

# **CD-1 (818)**

## **720 Beatty Street and 701 Expo Boulevard**

### **By-law No. 13399**

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

Effective June 21, 2022

*Amended up to and including:*

By-law No. 13518, dated October 25, 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 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-779 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

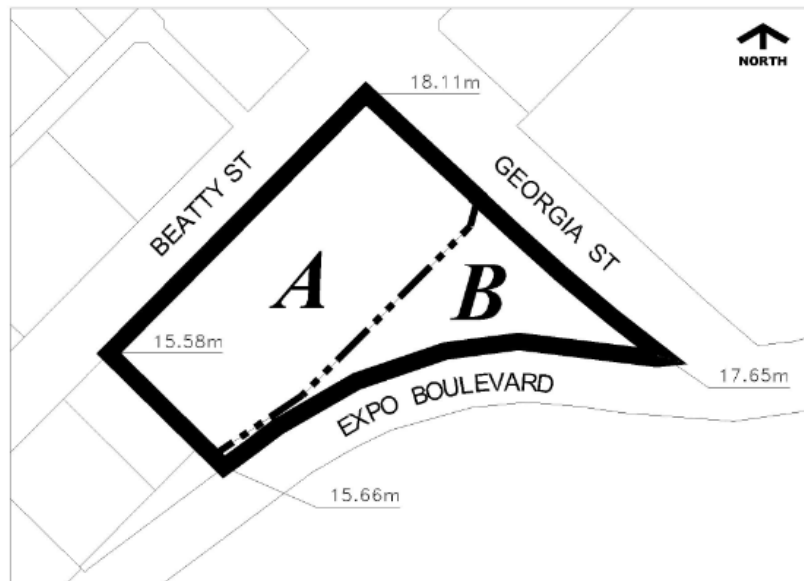
## Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (818).

## Sub-areas and Base Surface

- 3.1 The CD-1 district is to consist of two sub-areas generally illustrated in Figure 1, solely for the purpose of determining maximum permitted building height and floor area.
- 3.2 The base surface is defined by the topographic elevations indicated on Figure 1.

Figure 1



## Definitions

4. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that “Community Energy Centre Use” means the use of premises as an energy supply facility that provides heat energy in the form of steam or hot water to buildings through a distribution system.

## Uses

5. 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 the By-law or in a development permit, the only uses permitted within CD-1 (818), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Cultural and Recreational Uses;
  - (b) Community Energy Centre;
  - (c) Institutional Uses;
  - (d) Office Uses;
  - (e) Retail Uses;
  - (f) Services Uses;
  - (g) Urban Farm – Class B; and
  - (h) Accessory Uses customarily ancillary to any use permitted in this section.

## Floor Area and Density

- 6.1 The maximum permitted floor area in sub-area A is 58,793 m<sup>2</sup>.
- 6.2 The maximum permitted floor area in sub-area B is 2,809 m<sup>2</sup>.
- 6.3 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.
- 6.4 Computation of floor area must exclude:
  - (a) mechanical shafts up to a total of 645 m<sup>2</sup> of floor area;
  - (b) recessed windows;
  - (c) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls; and
  - (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment except equipment related to the Community Energy Centre Use, 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 maximum exclusion for a parking space must not exceed 7.3 m in length.

- 6.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, unenclosed outdoor areas underneath the building overhangs, including breezeways, at grade level, except that such area must remain unenclosed for the life of the building.
- 6.6 The use of floor area excluded under Sections 6.4 and 6.5 must not include any use other than what which justified the exclusion.

### **Building Height**

- 7.1 Building height, measured from the base surface to the top of roof slab of the uppermost habitable floor in sub-area A, and to the top of the parapet slab in sub-area B, must not exceed the maximum heights set out in the table below, except that the building in sub-area A must not protrude into the Cambie Street and Cambie Bridge view corridors in the View Protection Guidelines.

<b>Sub-Area</b>	<b>Maximum Building Height</b>
A	63.4 m to the top of the roof slab
B	28.7 m to the top of the parapet slab

- 7.2 Despite Section 7.1 and Section 10.18 of the Zoning and Development By-law, the Director of Planning or Development Permit Board, having reviewed all applicable policies and guidelines, may permit any of the following to extend into Council-approved protected public view 'E' (Cambie Bridge) and '9' (Cambie Street) in sub-area A up to a maximum overall building height of 70.1 m measured from base to surface:
- (a) elevator overruns;
  - (b) stair enclosures;
  - (c) mechanical screening;
  - (d) vegetation and vertical landscape screening;
  - (e) guardrails; and
  - (f) roof assemblies.

[13518; 2022-10-25]

- 7.3 Despite Sections 7.1, 7.2 and Section 10.18 of the Zoning and Development By-law, the Director of Planning or Development Permit Board may approve a protrusion above the maximum building height in sub-area A for emission stacks for a Community Energy Centre to the extent needed to meet Metro Vancouver air quality standards.

