

CD-1 (402)

Great Northern Way Campus

By-law No. 8131

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

Effective November 30, 1999

Amended up to and including:

By-law No. 8169, dated March 14, 2000
By-law No. 8574, dated October 22, 2002
By-law No. 8653, dated March 11, 2003
By-law No. 8760, dated December 9, 2003
By-law No. 8789, dated February 24, 2004
By-law No. 9177, dated November 1, 2005
By-law No. 9685, dated June 24, 2008
By-law No. 10097, dated July 20, 2010
By-law No. 11022, dated July 22, 2014
By-law No. 11636, dated October 4, 2016
By-law No. 13400, dated June 21, 2022

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. The “Zoning District Plan” annexed to By-law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-501(b) and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts show on the Zoning District Plan are varied, amended, or substituted to the extent shown on Schedule “A” of this by-law and Schedule “A” of this by-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.

Definitions

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

Live-Work Use means the use of premises for both a residential unit and a non-residential use which is associated with and forms an integral part of the residential unit.

High-Tech and Light Industrial Uses means the research, development, assembly and manufacturing functions of high-technology industries including, but not limited to, computers, software, telecommunications, bio-medical technologies, multimedia, film post-production, scientific and control instruments, and energy and environmental technologies, as well as these light industries: batteries manufacturing, brewing and distilling, electrical products or appliances manufacturing, paper products manufacturing, printing and publishing, public authority use, public utility, radio communications station, storage warehouse and wholesaling—Class A.

Uses

3. The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(402), and the only uses permitted within the outlined area, 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) Child Day-Care Facility;
 - (b) Cultural and Recreational Uses, but not including Casino—Class 1, Casino—Class 2, Golf Course or Driving Range, Marina, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
 - (c) High-Tech and Light Industrial Uses;
 - (d) Institutional Uses, limited to School - University or College; [9177; 2005 11 01]
 - (e) Live-Work Uses;
 - (f) Machinery or Equipment Manufacturing, existing as of July 27, 1999;
 - (g) Office Uses;

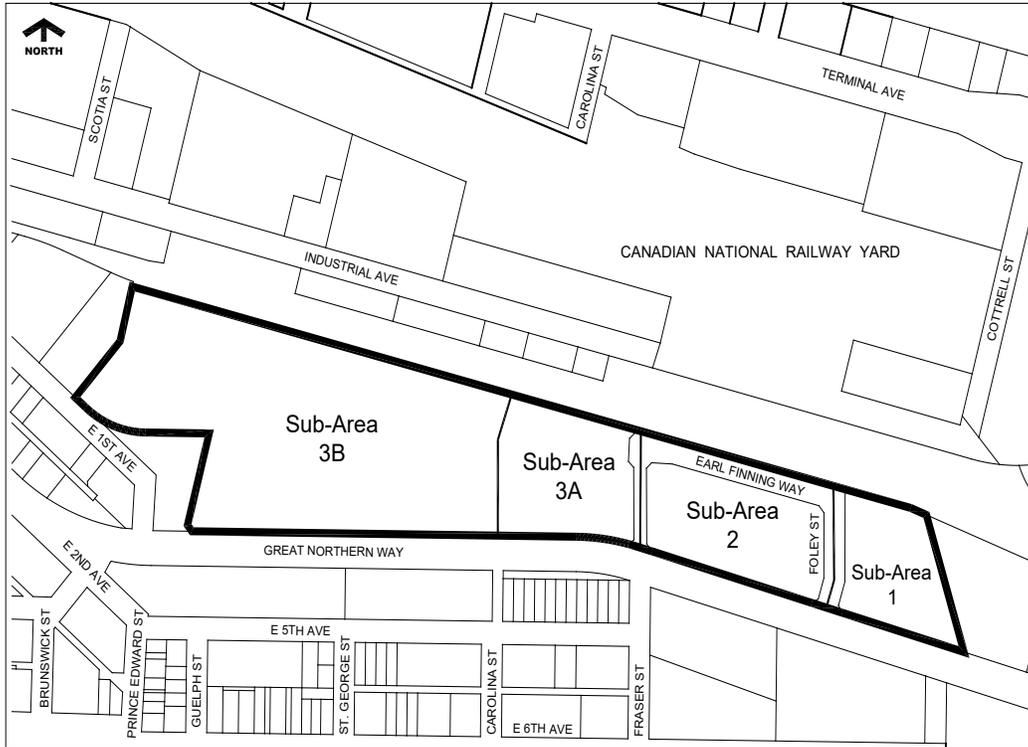
- (h) Parking Uses;
- (i) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (j) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-Rub Parlour, Drive-Through Service, Funeral Home, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop–Class B, Restaurant–Drive-In, and Sign Painting Shop;
- (k) Storage Yard, existing as of July 27, 1999;
- (l) Accessory Uses customarily ancillary to the above uses;
- (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.

