



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 F 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (265)

International Village

By-law No. 6747

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

Effective October 23, 1990

(Amended up to and including By-law No. 9798, dated February 3, 2009)

Guidelines:

International Village

CD-1 Guidelines

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 Intent

The intent of this By-law is to permit the development of the International Village site as a comprehensive mixed-use neighbourhood which complements and is compatible with the character and function of adjacent areas.

Development in International Village shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of adjacent areas and yet creates its own special character and sense of place;
- (b) extend retailing along Pender and Abbott Streets and integrate new development with existing development;
- (c) maintain important views;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives;
- (e) achieve a diversity of population in terms of age, household types and income groups;
- (f) develop adequate community and recreation facilities to primarily serve the residents of International Village, but which also serves to integrate International Village with the adjacent communities;
- (g) provide adequate on-site parking and loading spaces for all developments within International Village;
- (h) provide opportunities for additional on-site parking for the surrounding areas, particularly the Stadium;
- (i) provide an open space system and local parks which meet local recreational needs and provide visual enjoyment for residents and visitors; and
- (j) provide pedestrian links to adjacent areas.

3 Definitions

Words used in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below.

Built Form Edge means a building facade or other structure which forms a continuous, or nearly continuous, vertical plane with only minor irregularities and articulation.

Community School means a school with facilities for community use in addition to facilities for educating children.

Interim Use means any use not specifically listed in this By-law and intended to be of only temporary duration.

Core-need Household means a household which spends more than 30 percent of its gross income on housing that is suited to its basic needs, based on market rents. [7324; 94 07 26]

Entertainment Centre means the use of premises where a minimum of 55 percent of the total floor area is used for simulated sports, simulated games and similar activities and associated circulation space, and the balance is used for the administration of the space, the sale of food and retail products, and to provide vending machines offering games for amusement or entertainment.

Simulated Sports means games or activities involving the use of baseball batting cages, basketball courts, hockey rinks, golf simulators, miniature golf, climbing walls and similar sports related games and activities.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6747 or provides an explanatory note.*

Simulated Games means machines or activities which simulate an experience, and includes, but is not limited to, a virtual reality experience, but does not include simulated sports or a game or machine displaying a sex object. [8146; 99 12 16]

4 Land Uses

[7658; 96 11 05]

The only uses permitted within the area outlined in black on Schedule “A”, which area shall be more particularly described as CD-1(265), subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) a maximum of 1 410 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that: [9202; 05 11 23]
 - (i) a minimum of 222 units (but not including the units provided under clause (ii) below) shall be designed for family housing, all of which shall be designed in accordance with the “High Density Housing for Families with Children Guidelines” adopted by Council on March 24, 1992; [9798; 09 02 03]
 - (ii) a minimum of 108 units shall be provided through government funded programs targeted for core-need households or through such other affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units; [8651; 03 03 11] [9202; 05 11 23] [9798; 09 02 03]
- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island and vehicle dealer;
- (c) service uses, including theatres, but not including hotels, drive-through service, funeral home, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, repair shop - class A, and restaurant - drive-in;
- (d) office uses;
- (e) cultural and recreational uses, including entertainment centre; [8146; 99 12 16]
- (f) institutional uses;
- (g) public utility;
- (h) parking uses; and
- (i) accessory uses customarily ancillary to the above uses.

