

CD-1 (422)

900 Pacific Boulevard

By-law No. 8896

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

Effective July 19, 2005

Amended up to and including:

By-law No. 9311, dated June 13, 2006

By-law No. 14011, 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.

- 1. This by-law amends the Zoning District Plan attached as multilevel 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 plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Definitions

- 2. Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

Base Surface means base surface calculated from the official established building grades.

[14011; 2024 04 23]

Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (422).

- 3.2 The only uses permitted within CD-1 (422), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling; [14011; 2024 04 23]
- (b) Cultural and Recreational Uses;
- (c) Parking Uses;
- (d) Institutional Uses, limited to Public Authority Use and Child Day Care Facility;
- (e) Accessory Use customarily ancillary to any of the uses permitted by this section 3.2; and
- (f) Interim uses not listed in this section 3, and accessory uses customarily ancillary to them if:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows,
 - (ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,
 - (iii) the Director of Planning or 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) any development permit for an interim use has a time limit of three years.

Conditions of use

- 4.1 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. [14011; 2024 04 23]
- 4.2 For dwelling uses, private, semi-private, and public outdoor spaces must be clearly separate and distinguishable from one another to the satisfaction of the Director of Planning or Development Permit Board.
- 4.3 Every building that is to contain core-need households must include a community room to the satisfaction of the Director of Planning or Development Permit Board in consultation with the Director of the Housing Centre.
- 4.4 Dwelling units are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.

Density

- 5.1 The floor space ratio for all permitted uses must not exceed 70,558 m².
- 5.2 Computation of floor space ratio and floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building. [9311; 06 06 13]
- 5.3 Computation of floor space ratio and floor area must exclude: [9311; 06 06 13]
 - (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 12% [14011; 2024 04 23] of the residential floor area;
 - (b) patios and roof gardens if 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 floors or portions of floors 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, are at or below the base surface;
 - (e) undeveloped floor area 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;

- (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;
- (g) 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; and [14011; 2024 04 23]
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

5.4 Computation of floor space ratio and floor area, at the discretion of the Director of Planning or Development Permit Board, may exclude: [9311; 06 06 13]

- (a) enclosed residential balconies if 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 must not exceed 12% [14011; 2024 04 23] of the total permitted residential floor area, and
 - (ii) the total enclosed area of excluded balcony floor area must not exceed 50%;
- (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 to improve building character; and
- (c) unenclosed outdoor areas at grade level underneath tower building overhangs if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, except that the total area of all overhang exclusions must not exceed 1% of the total permitted residential floor area.

5.5 The use of floor space excluded, under this By-law, from the computation of floor space ratio and floor area must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13]

Building height

6.1 The building height, measured above base surface and to the top of the roof slab above the uppermost habitable floor, must not exceed 91 m, subject to applicable policies and guidelines and to Council's approval of the form of development, except that the Development Permit Board may permit an increase in the number of storeys for any building within the total building height established for these buildings in the illustrative

form of development approved at the public hearing of May 20, 2004, despite the provisions of the applicable development plan. [9311; 06 06 13]

- 6.2 Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law. [9311; 06 06 13]

Parking and loading, and bicycle storage

7. Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed-use reductions in, the Parking By-law, of off-street parking and loading, and bicycle storage, except that:
- (a) for dwelling units not designated for core-need subsidized seniors housing or affordable housing, the following parking requirements apply:
 - (i) a minimum of 0.9 parking space for each dwelling unit and 1 additional parking space for each 200 m² of gross floor area, except that there need not be more than 2.0 parking spaces for each dwelling unit, and
 - (ii) a maximum of 1.1 parking spaces for each dwelling unit and 1 additional parking space for each 200 m² of gross floor area, except that there must not be more than 2.2 parking spaces for each dwelling unit;
 - (b) for dwelling units designated for core-need subsidized seniors housing or affordable housing, the following parking requirements apply:
 - (i) for family housing, a minimum of 1.0 parking space for each dwelling unit and a maximum of 1.2 parking spaces for each dwelling unit, and
 - (ii) for non-family housing, a minimum of .33 parking space for each dwelling unit and a maximum of 0.5 parking space for each dwelling unit; and
 - (c) the Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of co-operative vehicles and associated parking spaces for required parking spaces at a 1:3 ratio, up to 1 co-operative vehicle for each 60 dwelling units, rounded to the nearest whole number.

Acoustics

8. 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.

