



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

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## CD-1 (186)

*777 West Broadway*

*By-law No. 6070*

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

**Effective November 25, 1986**

*(Amended up to and including By-law No. 9674, dated June 24, 2008)*

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 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 area outlined in heavy black and dotted black lines and identified with the letter “A”, hereinafter referred to as “Site A”:
  - (i) multiple dwelling
  - (ii) common-use amenity areas
  - (iii) community care facility or group residence, subject to the provisions of Section 11.17 of the Zoning and Development By-law [9674; 08 06 24]
  - (iv) accessory uses customarily ancillary to the above uses, provided that all accessory uses are located within the principal building, except for parking and loading facilities;
- (b) in that portion of the area outlined in heavy black and dotted black lines and identified with the letter “B”, hereinafter referred to as “Site B”:
  - (i) retail store - Class A
  - (ii) retail store - Class B
  - (iii) general office
  - (iv) health care office
  - (v) reflexology-shiatsu clinic
  - (vi) restaurant, but not including a drive-in restaurant
  - (vii) financial institution
  - (viii) accessory uses customarily ancillary to any of the uses listed in this section, provided that all accessory uses are located within the principal building, except for parking and loading facilities, outdoor seating for a restaurant and outdoor areas used for the display of floors, plants, fruits and vegetables. [6666; 90 05 15]

### 3 Floor Space Ratio

**3.1** The floor space ratio for Site A, measured in accordance with the provisions of the C-3A District Schedule, shall not exceed 1.14, subject to the following:

- (a) common-use amenity areas for the social and recreational enjoyment of the residents and employees or providing a service to the public, including facilities for general fitness, general recreation and child day-care, are excluded from the floor space ratio calculation, provided that the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.).

**3.2** The floor space ratio for Site B, measured in accordance with the provisions of the C-3A District Schedule, shall not exceed 4.85, subject to the following:

- (a) common-use amenity areas for the social and recreational enjoyment of the residents and employees or providing a service to the public, including facilities for general fitness, general recreation and child day-care, are excluded from the floor space ratio calculation, provided that the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.).

**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]

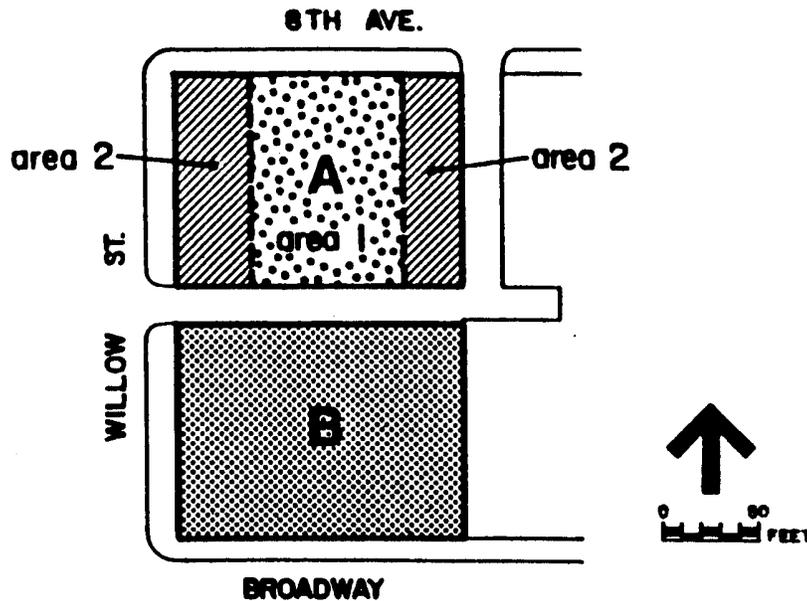
**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6070 or provides an explanatory note.*

4 Height

4.1 The maximum building height for Site A, measured above the base surface, shall be as follows:

- (a) for that portion of the site within Area 1 on Diagram 1 below, that maximum building height shall be 9.14 m (30.0 ft.);
- (b) for that portion of the site within Area 2 on Diagram 1 below, that maximum building height shall be 12.19 m (40.0 ft.).

Diagram 1



4.2 The maximum building height on Site B, measured above the base surface to the top of the mechanical roof parapet, shall be 52.12 m (171.0 ft.).

