

CD-1 (826)

24 East Broadway and
2520 Ontario Street

By-law No. 13478

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

Effective July 20, 2022

Amended up to and including:

By-law No. 13769, dated July 25, 2023

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-780 (c) 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 in Schedule A is hereby designated CD-1 (826).

Uses

3. 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 the By-law or in a development permit, the only uses permitted within CD-1 (826), 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) Institutional Uses;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses; and
 - (f) Accessory Use customarily ancillary to any use permitted by this section 3.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,499.1 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio must not exceed 7.5.
- 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; 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 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the total exclusion must not exceed, in aggregate, 1,000 m² of the permitted floor area; and
 - (b) unenclosed outdoor areas underneath the building overhangs, at grade level, except that such areas must 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 what which justified the exclusion.

Building Height

- 5.1 Building height must not exceed 45.1 m. [13769; 2023 07 25]
- 5.2 Despite section 5.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted appurtenances must not exceed 49.0 m. [13769; 2023 07 25]

Zoning and Development By-law

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

Severability

7. 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

8. *[Section 8 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.]*

Schedule A



Public Hearing – October 27, 2020 – Item 6 – [Agenda](#)

Summary – To rezone 24 East Broadway and 2520 Ontario Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 12-storey commercial office building with ground-floor retail. A height of 45.1 m (148 ft.) and a floor space ratio (FSR) of 7.5 are proposed.

By-law enacted on July 20, 2022 – [By-law No. 13478](#)

Public Hearing – July 13, 2023 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments by-laws for the following: CD-1 (759) for 3600 East Hastings Street, CD 1 (765) for 3680 East Hastings Street, CD-1 (743) for 3281-3295 East 22nd Avenue (3281 Rupert Street), CD-1 (189) for 2149-2189 West 42nd Avenue, CD-1 (826) for 24 East Broadway and 2520 Ontario Street, the False Creek Area Development Plan for Area 10B for 1780 Fir Street, and CD-1 (432) for 950 Quebec Street; to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

By-law enacted on July 25, 2023 – [By-law No. 13769](#)