5 Interim Uses

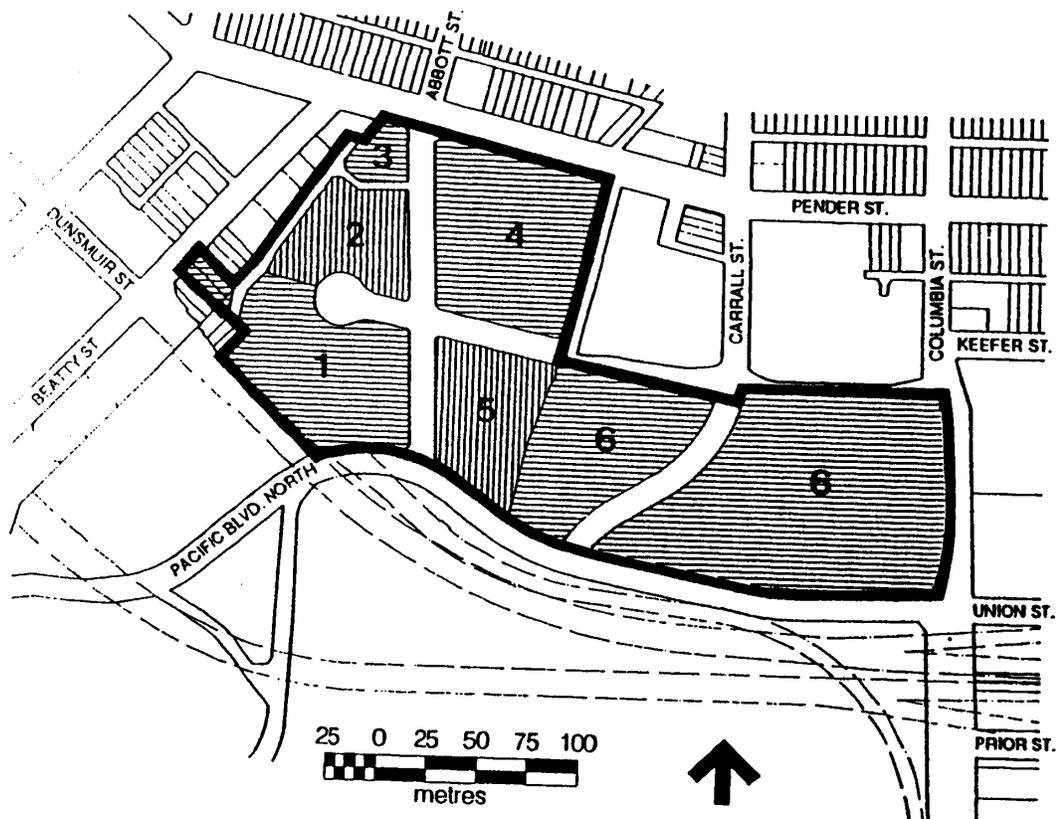
Interim uses may be permitted provided that:

- (a) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law or the orderly subdivision of adjacent lands regulated by this By-law;
- (b) the Development Permit Board is satisfied that the use can be easily removed, is of low intensity or low in capital investment and will be replaced by development in accordance with this By-law; and
- (c) development permits are limited in time to periods not exceeding 3 years.

6 Sub-areas

The district shall comprise 6 sub-areas, approximately as illustrated in Diagram 1 below.

Diagram 1



7 Floor Area and Density [7658; 96 11 05]

7.1 The maximum floor area for any use listed in Table 1 shall be as set out below.

Table 1

Use	Maximum Floor Area
Retail, Service, Office, and Cultural and Recreational Uses	35 238 m ²
Residential Use	114 205 m ²

[9202; 05 11 23]

7.2 The following shall be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

7.3 The following shall be excluded in the computation of the floor area:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) unenclosed outdoor areas underneath building arcades or overhangs, provided they are:
 - (i) at street level and help to create prominent entrances to the marketplace in sub-area 4 or to development adjacent to the Keefer Steps and Circle in sub-areas 1 and 2, or
 - (ii) at an upper level to provide public amenity for restaurant terraces in sub-area 4;
- (d) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (e) the floors or portions of floors used for off-street parking and loading, and bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that is: [8566; 02 10 22]
 - (i) at or below the lowest official established building grade; or
 - (ii) above grade provided that:
 - the amount of parking that is provided below grade is the maximum amount possible, having regard to soil conditions on the site and the elevation of the water table; or
 - the Development Permit Board is satisfied that the above grade parking provides a buffer between the site and adjacent negative impacts, results in more usable open space and will be screened by other uses or will minimize the impact on the public environment and nearby development through architectural and/or landscape treatment;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) community facilities, including school — elementary or secondary, community centre, neighbourhood house, child day care facility, and buildings customarily accessory to park uses;
- (h) interior public spaces (such as atria) designated for public use, and amenity areas accessory to residential use, provided that the total excluded area in each sub-area does not exceed 10 percent of the allowable floor area in each sub-area;
- (i) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]

7.4 The Director of Planning may permit the following to be excluded in the computation of floor area ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm.

