

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

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## CD-1 (323)

*750 Burrard Street*

*By-law No. 7246*

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

**Effective November 30, 1993**

*(Amended up to and including By-law No. 8169, dated March 14, 2000)*

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**

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(323) and the only uses permitted within the outlined area, subject to Section 2.2 and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Office Uses;
- (b) Retail Uses;
- (c) Service Uses, except Restaurant — Drive-in;
- (d) Dwelling Uses;
- (e) Institutional Uses;
- (f) Cultural and Recreational Uses;
- (g) Parking Uses; and
- (h) Accessory Uses customarily ancillary to the above uses.

2.2 Notwithstanding Section 2.1 the only use permitted on the ground floor of that part of the development facing and within 10.0 m of the south (Robson Street) property line are:

- (a) retail; and
- (b) entrances to any other use, provided that total amount of space occupied by all such entrances does not exceed 7.7 m measured along the frontage.

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 6.07.

[7765; 97 07 08] [7813; 97 10 28] [7821; 97 11 18] [7925; 98 07 21] [7926; 98 07 21]  
[7969; 99 01 26] [7970; 99 01 26]

3.2 Notwithstanding the above, in no case will the density of residential use exceed a floor space ratio of 3.00.

3.3 The following will be included in the computation of floor space ratio:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.4 The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies, sundecks, porches 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 eight percent of the provided residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7246 or provides an explanatory note.*

- (c) where floors are used for off-street parking and loading, 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, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas accessory to a residential use, including recreation facilities and meeting rooms, provided that the total area being excluded for amenity areas shall not exceed the lesser of 10 percent of the permitted residential floor space or 1 000 m<sup>2</sup>;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey, with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) residential storage space, provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m<sup>2</sup> per dwelling unit; and
- (h) the following ancillary facilities to non-residential uses provided that the total area of such excluded facilities does not exceed 20 percent of allowable non-residential floor space ratio or 1 000 m<sup>2</sup>, whichever is the lesser:
  - (i) saunas;
  - (ii) tennis courts;
  - (iii) swimming pools;
  - (iv) squash courts;
  - (v) gymnasiums and workout rooms;
  - (vi) games rooms and hobby rooms;
  - (vii) day care centres;
  - (viii) libraries (public); and
  - (ix) other uses of a public service, social or recreational nature which, in the opinion of the Director of Planning, are similar to the above;
- (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. [8169; 00 03 14]

**3.5** 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]
- (b) interior public space, including atria and other similar spaces, provided that:
  - (i) the excluded area does not exceed the lesser of 10 percent of the permitted floor area or 600 m<sup>2</sup>;
  - (ii) the excluded area is secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and use; and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

## 4 Height

The maximum building height measured above the base surface is 100.0 m.

5 **Off-street Parking and Loading**

Off-street parking and loading spaces must be provided, developed and maintained in accordance with the Parking By-law, except that for a building existing on the site as of November 30, 1993, together with any approved additions provided they do not exceed in aggregate 1 672.2 m<sup>2</sup>, the number of spaces required for the off-street parking of motor vehicles shall be 0 (zero). A minimum of one off-street loading space shall be provided.

6 **Acoustics**

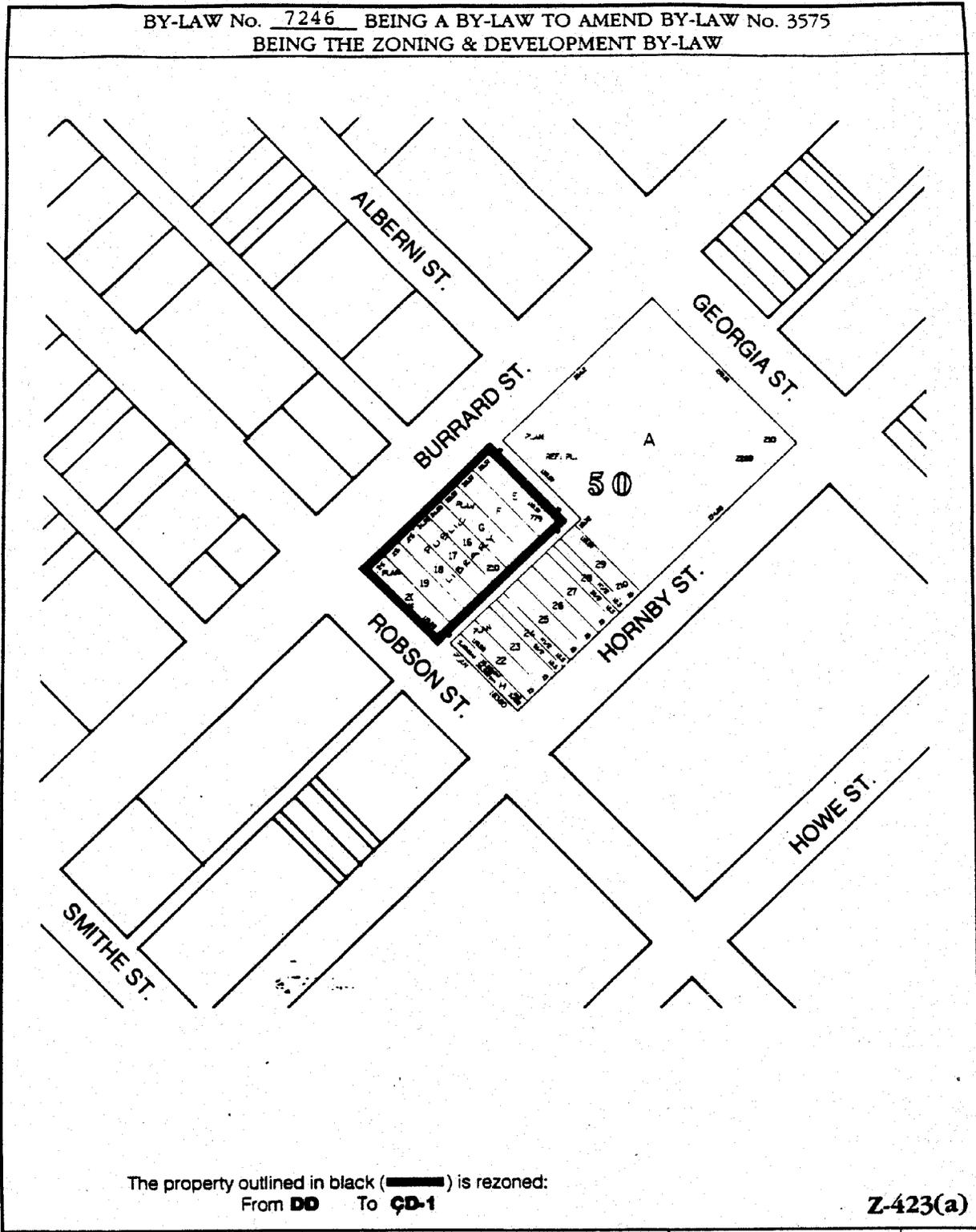
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below must not exceed the noise level 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.

<b>Portions of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
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.]*

**BY-LAW No. 7246 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW**



The property outlined in black (  ) is rezoned:  
From **DD** To **CD-1**

**Z-423(a)**

**RZ 750 Burrard Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000