### **Zoning and Development By-law**

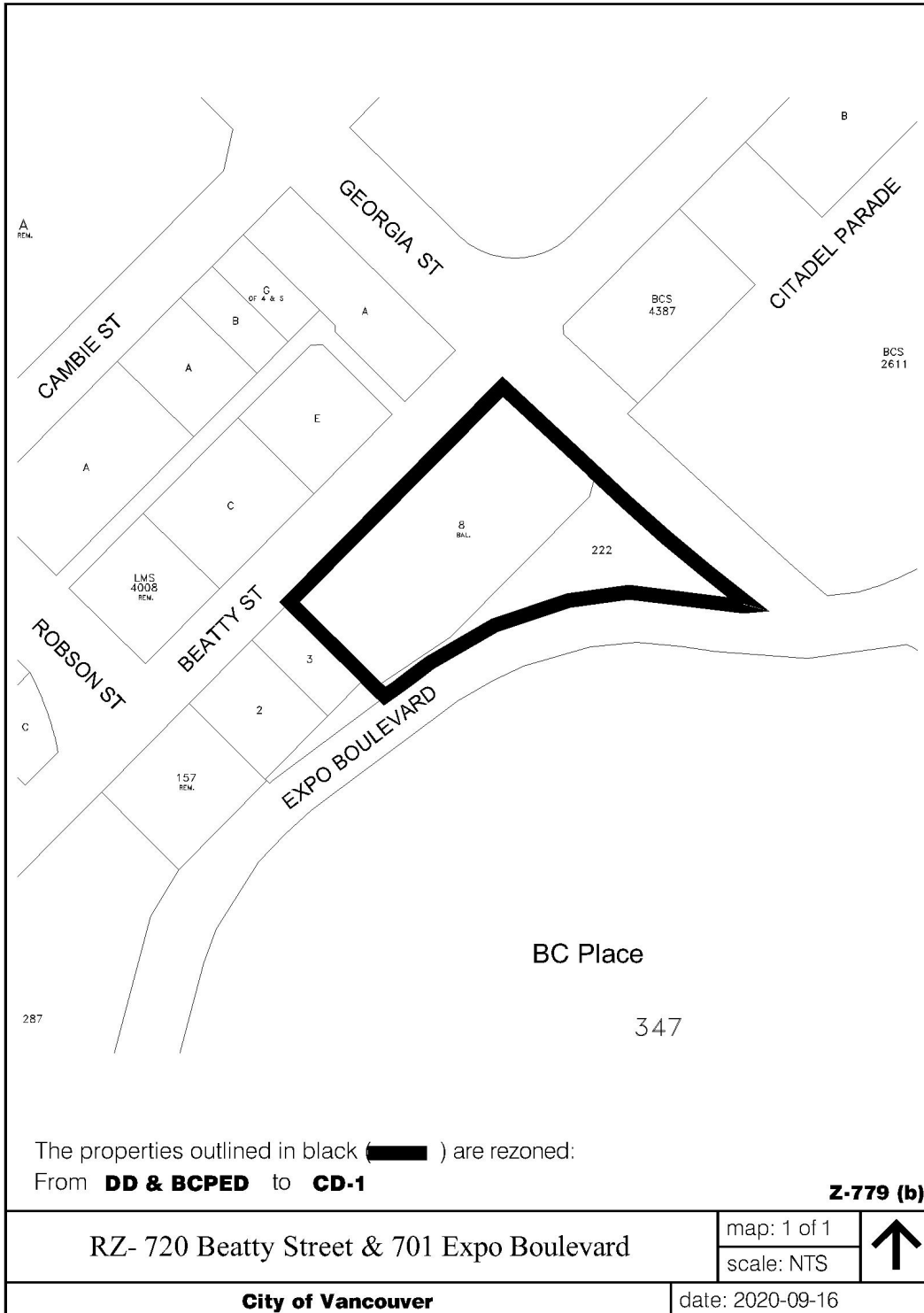
8. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1.

## **Severability**

9. 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**

10. *[Section 10 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.]*



Public Hearing – October 6, 2020 – Item 3 – [Agenda](#)

Summary – To rezone from Downtown District (DD) and BC Place/Expo District (BCPED) to Comprehensive Development (CD-1) District, to permit the development of a 17-storey office building and six-storey commercial building.

By-law enacted on June 21, 2022– [By-law No. 13399](#)

Public Hearing – July 28, 2022 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments to: CD-1 (818) at 720 Beatty Street and 701 Expo Boulevard and CD-1 (563) at 1396 Richards Street (1388 Richards Street) to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

By-law enacted on October 25, 2022 – [By-law No. 13518](#)