

CD-1 (324)

800-1100 Pacific Boulevard

By-law No. 7248

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective November 30, 1993

Amended up to and including:

By-law No. 8760, dated December 9, 2003

By-law No. 14009, dated April 23, 2024

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedules A, B and C to this by law, and incorporates Schedules A, B and C into Schedule D of By law No. 3575. [14009; 2024 04 23]

Intent

2. The intent of this By law is to permit the development of a district with a primarily residential use, a marina and some service, local office and retail uses, including a food store, in a form of development which complements and is compatible with the character of adjacent areas, and responds to the shape of the waterfront bay.

Definitions

3. Words in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below. [14009; 2024 04 23]

Live-aboard means a marine vessel used primarily for navigation and only incidentally for residential purposes, and that is not heavily dependent on shore-based facilities.

“Live-work” means the use of premises for a residential unit, general office, or both uses in conjunction with one another, provided that:

- (a) there must be no combination of a residential unit and a health enhancement center or any dating service, entertainment service, exotic dancer business, social escort service, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; and
- (b) any development permit for such premises will be for multiple dwelling, general office, and a residential unit combined with general office.
[8669; 03 05 27]

Uses

4. The areas shown included within the heavy black outlines on Schedule A, Schedule B and Schedule C shall together be more particularly described as CD-1 (324), and the only uses permitted within the outlined areas, 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:
[8133; 99 11 30] [8365; 01 07 10]
 - (a) Cultural and Recreational Uses, including a Marina having a maximum of 150 berths of which a maximum of 10 percent can be for Live-aboard, but not including Arcade, Golf Course or Driving Range, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;
[14009; 2024 04 23]

- (i) a minimum of 197 units (but not including the units provided under clause (ii) below) must be for family housing, all of which must be designed in accordance with the Council-adopted High-Density Housing for Families With Children Guidelines;
- (ii) a minimum of 138 units must be provided through government funded programs targeted for core-need households or for such 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, and must be designed for family housing consistent with clause (i) above; and
- (iii) a minimum of 150 units must be provided through government funded programs targeted for core-need households or for such 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, but need not be designed consistent with clause (i) above;
- (c) Institutional Uses, limited to Child Day Care Facility and Public Authority Use;
- (d) Live-work, but limited to units in Area FG having access to grade at Pacific Boulevard or Coopers Mews and having a principal entrance to the office component being within 1.5 m of fronting street grade;
- (e) Office Uses;
- (f) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (g) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop - Class A, and Restaurant - Drive-in;
- (h) Parking Uses, except that Parking Use on Site 5GH will be limited to 110 spaces and will be subject to conditions to ensure these spaces are maintained as public, short-term parking, as determined by the Director of Planning in consultation with the City Engineer;
- (i) Transportation Uses, limited to Marine Terminal or Berth;
- (j) Utility and Communication Uses, limited to Public Utility;
- (k) Accessory Uses customarily ancillary to the above uses;
- (l) Manufacturing Uses, limited to Printing or Publishing and Software Manufacturing;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7248 or provides an explanatory note.

- (m) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that:
 - (i) 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;
 - (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years; and
- (n) Interim Parking Use provided that the number of parking spaces will be limited to 50 and will be subject to conditions to ensure these spaces are maintained as public, short-term parking, as determined by the Director of Planning in consultation with the City Engineer, and development permits in connection with such interim parking use are limited in time to periods not exceeding three years.
[8669; 03 05 27]

Conditions of Use

- 5.1 The design and layout of at least 25% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include two or more bedrooms.
- 5.2 Notwithstanding section 5.1, for sub-areas A and B in Schedule A, the design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include two or more bedrooms.

[14009; 2024 04 23]

Floor Area and Density

- 6.1 Subject to section 6.2, the total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in Section 4, but not listed in Table 1, is not limited by the Sub-section 6.1.

Table 1

Use	Maximum Floor Area
Residential Uses	249 543 m ²
Live-work Uses	788 m ²
Retail, Service and Office Uses	33 822 m ²

[7606; 96 07 30] [8197; 00 05 16] [8238; 00 07 25] [8343; 01 06 28] [8669; 03 05 27]
[14009; 2024 04 23]

- 6.2 The total floor area for residential uses in sub-areas A and B in Schedule A must not exceed the totals set opposite such sub-areas in Table 1a.”

