



City of Vancouver *Zoning and Development By-law*

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CD-1 (422)

900 Pacific Boulevard

By-law No. 8896

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

Effective July 20, 2004

(Amended up to and including By-law No. 9311, dated June 13, 2006)

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 **Definitions**

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.

Core-need Household means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.

3 **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, as follows:
 - (i) except as set out in section 3.2(a) (ii), the number of Dwelling Units must not exceed 613, of which at least 179 Dwelling Units, not including those referred to in section 3.2(a)(ii), must be for family housing, and
 - (ii) subject to the conditions set out in section 4, the number of Dwelling Units allowed under section 3.2(a)(i) may increase by 101, of which at least 63 must be for family housing;
- (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.

4 **Conditions of use**

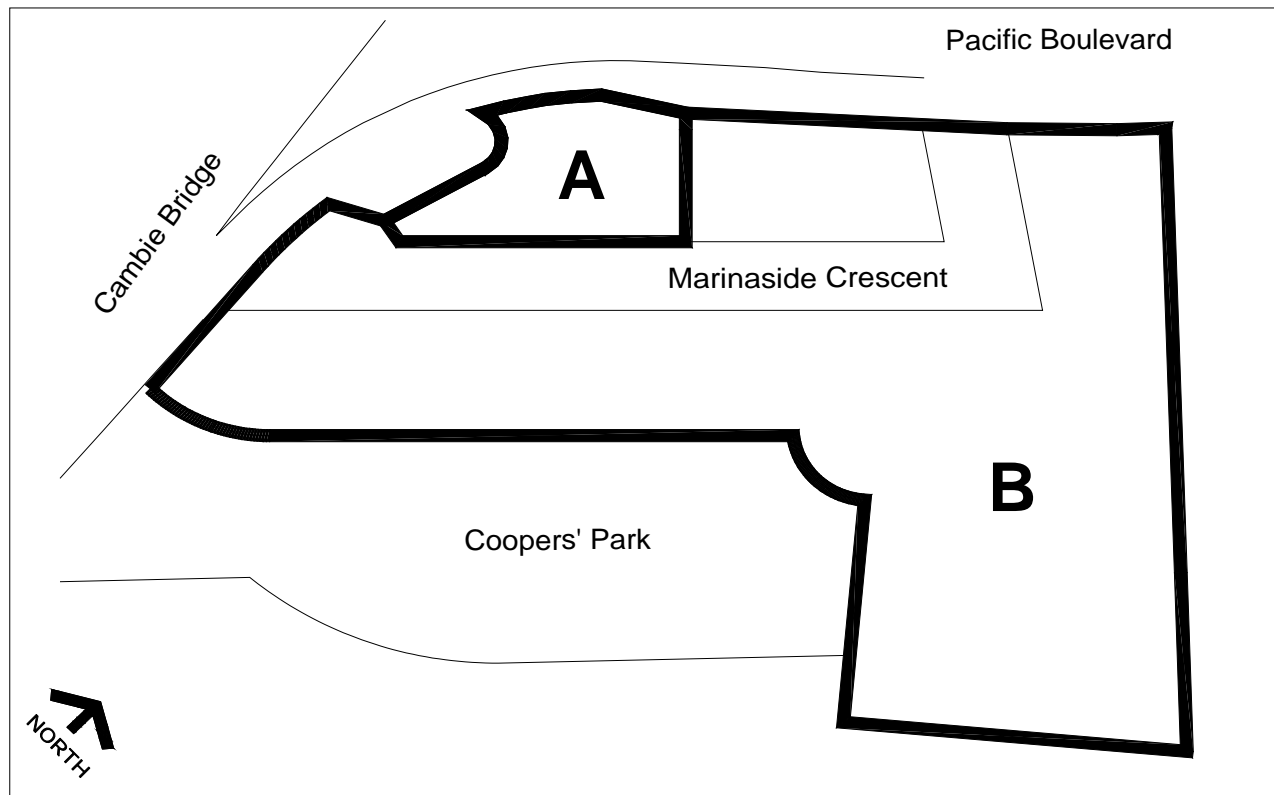
4.1 The design of all family housing units must be in accordance with Council's "High-Density Housing for Families with Children Guidelines".

