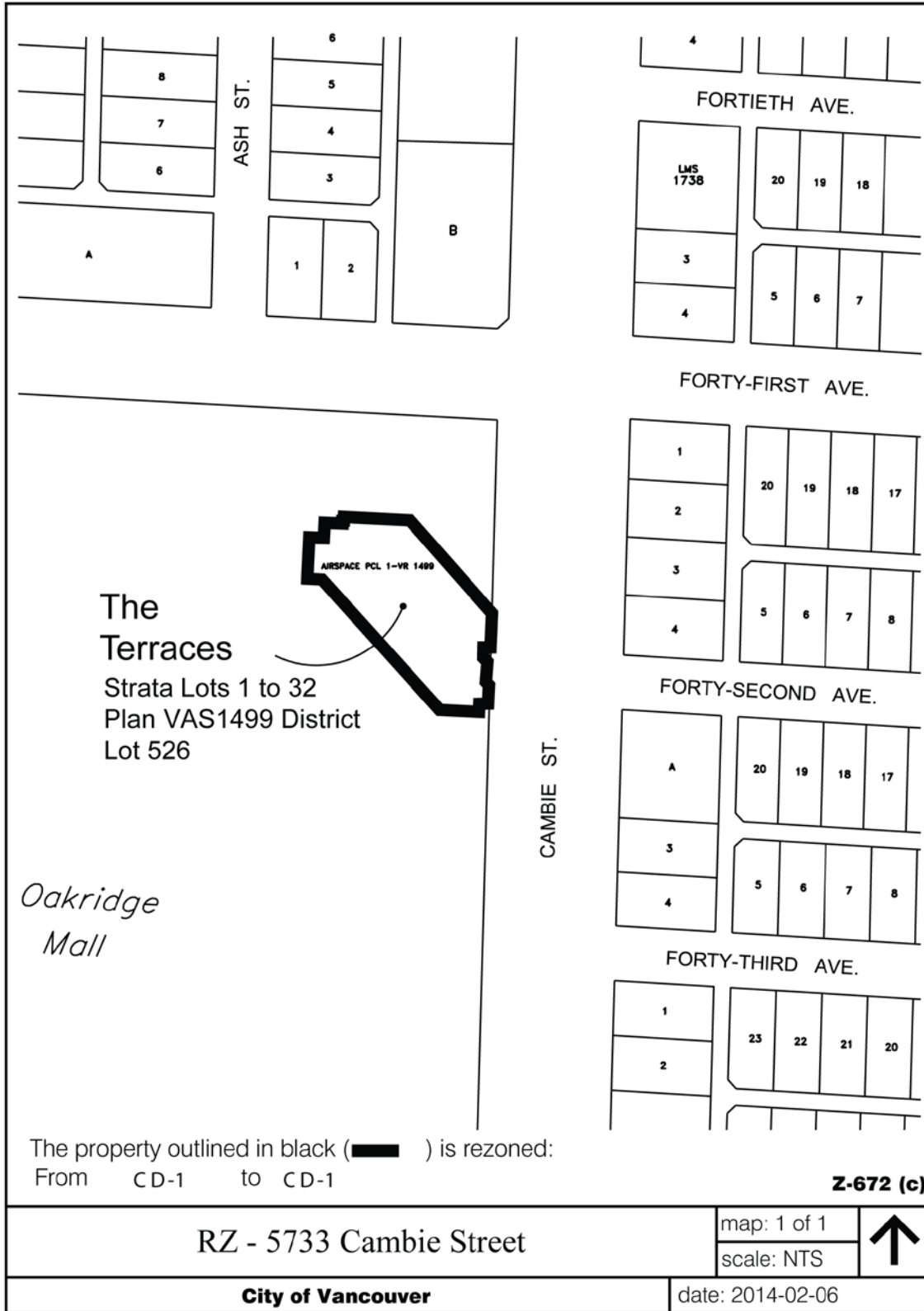
5 Severability

5.1 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.

6 Force and effect

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

ENACTED by Council this 19<sup>th</sup> day of September, 2018



**CD-1 (712)**  
**Back-up Notes Summary Page**  
**5733 Cambie Street (The Terraces)**

Public Hearing – *March 10, 2014 (Reconvened March 11 & 14, 2014)* – *Item 3* – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (1) to allow for a mixed-use development with a total floor area of 424,600 m<sup>2</sup> (4,570,364 sq. ft.), a floor space ratio (FSR) of 3.71 and a maximum height of 132.6 m (435 ft.). The proposal includes 2,914 dwelling units (including 290 social housing units and 290 secured market rental housing units) in eleven residential towers, with heights between 19 and 44 storeys, and three mid-rise buildings, between 9 and 13 storeys in height. A Civic Centre with community centre, expanded library, seniors centre and 69-space childcare facility, as well as a 9-acre rooftop park are proposed.

Further amendments to CD-1 (1) By-law No. 3568 for 650 West 41st Avenue (Oakridge Centre) proposed, to remove 5733 Cambie Street (the “Terraces”) and 625 -659 West 45th Avenue, 688 Fairchild Road and 5926-6076 Tisdall Street (collectively the “Southwest Properties”) and to establish new CD-1 zoning districts for the Terraces and the Southwest Properties, with the new CD-1 by-laws containing zoning that supports the existing Terraces and Southwest Properties developments

By-law enacted on *September 19, 2018* – [By-law No. 12272](#) (Zoning and Development)