7.5 The maximum floor area for each sub-area shall be as set out in Table 2.

Table 2 - Maximum Floor Area

Sub Area (from Diagram 1)	Retail, Service, Office, and Cultural and Recreational	Residential
1	1 394 m ²	41 685 m ²
2	8 725 m ²	17 350 m ²
3	598 m ²	5 679 m ²
4	23 602 m ²	14 135 m ²
5	919 m ²	35 356 m ²
6	N/A	N/A

[8146; 99 12 16] [9202; 05 11 23]

7.6 Notwithstanding sub-section 7.5, the following floor area may be transferred:

- (a) the Development Permit Board may permit a maximum of 2 000 m² of retail, service and office floor area to be transferred from sub-area 4 to sub-area 1, provided that the floor area being transferred was not located on the ground floor of sub-area 4, and provided that the additional floor area would not increase the bulk of the buildings in sub-area 1, and provided that the total commercial floor area for these two sub-areas does not exceed 27 087 m²;
- (b) the Development Permit Board may also permit a maximum of 5 000 m² of residential floor area to be transferred between sub-areas 1, 4 and 5, provided that the total residential floor area for these three sub-areas does not exceed 86 892 m².

7.7 Notwithstanding Section 7.1, an entertainment centre shall only be permitted in sub-area 4 and on the second and third storeys of a building in that sub-area and shall be limited to a maximum floor area of 621.1 m² on the second storey a maximum floor area of 96.7 m² on the third storey. [8146; 99 12 16]

8 Grade Level Uses

[7658; 96 11 05]

8.1 For the purposes of Section 8, grade level uses means any of the following uses when located on the ground floor: retail, restaurant, financial institution, barber shop or beauty salon, laundromat or drycleaning establishment, travel agent, real estate office, residential entrances or lobbies and any other uses which in the opinion of the Development Permit Board are similar to the foregoing.

8.2 Grade level uses shall be required on the Pender Street and Abbott Street frontages and on the Keefer Street frontage west of Abbott Street.

8.3 The maximum continuous frontage for each grade level use shall be 15.0 m, except on corners where the combined frontage for such uses shall not exceed 30.0 m, except that the requirements of this Section 8.3 shall not apply to development within sub-area 2.

- 8.4** The Director of Planning or the Development Permit Board, as the case may be, may relax the maximum frontage regulation in Section 8.3 for retail or service uses on the same site, provided that:
- (a) the Director of Planning or the Development Board first considers the intent of this Schedule and is satisfied that the scale of development at the street property line will relate to pedestrians;
 - (b) no more than a total of 50 percent of the frontage of the site is occupied by grocery or drug store use and its departments except that this total amount shall be interspersed with other retail or service uses; and
 - (c) windows at the street property line are clear-glazed and unobstructed so that the interior of the premises are at all times visible from the sidewalk.

8.5 For the purpose of Section 8.4, any department of a grocery or drug store which has its own check-out facility and entrance or exit door to the street shall be deemed to be an individual occupancy.

9 Residential Component

9.1 Separate and distinct means of access shall be provided for residential uses to streets and on-site parking.

9.2 Private, semi-private and public spaces shall be defined and distinguished from each other.

9.3 In every building intended to contain core-need households a community room shall be provided with the capacity to accommodate at least 40% (forty percent) of the estimated adult population. [7324; 94 07 26]

10 Height

10.1 The maximum building height measured above the base surface, excluding the mechanical penthouse, shall be as set out in Table 3.

Table 3

Sub-area (from Diagram 1)	Maximum Height
1	97 m
2	91 m
3	33 m
4	70 m
5	86 m
6	N/A

[7728; 97 04 22] [9202; 05 11 23]

11 Parking

11.1 Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) non-residential uses, except for school and park space uses, shall provide a minimum of 1 space for each 80 m² of gross floor area, and a maximum of 1 space for each 50 m² of gross floor area;
- (b) dwelling uses, but not including units designated for core-need or seniors housing, shall provide a minimum of 1 space for each 100 m² of gross floor area plus 0.4 spaces for each dwelling unit and a maximum of 1 space for each 100 m² of gross floor area plus 0.6 spaces for each dwelling unit;
- (c) school uses shall provide parking as determined by the Director of Planning, in consultation with the General Manager of Engineering Services;
- (d) park space uses shall provide parking as determined by the Director of Planning, in consultation with the General Manager of Engineering Services and the General Manager of Parks and Recreation; and
- (e) a minimum of 350 additional spaces shall be provided.
[7051; 92 11 17] [7658; 96 11 05] [7728; 97 04 22]

11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

11.4 **Multiple-Use Developments**

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

11.5 **Parking Space Requirement Exemptions**

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.

[8011; 99 04 13]

12 Loading

12.1 Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except residential loading shall be provided as follows:

less than 100 units	0 Bays
100-299 units	1 Bay
300-499 units	2 Bays
500 or more units	3 Bays

12.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

12.3 The Director of Planning, before granting any relaxation pursuant to section 12.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

12.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

12.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.