4.2 With respect to the additional 101 dwelling units allowed under section 3.2(a)(ii):

- (a) they must be situate in sub-area A approximately as shown in "Figure 1 - Sub-Areas" at the end of this section 4.2; and
- (b) 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 must provide such dwelling units.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8896 or provides an explanatory note.*

FIGURE 1 - SUB-AREAS



- 4.3** 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.
- 4.4** 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.
- 4.5** 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.
- 5** 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 8% 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) amenity areas accessory to residential use except that the total area excluded must not exceed 3 530 m²; and
- (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 8% 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]

6 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]

7 Parking and loading, and bicycle storage

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.

8 **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 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

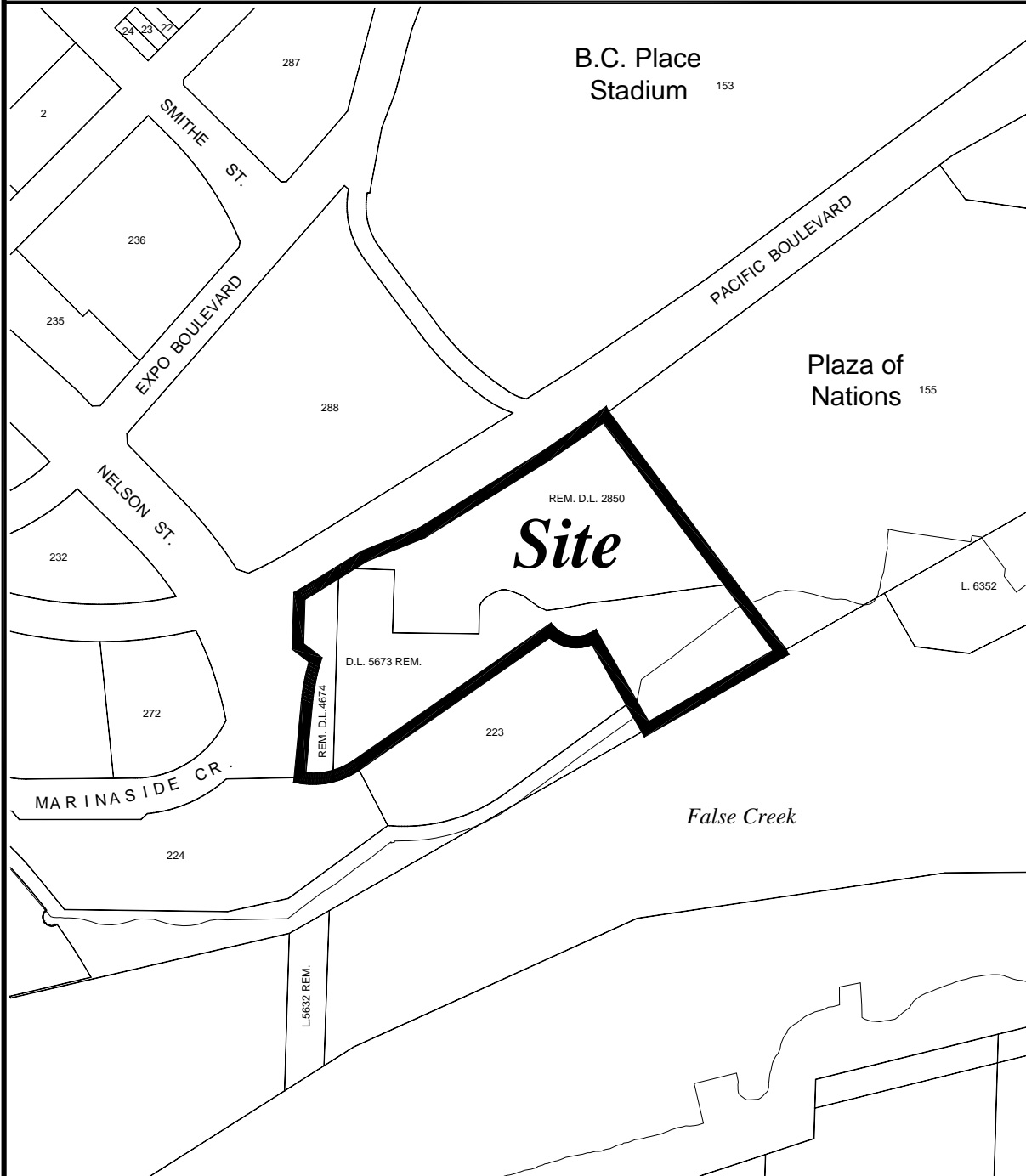
9 **Severability**

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