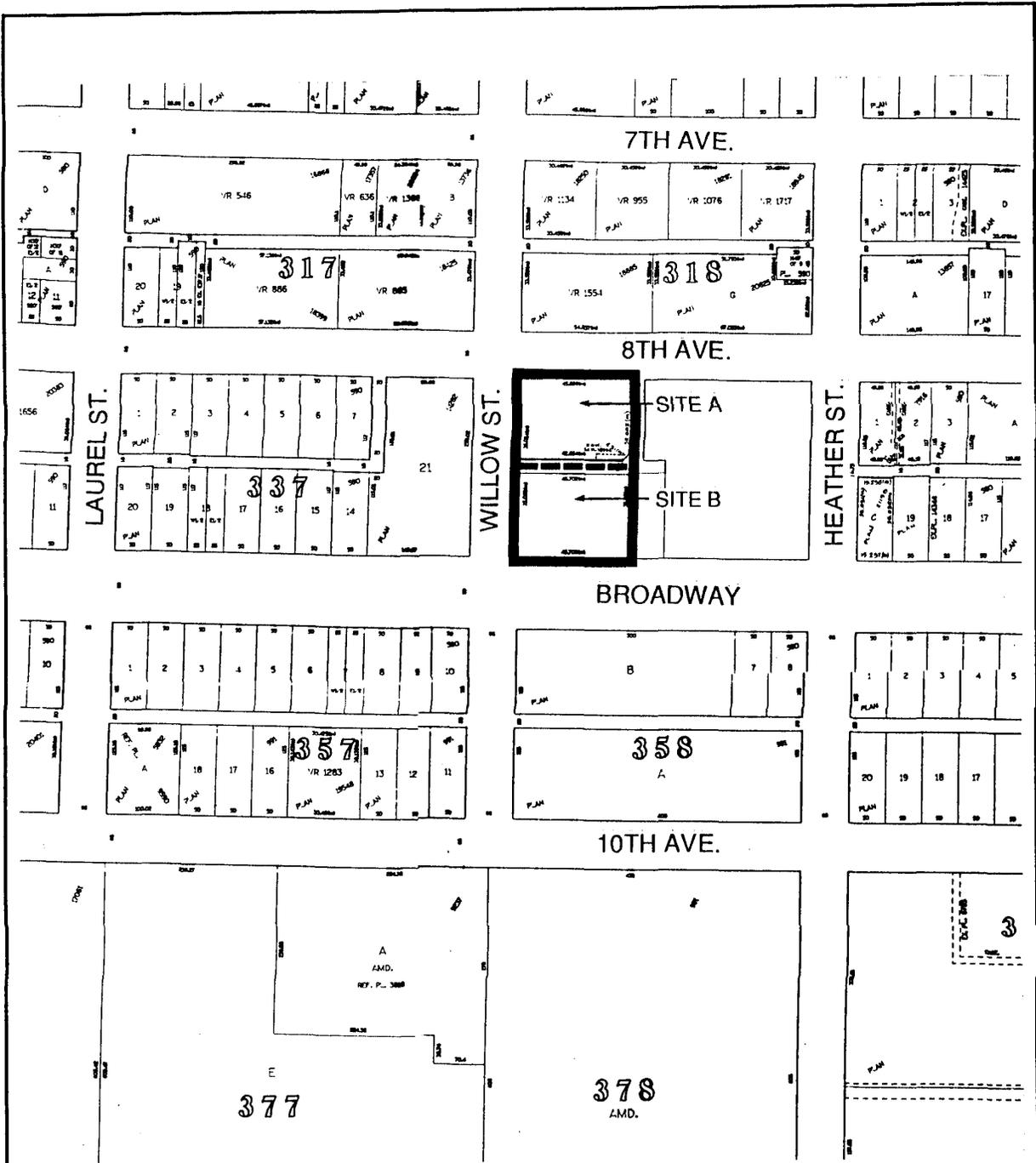
5 Off-street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that for any multiple dwelling on Site A a minimum of 1 space for every 67.36 m<sup>2</sup> (725.0 sq. ft.) of gross floor area or a minimum of 1 space per unit, whichever is the greater, shall be provided. [6666; 90 05 15]

6 Loading

Loading spaces on Site A and Site B shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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



The property outlined in black (■) was rezoned:  
 From **C-3A** to **CD-1** by By-law No. 6070

<b>CD-1 (186) 777 W. Broadway</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): O-12	
scale: 1:2500		