Table 1a

Sub-area	Maximum Floor Area for Residential Uses
A	19 300 m ²
B	23 600 m ²

[14009; 2024 04 23]

- 6.3 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.
- 6.4 The following shall be excluded in the computation of floor area:
- (a) open residential balconies or sun decks 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 twelve percent of the residential floor area being provided; [14009; 2024 04 23]
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
 - (d) the floor or portion of a floor used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, or uses which in the opinion of the Director of Planning are similar to the foregoing, that, for each area, is at or below the base surface; [8343; 01 06 28]
 - (e) the floor or portion of a floor used for off-street parking and loading that, for each parking area, does not exceed two levels above the base surface; [8343; 01 06 28]

- (f) undeveloped floor areas located above the highest 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;
- (g) 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]
- (h) The Director of Planning or Development Permit Board may exclude indoor or outdoor common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines; [14009; 2024 04 23]
- (i) child day care facilities; [7606; 96 07 30] [7929; 98 07 28]
- (j) amenity areas for the social and recreational enjoyment of employees, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor area or 1 000 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood; and [8343; 01 06 28]
- (k) 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]

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

- (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 twelve percent of the residential floor area being provided; and [14009; 2024 04 23]
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed; [7512; 96 01 11]
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character. [7606; 96 07 30]

6.6 The Development Permit Board may permit an increase in the maximum:

- (a) residential floor area for the site of up to 1% so long as the aggregate maximum residential floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the second column of Table 2;
- (b) retail, service and office floor area for the site of up to 1% so long as the aggregate maximum retail, service and office floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the third column of Table 2.

Table 2 - Neighbourhood Maximum Floor Area (in square metres)

Neighbourhood	Land Use	
	Residential	Retail, Service and Office
Area 1 (By-law No. 7675)	230 446	1 950
Area 2 (By-law No. 7156)	114 247	1 858
Area 3 (By-law No. 6757)	84 379	3 720
Area 4/5A (By-law No. 7248)	249 543	34 610
Total	678 615	42 138

[8715; 03 07 29] [14009; 2024 04 23]

Height

- 7.1 The maximum building height measured above the base surface, excluding the mechanical penthouse and roof, will be 91 m. [8715; 03 07 29]

Residential Component

- 8.1 Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.
- 8.2 Private, semi-private and public outdoor spaces shall be clearly separated and distinguished from each other.

[14009; 2024 04 23]

Parking

- 9.1 Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:
- (a) retail uses shall provide a minimum of 1 space for each 100 m² of gross floor area up to 300 m², then 1 space for each 50 m² of gross floor area, subject to a maximum number of spaces 10 percent greater than the minimum calculated using this clause;
 - (b) restaurant uses shall provide a minimum of 1 space for each 50 m² of gross floor area for the first 100 m² of gross floor area, then 1 space for 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, then 1 space for

each 20 m² over 500 m² of gross floor area, subject to a maximum number of spaces 10 percent greater than the minimum calculated using this clause;

- (c) multiple dwelling uses, not including units designated for core-need subsidized seniors housing or non-market housing, shall provide a minimum of 1 space for each 200 m² of gross floor area plus 0.9 spaces for each dwelling unit, except that family non-market housing shall provide a minimum of 1.1 space for each dwelling unit, and except that no more than 2.2 spaces per dwelling unit need be provided; and
- (d) office uses shall provide a minimum of 1 space for each 93 m² of gross floor area with a maximum of 1 space for each 80 m² of gross floor area.
[7929; 98 07 28]

9.2 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.

9.3 The Director of Planning, before granting any relaxation pursuant to section 9.2, 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.

9.4 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.

9.5 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]

9.6 Marina Parking

Parking for commercial uses located within the marina shall be provided at locations as determined by the Director of Planning in consultation with the City Engineer.
[8133; 99 11 30]

9.7 Notwithstanding sections 9.1 to 9.6, for sub-areas A and B in Schedule A, any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059. [14009; 2024 04 23]

Loading

10.1 Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that one loading bay shall be provided for every 200 dwelling units.