[9177; 2005 11 01]

Sub-Areas

- 4.1 The site shall consist of four sub-areas approximately as illustrated in Diagram 1 below, solely for the purpose of calculation of maximum permitted floor area and maximum permitted number of residential units.

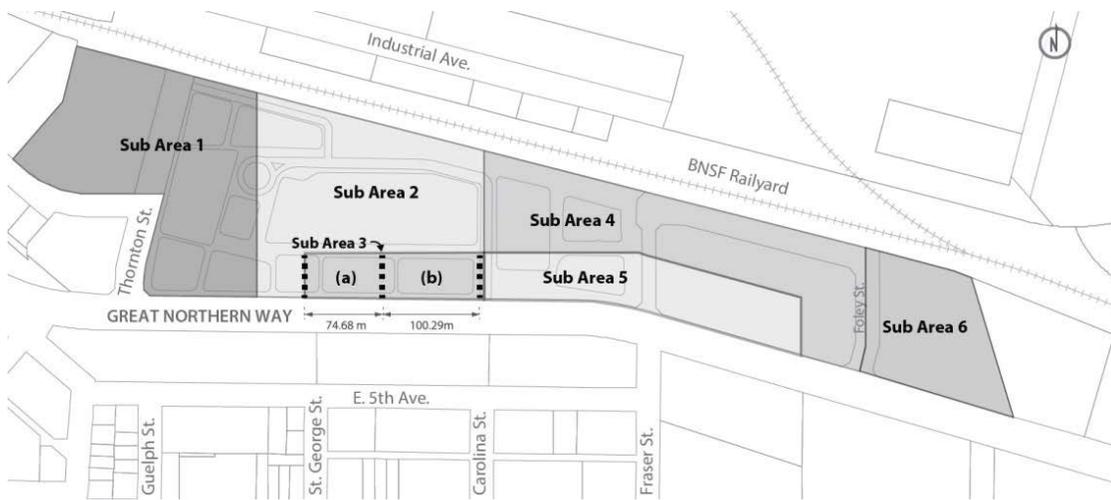
Diagram 1. Sub-Areas for Maximum Permitted Floor Area and Residential Units



[8574; 2002 10 22] [9685; 2008 06 24] [11022; 2014 07 22]

4.2 The site shall consist of six sub-areas approximately as illustrated in Diagram 2 below, solely for the purpose of calculation of maximum permitted height.

Diagram 2. Sub-Areas for Maximum Building Heights



[11022; 14 07 22] [11636; 16 11 04]

Floor Area and Density

5.1 The total gross floor area for all uses combined must not exceed 313 038 m². [9685; 2008

06 24]

