



City of Vancouver *Zoning and Development By-law*

Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (169)

1003 Pacific Street

By-law No. 5852

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

Effective December 11, 1984

(Amended up to and including By-law No. 10588, dated October 30, 2012)

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

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) in that portion of the outlined area situated north of the lane (SITE A):
 - office commercial
 - retail commercial
 - other commercial
 - residential
 - hotels
 - light industrial
 - public and institutional
 - social, recreational and cultural
 - parks and open space;
- (b) in that portion of the outlined area situated south of the lane (SITE B):
 - dwelling units
 - artist’s studio
 - retail store, public bike share, grocery store or drugstore
 - office but excluding a health care office
 - barber shop or beauty salon
 - laundromat or drycleaning establishment
 - photofinishing or photography studio
 - repair shop - class B; [6716; 90 08 28] [7211; 93 11 02] [10588; 12 10 30]
- (c) accessory uses customarily ancillary to any of the above listed uses for which a development permit is issued.

3 Floor Space Ratio

3.1 The floor space ratio shall be:

- (a) for SITE A, a maximum of 6.0 for residential uses together with a maximum of 0.14 for non-residential uses; and
- (b) for SITE B, a maximum of 6.0 which figure may include a maximum of 0.5 for non-residential uses. [6716; 90 08 28]

3.2 In computing the floor space ratio, all floors (with ceilings of more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the building) except for:

- (a) parking areas, the floor of which is below the highest point of the finished grade around the buildings;
- (b) elevator shafts, lockers, laundry rooms, entrance lobbies;
- (c) balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all exclusions does not exceed 8% (eight percent) of the permitted floor area;
- (d) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning. [6716; 90 08 28]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5852 or provides an explanatory note.

3.3 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. [8169; 00 03 14]

4 Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with Section 12 of the Zoning and Development By-law, except as follows:

- (a) for SITE A, off-street parking for commercial and residential uses shall be provided at a ratio of not more than one parking space for every 1,000 square feet of such use; and
- (b) for SITE B, a minimum of 0.5 parking spaces for every dwelling unit plus one additional space for each 100 square metres of gross floor area in residential use shall be provided. [6716; 90 08 28]

5 Height — Site B Only

The maximum height of a building on SITE B, measured above the base surface, shall be the lesser of 60.4 m (198 ft.) or 21 storeys. [6716; 90 08 28]

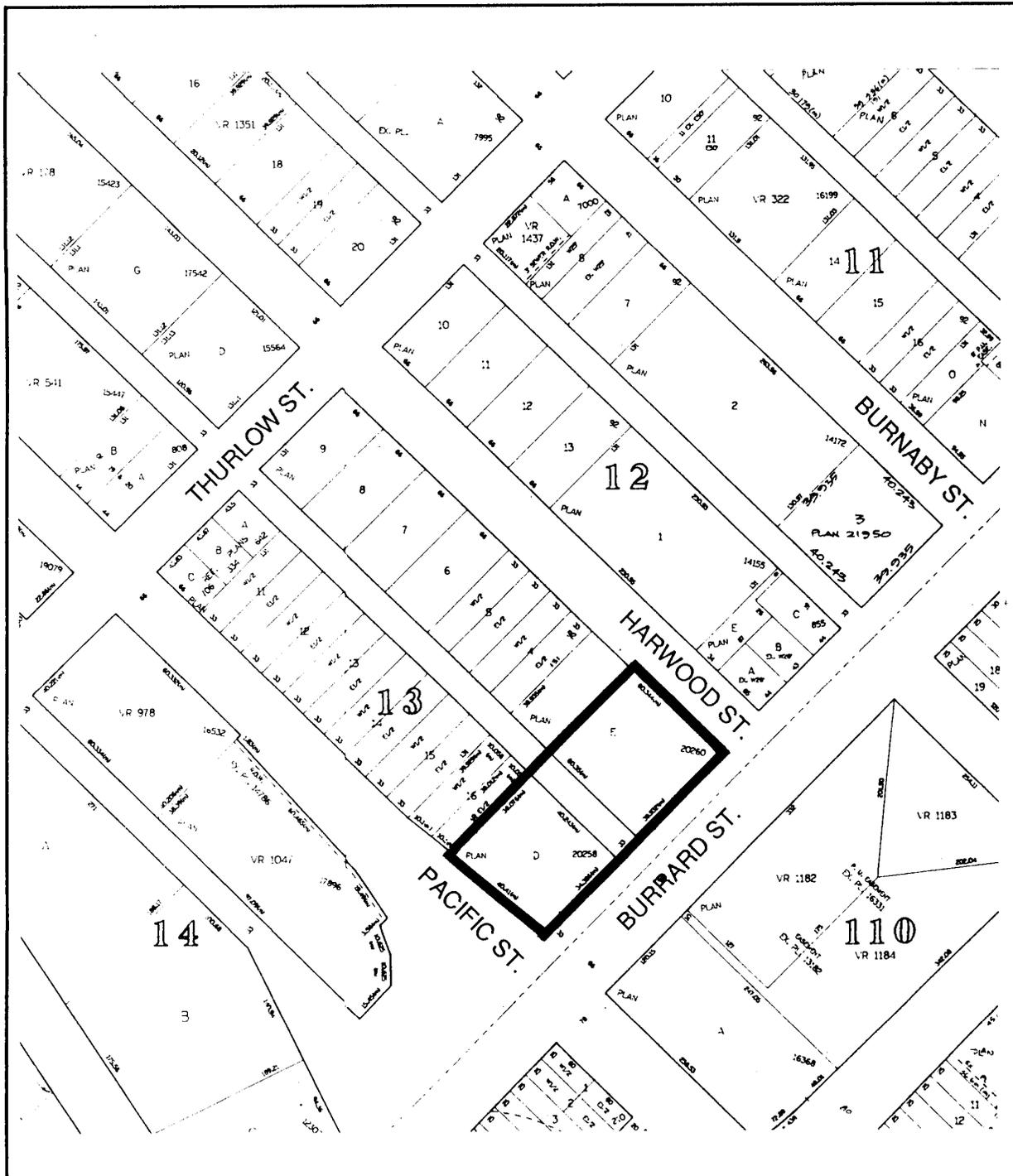
6 Acoustics — Site B Only

All development permit applications for SITE B shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels. [6716; 90 08 28]

| Portions of dwelling units | Noise levels (Decibels) |
|-----------------------------------|--------------------------------|
| bedrooms | 35 |
| living, dining, recreation rooms | 40 |
| kitchen, bathrooms, hallways | 45 |

[7515; 96 01 11]

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]* [6716; 90 08 28]



The property outlined in black (■) was rezoned:
 From **DD** to **CD-1** by By-law No. 5852

| | | |
|---|--------------------------|---|
| <p>CD-1 (169) 1003 Pacific St.</p> <p>City of Vancouver Planning Department</p> | date prepared: July 1992 |  |
| | sectional(s): N-9 | |
| scale: 1:2500 | | |