- 10.2 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.
- 10.3 The Director of Planning, before granting any relaxation pursuant to section 10.2, 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.
- 10.4 **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.
- 10.5 **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]
- 10.6 Notwithstanding sections 10.1 to 10.5, for sub-areas A and B in Schedule A, any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059. [14009; 2024 04 23]

Permitted Signs

11. A fascia sign for a live-work unit in Area FG having access to grade on Pacific Boulevard or Coopers Mews is permissible except that the copy area must not exceed 0.2 m² and must not receive direct illumination. [8669; 03 05 27]

Acoustics

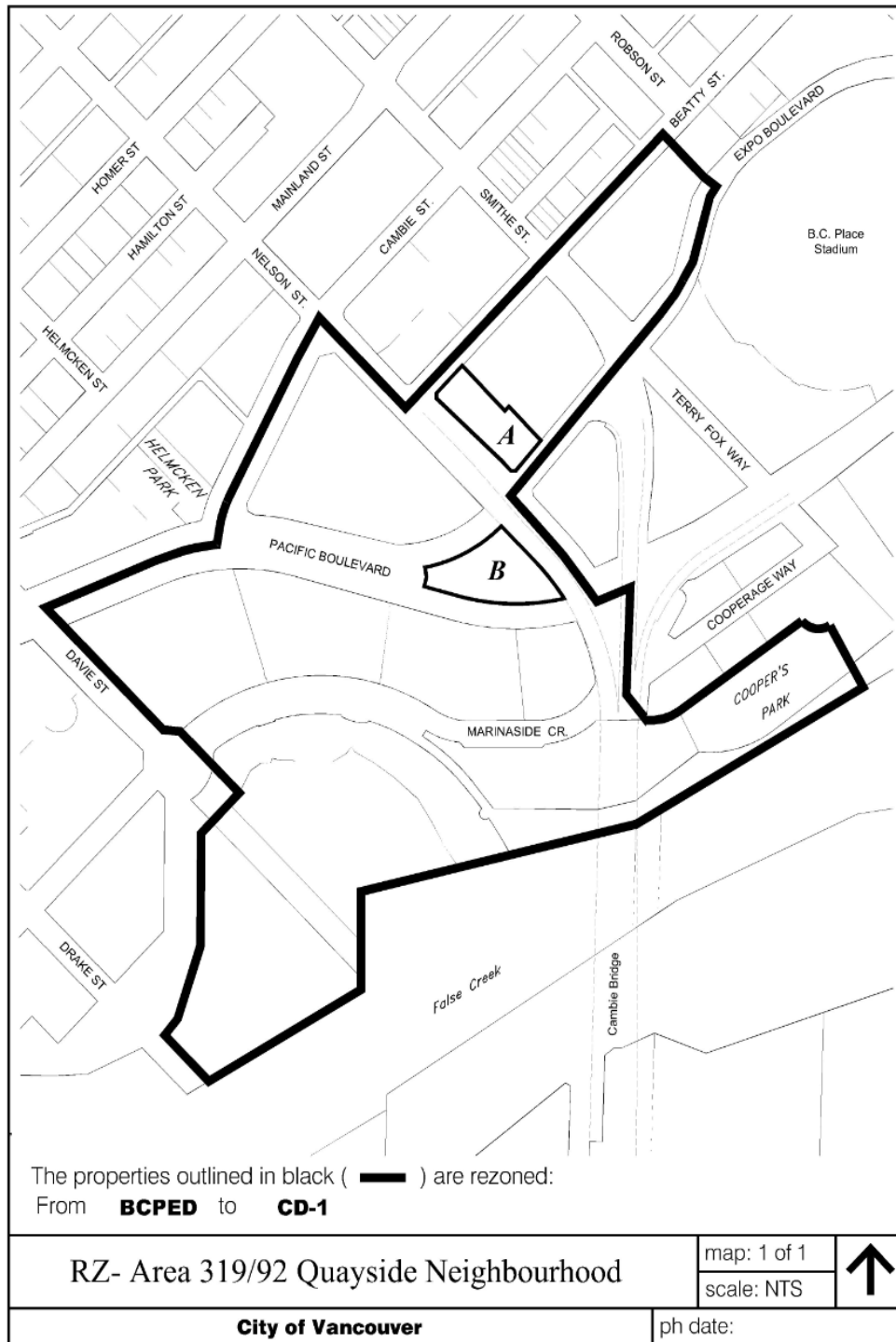
12. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below, do not exceed the noise level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