5.2 The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 5.2.

Table 1

Use	Sub-Areas				Maximum Total Floor Area
	1	2	3A+3B Combined	3B Only	
<ul style="list-style-type: none"> • High-Tech and Light Industrial Uses; • Office Uses, limited to Information Technology, except for Sub-area 1 which is limited to Information Technology, Financial Institution, General Office, Health Care Office, and Health Enhancement Centre; • Service Uses, but limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio and Work Shop; • Institutional Uses, limited to School - University or College • Accessory uses 	46 945 m ²	27 999 m ²	236 881 m ²	-	311 825 m ²
<ul style="list-style-type: none"> • Office Uses, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising and insurance, nor travel and ticket agencies 	-	5 715 m ²	50 025 m ²	-	55 740 m ²
<ul style="list-style-type: none"> • Office Uses, but limited to the offices of accountants, lawyers and notary publics, and the offices of real estate, advertising and insurance, and travel and ticket agencies 	-	571 m ²	5 003 m ²	-	5 574 m ²
<ul style="list-style-type: none"> • Retail; • Restaurant; • Service, but not including Hotel and Laboratory 	1 213 m ²	1 619 m ²	14 174 m ²	-	17 006 m ²
<ul style="list-style-type: none"> • Live-Work Uses 	-	-	-	16 722 m ²	16 722 m ²

• Hotel	-	-	-	9 290 m ²	9 290 m ²
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[8574; 2002 10 22] [8653; 2003 03 11] [9177; 2005 11 01] [9685; 2008 06 24] [10097; 2010 07 20] [13400; 2022 06 21]

5.3 The following will 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.

5.4 The following will be excluded in the computation of floor area:

- (a) balconies or sun decks associated with units in live-work use 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 such exclusions does not exceed eight percent of the live-work use floor area being provided;
- (b) patios and roof gardens associated with units in live-work use, provided that the Director of Planning 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 portion of a floor used for off-street parking, loading, and bicycle storage that, for each parking area, is at or below the base surface;
- (e) areas of undeveloped floors which are located above the highest storey or half storey and to which there is no permanent means of access other than a hatch;
- (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; 2003 12 09]
- (g) amenity areas associated with units in live-work use, provided that the total area excluded, which is at or above the base surface, does not exceed 1 000 m² or 10% of the total live-work floor area;
- (h) amenity areas accessory to industrial and office uses, provided that the total area excluded, which is at or above the base surface, does not exceed 6 000 m²;
- (i) childcare facility areas;
- (j) 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; 2000 03 14] [13400; 2022 06 21]
- (k) enclosed rooftop mechanical space if covered with photovoltaic panels. [13400;

2022 06 21]

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

- (a) enclosed balconies associated with units in live-work use, provided that the Director of Planning first considers all application policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all open and enclosed balcony or sundeck exclusions does not exceed four percent of the live-work floor area being provided.

5.6 The total floor area in each sub-area for the uses listed in Table 2 must not exceed the applicable totals set opposite such uses, but any use permitted by Section 3 but not listed in Table 2 is not limited by this Section 5.6.

Table 2 - Maximum Floor Area Totals

Use	Sub-Area (from Diagram 1)			
	1	2	3A	3B
Live-Work Use	0	0	0	16 722 m ²
Hotel Use				9 290 m ²

[8653; 2003 03 11]

5.7 The maximum number of units in each sub-area must be as set out in Table 3 below.
[11022; 2014 07 22]

Table 3 - Maximum Number of Live-Work Residential Units

	Sub-Area (from Diagram 1)			
	1	2	3A	3B
Maximum Number of Units	0	0	0	250

[8653; 2003 03 11]

Height

6.1 The maximum building height, excluding the mechanical penthouse and roof, must be as set out in Table 4 below.

Table 4 – Maximum Building Height

	Sub Area (from Diagram 2)						
	1	2	3a	3b	4	5	6

Permitted Height	45.72m	18.29m	7.62m	30.48m	18.29m	13.71m	65.60m
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[11022; 2014 07 22] [11636; 2016 11 04] [13400; 2022 06 21]

6.2 Despite the provisions of section 6.1, if the Director of Planning first considers associated shadow impacts upon public open spaces and all applicable Council policies and guidelines, the Director of Planning may permit an increase in the permitted height of a building in sub-area 2 of Diagram 2, in order to accommodate:

