



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (164)

### *333 Seymour Street*

*(formerly 601 West Hastings Street/602 West Cordova Street)*

**[By-law No. 5810](#)**

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

***Effective August 21, 1984***

*Amended up to and including:*

*[By-law No. 8169](#), dated March 14, 2000*

*[By-law No. 11849](#), dated June 27, 2017*

*By-law No. [12536](#), dated September 10, 2019*

BY-LAW NO. 5810

A By-law to amend By-law No. 3575, being  
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1 The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-682 (a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575. [11849; 2017 06 27]

2 Uses

The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) • office commercial  
• retail commercial  
• other commercial  
• residential  
• hotels  
• light industrial  
• public and institutional  
• social, recreational and cultural;

[11849; 2017 06 27]

- (b) accessory uses customarily ancillary to any of the above listed uses for which a development permit is issued. [11849; 2017 06 27]

3 Floor Area

3.1 The maximum floor area for all uses must not exceed 18 442.4 m<sup>2</sup>.

3.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

3.3 Computation of floor area must exclude:

- (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5810 or provides an explanatory note.

- (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, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 3.4 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 929 m<sup>2</sup>.
  - (b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.
- 3.5 The use of floor area excluded under sections 3.3 or 3.4 must not include any purpose other than that which justified the exclusion.

[8169; 2000 03 14] [11849; 2017 06 27] [12536; 2019 09 10]

- 4 This By-law comes into force and takes effect on the date of its passing. [11849; 2017 06 27]

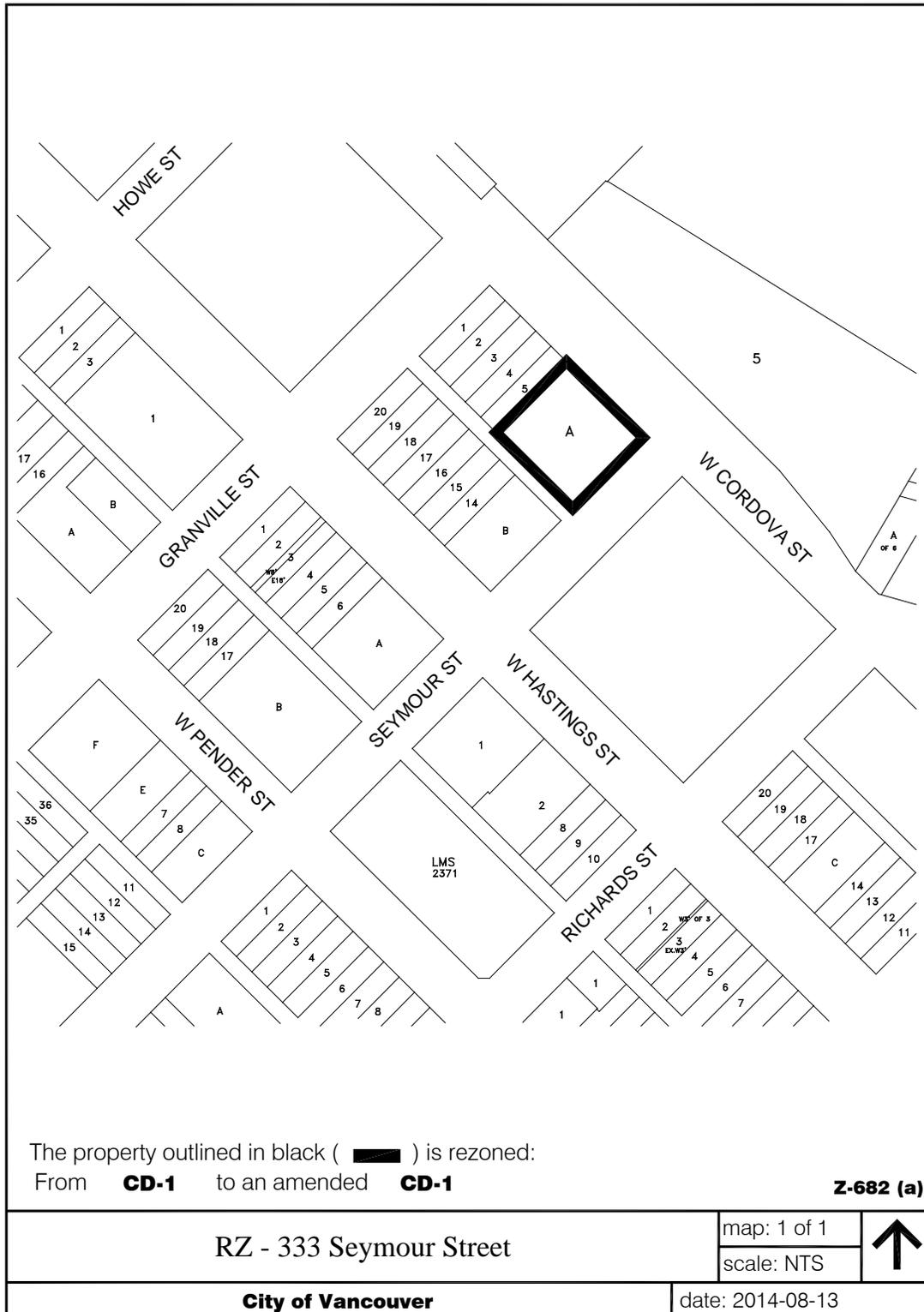
DONE AND PASSED in open Council this 21st day of August 1984.

(signed) Michael Harcourt  
Mayor

(signed) M. Kinsella  
Deputy City Clerk

By-law No. 5810 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

**Schedule A**



[11849; 2017 06 27] **CD-1 (164)**

**Back-up Notes Summary Page**  
**333 Seymour Street**  
**(formerly 601 West Hastings Street/602 West Cordova Street)**

Public Hearing – *May 15, 1984* – Item 1

Summary – To rezone the 601 W Hastings St and 602 W Cordova St from DD District to a new CD-1 District.

By-law enacted on *August 21, 1984* – [By-law No. 5810](#) (Zoning and Development)

Public Hearing – *February 24, 2000* – Item 1 – [Agenda](#) | [Minutes](#)

Summary – Text amendment to provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on *March 14, 2000* – [By-law No. 8169](#) (Zoning and Development)

Public Hearing – *September 16, 2014*– Item 2 – [Agenda](#) | [Minutes](#)

Summary – To rezone to permit the development of a 25-storey office building, with retail uses and a public plaza at grade. A floor space ratio (FSR) of 24.34 is proposed.

By-law enacted on *June 27, 2017* – [By-law No. 11849](#) (Zoning and Development)

Public Hearing – *March 12, 2019* – Item 4 – [Agenda](#) | [Minutes](#)

Summary – Text amendment to increase the permitted maximum floor area from 16,194.3 square metres to 18,442.4 square metres.

By-law enacted on *September 10, 2019* – [By-law No. 12536](#) (Zoning and Development)