Force and effect

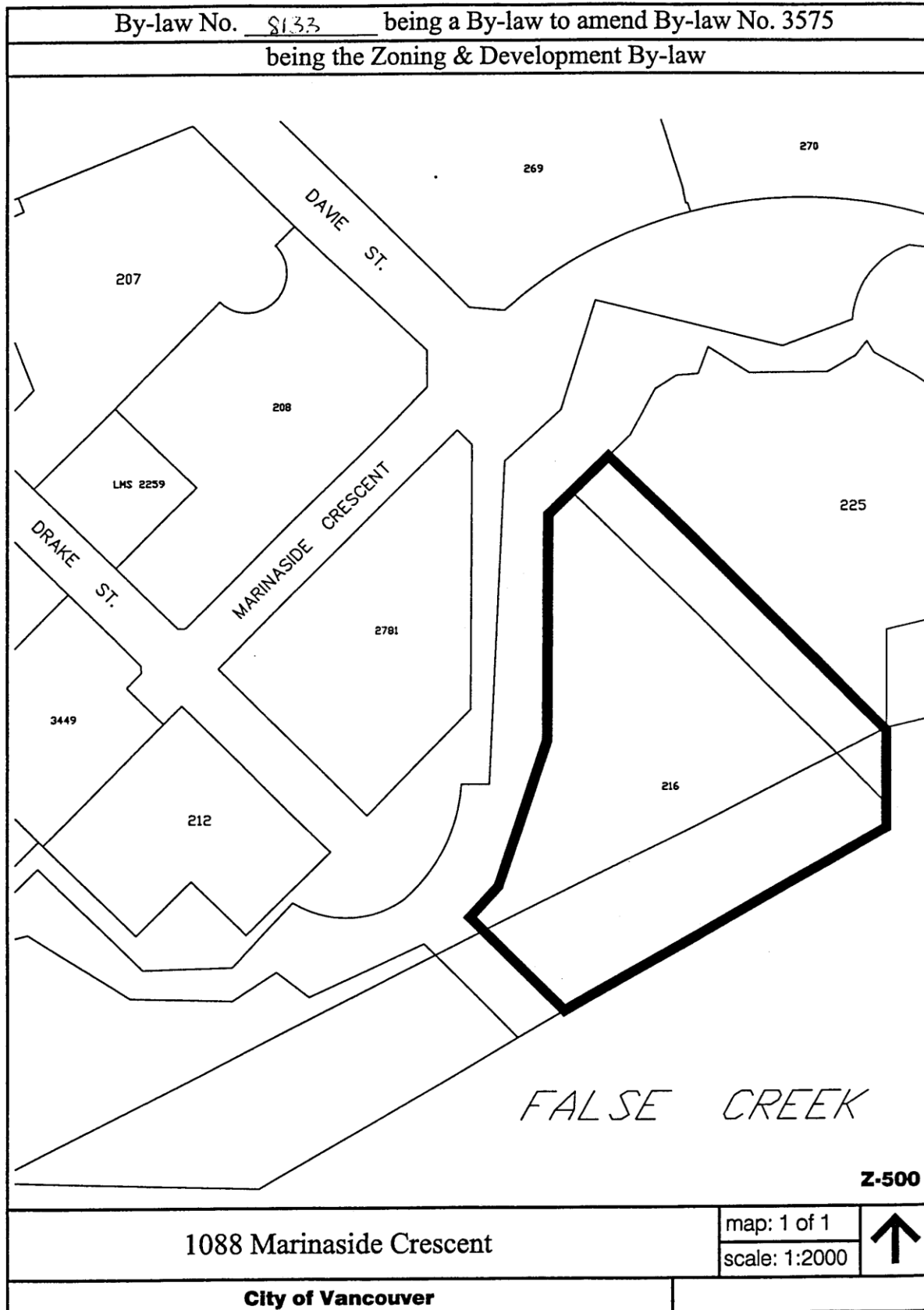
13. [Section 13 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]