[8011; 99 04 13]

13 Acoustics

All development permit applications require evidence in the form of a report and recommendations 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 do 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 is defined simply as noise level in decibels.

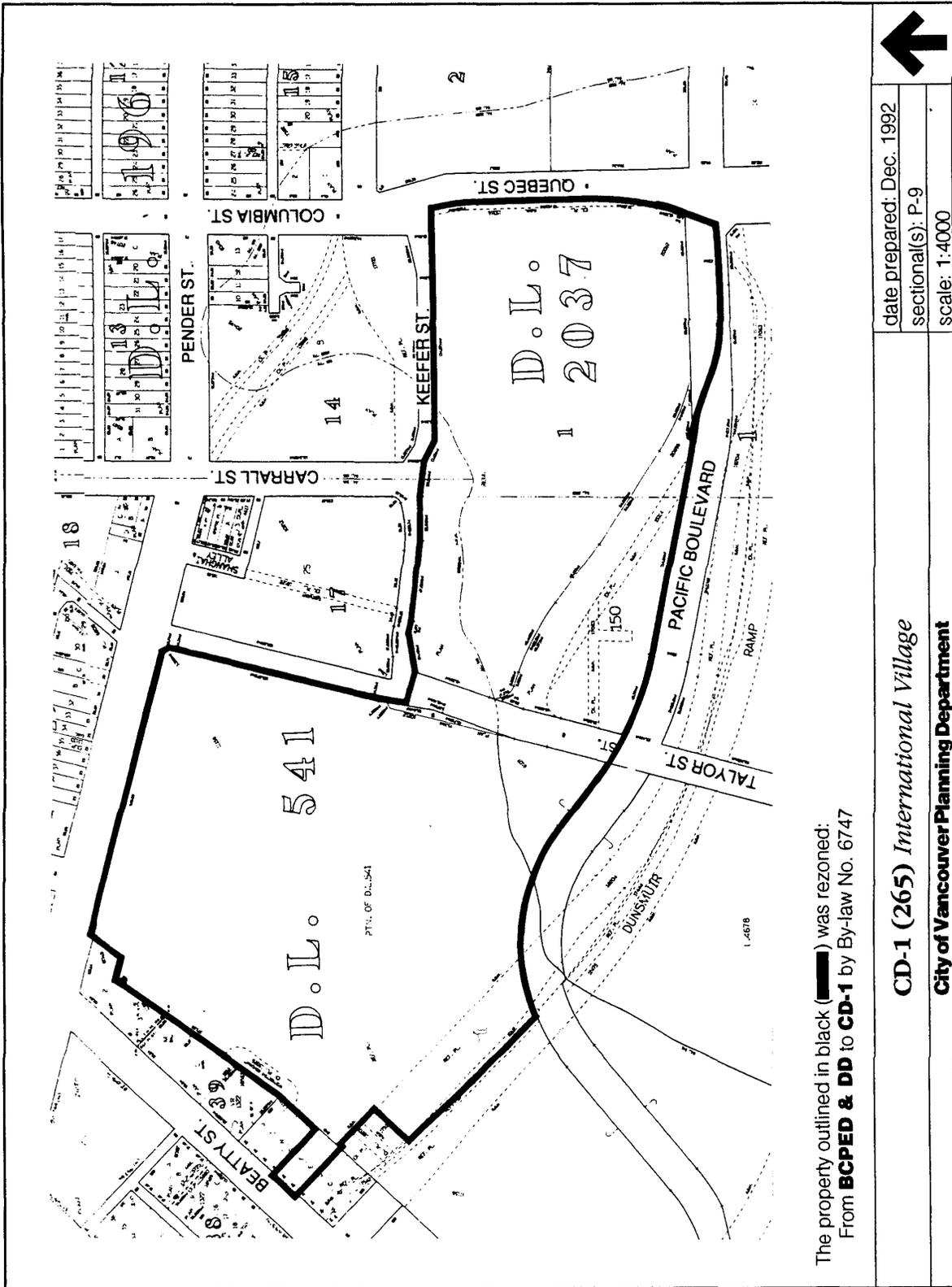
Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

14 Phasing

The timing of the development of the school, park and residential units suitable for families will be established by agreements which pertain to the site.

15 *[Section 15 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 **BCPED & DD** to **CD-1** by By-law No. 6747



date prepared: Dec. 1992
 sectional(s): P-9
 scale: 1:4000

CD-1 (265) International Village
City of Vancouver Planning Department