



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CD-1 (273)

833 Helmcken Street

1067-1095 Howe Street

By-law No. 6817

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

Effective April 30, 1991

(Amended up to and including By-law No. 12084, dated May 1, 2018)

- 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, which area shall be more particularly described as CD-1(273), 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) a maximum of 120 dwelling units in a multiple dwelling;
 - (b) retail store;
 - (c) grocery or drug store;
 - (d) grocery store with liquor store; [12084; 18 05 01]
 - (e) liquor store;
 - (f) neighbourhood grocery store;
 - (g) general office;
 - (h) health care office;
 - (i) reflexology-shiatsu clinic;
 - (j) financial institution;
 - (k) animal clinic;
 - (l) barber shop or beauty salon;
 - (m) bed and breakfast accommodation;
 - (n) body-rub parlour;
 - (o) catering establishment;
 - (p) laundromat or dry cleaning establishment;
 - (q) neighbourhood public house;
 - (r) photofinishing or photography studio;
 - (s) print shop;
 - (t) repair shop Class B;
 - (u) restaurant Class 1;
 - (v) school - business;
 - (w) school - arts or self-improvement;
 - (x) school - vocational or trade; and
 - (y) accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The maximum floor space ratio shall be 5.0 of which non-residential floor space shall not exceed 232.25 m² (2,500 sq. ft.).

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

- (a) all floors having a minimum ceiling height of 1.25 m (4.10 ft.), both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) open residential balconies, 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 percent of the provided residential floor area;
- (b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
- (c) where floors are used for off-street parking and loading, 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, provided that the maximum exclusion for a parking space shall be 7.32 m (24.02 ft.) in length;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6817 or provides an explanatory note.*

- (d) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space or 929.03 m² (10,000.32 sq. ft.), whichever is the lesser;
- (e) 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]
- (f) 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. [8169; 00 03 14]

3.4 The Director of Planning may permit the following to be excluded in the computation of floor space 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. [7512; 96 01 11]

4 Height

The maximum building height (including the mechanical penthouse), measured above the base surface, shall be 64.01 m (210.01 ft.).

5 Off-street Parking

Off-street parking shall be developed and maintained in accordance with the applicable provisions of the Parking By-law. Parking spaces for office, retail and service uses shall be provided in accordance with Area II of the Downtown District provisions of the Parking By-law. Parking spaces for dwelling uses shall be provided on the basis of 0.5 spaces per unit plus I space per 100 m² of gross residential floor area.

6 Off-street Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

7 Acoustics

All development permit applications shall 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 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.

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

[7515; 96 01 11]

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 to certify the by-law number and date of enactment.]*

By-law No. 6817 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below () outlined in black is rezoned from DD to CD-1