Schedule A

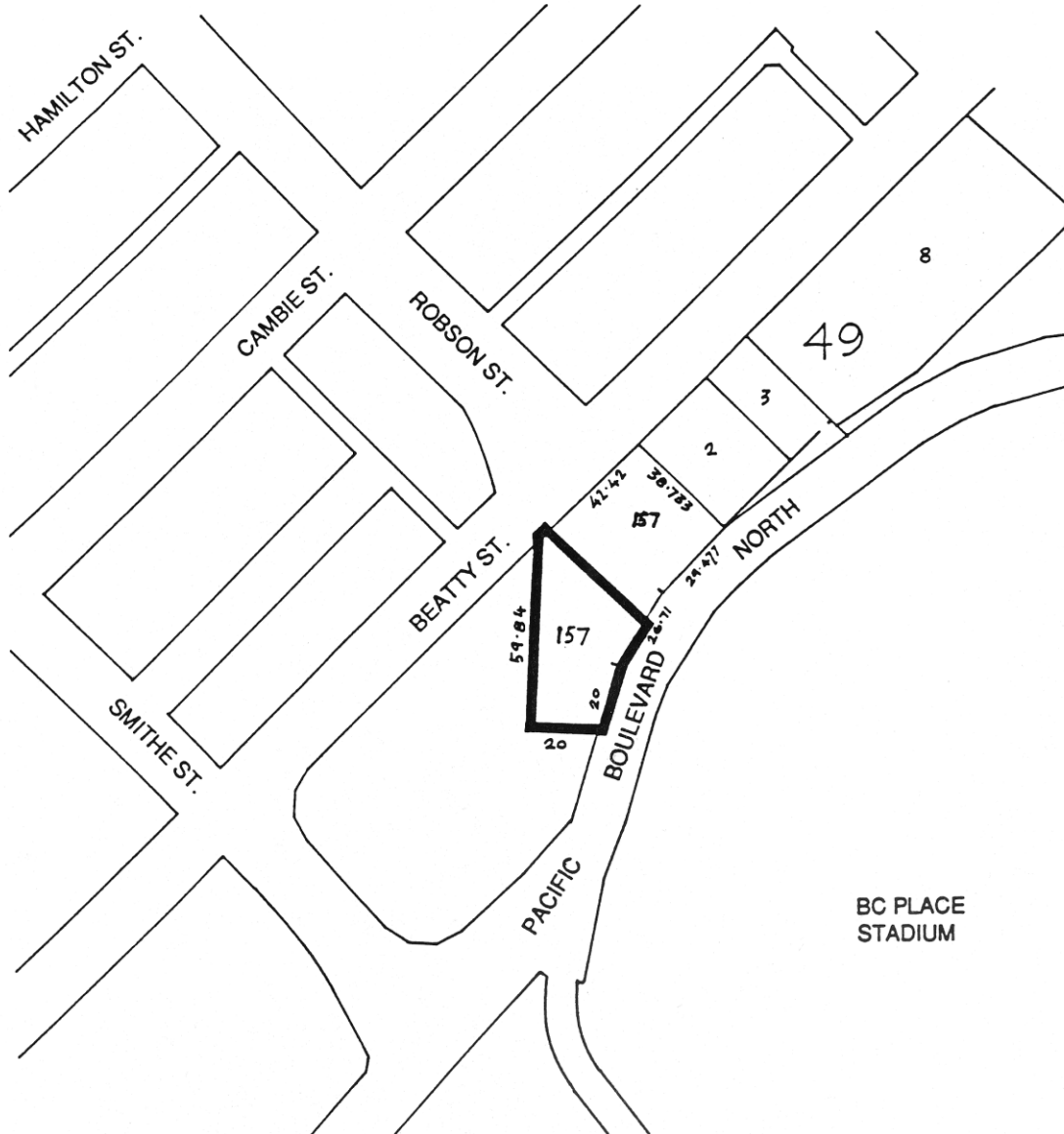


[14009; 2024 04 23]

Schedule B



BY-LAW No. 8365 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



800 Beatty Street (The Gap)

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



Public Hearing – April 20, 1993 – Item 1

Summary – To rezone from BCPED (B.C. Place/Expo) District to CD-1 (Comprehensive Development) District to permit the development of nine towers and several low-rise buildings with provisions for non-market and family housing.

By-law enacted on November 30, 1993 – By-law No. [7248](#)

Public Hearing – November 20, 2003 – Item 1 – [Agenda](#)

Summary – Housekeeping amendments to the Zoning & Development By-law (including CD-1s) and Official Development Plans.

By-law enacted on December 9, 2003 – By-law No. [8760](#)

Public Hearing – July 13, 2023 – Item 5 – [Agenda](#)

Summary – To amend the False Creek North Official Development Plan (FCN ODP) to add residential floor area for the delivery of social housing development. Consequential amendments to CD-1 (324) for 800-1100 Pacific Boulevard are proposed to increase the permitted residential floor area and maximum building heights. Further consequential amendments to CD-1 (366) for 500 Pacific Street, CD-1 (422) for 900 Pacific Boulevard, CD-1 (266) for 1100, 1200, 1300 Blocks Pacific Boulevard, and CD-1 (297) for 1200-1300 Pacific Boulevard South are also proposed.

By-law enacted on April 23, 2024 – By-law No. [14009](#)