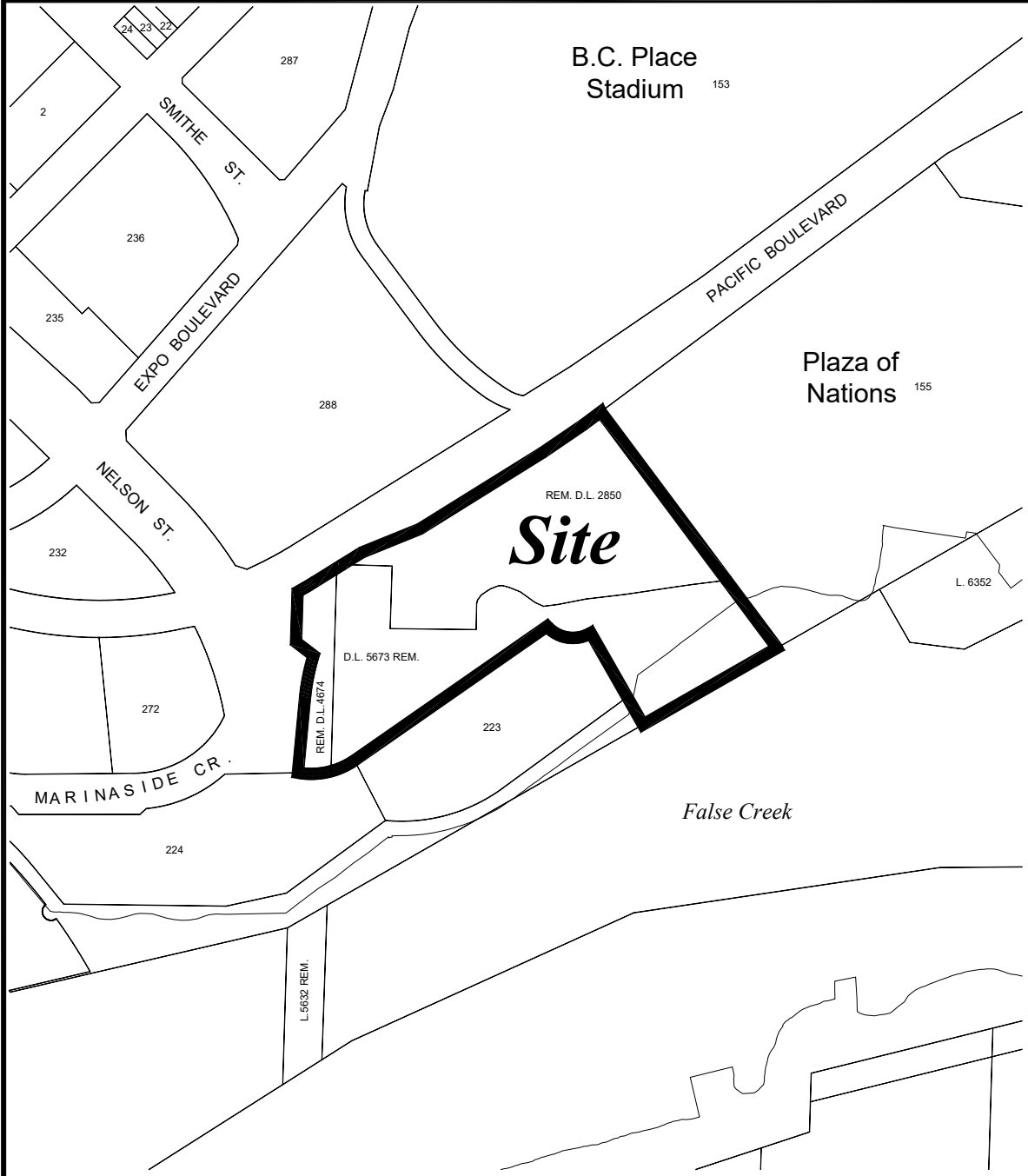
Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

Severability

9. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.
10. *[Section 10 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.]*

By-law No. 8896 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black () is rezoned:
From **BCPED** to **CD-1**

Z-552

RZ - 900 Pacific Boulevard

map: 1 of 1
scale: NTS



City of Vancouver

Public Hearing – May 20, 2004 – Item 3 – [Agenda](#)

Summary – To rezone to permit 5 market residential buildings containing 613 dwelling units, a site for a future non-market housing project, an extension of Marinaside Crescent toward the False Creek Waterbody and an expansion of Coopers' Park. Consequential amendments to the False Creek North Official Development Plan are required, in addition to amendments to the Sign and Noise Control By-laws.

By-law enacted on July 20, 2004 – By-law No. [8896](#)

Public Hearing – May 16, 2006 – Item 4 – [Agenda](#)

Summary – To amend various downtown CD-1 bylaws to add missing standard provisions and to correct an error in the sign bylaw.

By-law enacted on June 13, 2006 – By-law No. [9311](#)

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. [14011](#)