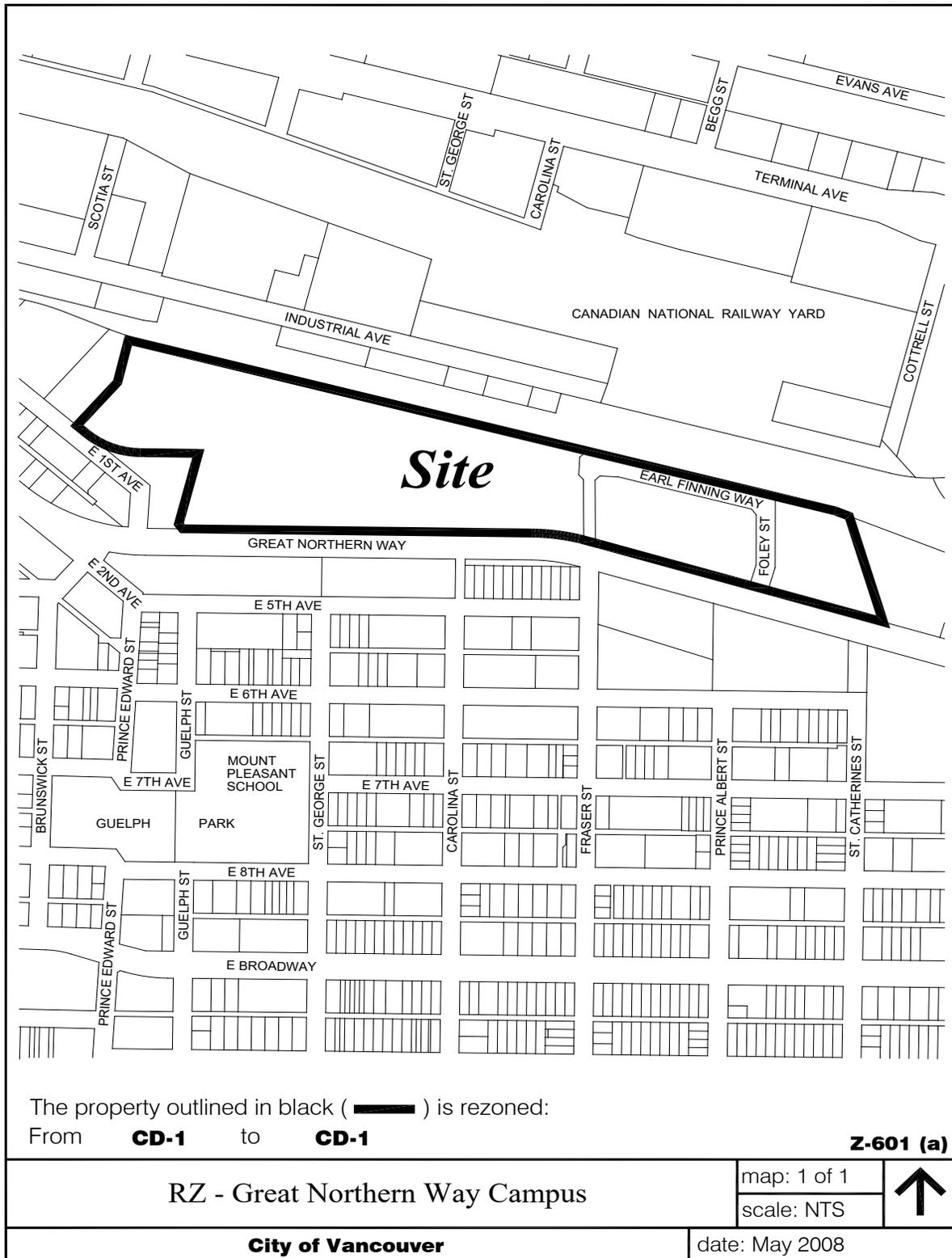
- (a) the provision of decorative roof and enclosure treatments that achieves an enhanced architectural roof expression and appropriately integrates mechanical appurtenances such as elevator machine rooms; and
- (b) access and infrastructure required to maintain green roofs or urban agriculture, roof-turbines, mounted energy technologies including solar panels and wind turbines;

except that the maximum permitted height must not exceed 22.86 m in sub-area 2 of Diagram 2.

