



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (722)

1133-1155 Melville Street

[By-law No. 12354](#)

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

Effective January 15, 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-734 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of 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 (722).

2.2 Subject to approval by Council 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 and the only uses for which the Director of Planning or Development Permit Board will issues development permits are:

- (a) Cultural and Recreational Uses;
- (b) Institutional Uses;
- (c) Office uses;
- (d) Retail Uses
- (e) Services Uses; and
- (f) Accessory Use customarily ancillary to any use permitted in this section.

3 Building Height

The building height, measured above the base surface, must not exceed 167.64 m.

4 Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 2,833.6 m², being the site size at the time of the application for the rezoning evidenced by this By-law.

4.2 The floor space ratio must not exceed 21.21, except that:

- (a) the floor space ratio for all uses combined on the site must not exceed 20.34; and
- (b) floor area of 2,465.2 m² is authorized by this By-law solely for the use on the development site located at 1177-1189 Melville Street, in accordance with the single site covenant registered against the titles to 1177-1189 Melville Street and 1133-1155 Melville Street.

4.3 Computation of 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;
- (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 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 m²; and
- (b) unenclosed outdoor area underneath the building overhangs, at grade level, except that such area remain unenclosed for the life of the building.

4.6 The use of floor area excluded under Sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

5 Severability

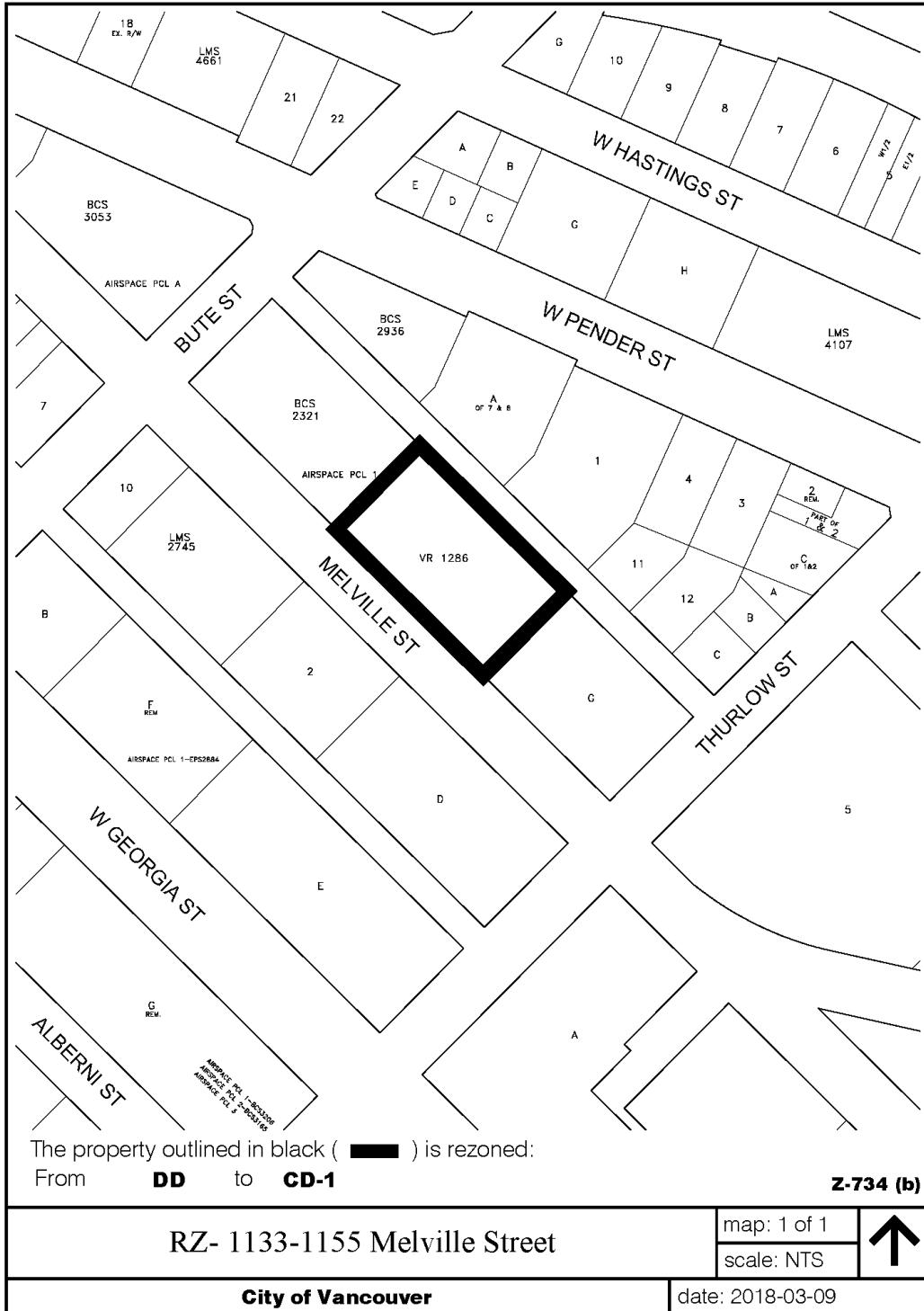
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

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 15th day of January, 2019

Schedule A



CD-1 (722)
Back-up Notes Summary Page
1133-1155 Melville Street

Public Hearing – *April 17, 2018* - Item 4 – [Agenda](#) | [Minutes](#)

Summary – Rezone from DD (Downtown) District to permit the development of a 36-storey office building with a floor space ratio (FSR) of 21.21.

By-law enacted on *January 15, 2019* – [By-law No. 12354](#) (Zoning and Development)

By-laws enacted on *January 29, 2019* – [By-law No. 12367](#) (Sign), [By-law No. 12368](#) (Noise Control), [By-law No. 12369](#) (Parking)