[9685; 2008 06 24] [11022; 2014 07 22] [11636; 2016 11 04]

Force and effect

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



[9685; 2008 06 24]

Public Hearing – September 21, 1999 – Item 5 – [Agenda](#)

Summary – Rezone from I-3 to permit industrial, office, commercial and live-work uses, consistent with the Concept Plan for Great Northern Technology Park.

By-law enacted on November 30, 1999 – [By-law No. 8131](#)

Public Hearing – February 24, 2000 – Item 1 – [Agenda](#)

Summary – Text amendments to provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000 – [By-law No. 8169](#)

Public Hearing – October 22, 2002 – Item 9 – [Agenda](#)

Summary – Amend CD-1 (402), By-law 8131, to divide the site into sub-areas which correspond to land ownership and to apportion the approved floor area into those sub-areas. This enables the new owners to individually proceed with development or with private applications to further amend the zoning applicable to their sites.

By-law enacted on October 22, 2002 – [By-law No. 8574](#)

Public Hearing – February 27, 2003 – Item 8 – [Agenda](#)

Summary – Amend CD-1 (402), By-law 8131, for 655 Great Northern Way, to correct errors created when the By-law was amended in October, 2002.

By-law enacted on March 11, 2003 – [By-law No. 8653](#)

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

Summary – Amend various District Schedules of the Zoning and Development By-law, Official Development Plans, and CD-1 By-laws to ensure that residential storage space exclusions are consistent with current administrative practice.

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

Public Hearing – January 29, 2004 – Item 2 – [Agenda](#)

Summary – Amend CD-1 (402), By-law 8131, for 655 Great Northern Way, to revise the parking and loading standards.

By-law enacted on February 24, 2004 – [By-law No. 8789](#)

Public Hearing – November 20, 2003 – Item 5 – [Agenda](#)

Summary – Amend CD-1 (402), By-law No. 8131, for 555 Great Northern Way to add “School-University or College”.

By-law enacted on November 1, 2005 – [By-law No. 9177](#)

Public Hearing – June 10, 2008 – Item 3 – [Agenda](#)

Summary – Amend CD-1 (402), By-law 8131, and to the IC-3 District, to accommodate new road alignments, with consequential text amendments to both schedules.

By-law enacted on June 24, 2008 – [By-law No. 9685](#)

Public Hearing – October 6 and 8, 2009 – Item 1 – [Agenda](#)

Summary – Rezone 887 Great Northern Way from I-3 to CD-1 to allow the existing bio-technology building to convert to General Office, Financial Institution, Health Care Office and Health Enhancement Centre.

By-law enacted on July 20, 2010 – [By-law No. 10097](#)

Public Hearing – July 8, 2014 – Item 1 – [Agenda](#)

Summary – Amend CD-1 (402), By-law 8131, for 555 Great Northern Way to create new height sub-areas with conditional building height limits, conditional on enhanced architectural performance and sustainable infrastructure.

By-law enacted on July 22, 2014 – [By-law No. 11022](#)

Public Hearing – December 15, 2015 – Item 5 – [Agenda](#)

Summary – Amend CD-1 (402), By-law 8131, for Great Northern Way Campus to create new height sub-areas with revised height limits.

By-law enacted on October 4, 2016 – [By-law No. 11636](#)

Public Hearing – January 23 and 30, 2020 – Item 6 – [Agenda](#)

Summary – Amend CD-1 (402), By-law 8131, for 1980 Foley Street to increase the permitted building height and to add retail and restaurant as permitted uses, allowing development of a 13-storey office building with ground-floor retail and restaurant.

By-law enacted on June 21, 2022 – [By-law No. 13400](#)