

CD-1 (772)

1102-1138 East Georgia Street

By-law No. 12962

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

Effective April 27, 2021

Amended up to and including:

By-law No. 14609, dated February 3, 2026

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 plan marginally numbered Z-761 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (772).

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (772), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, and Community Centre or Neighbourhood House;
 - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewing or Distilling, Clothing Manufacturing, Creative Products Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing – Class A, Food or Beverage Products Manufacturing – Class B, Furniture or Fixtures Manufacturing, Information Communication Technology Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing – Class B, Miscellaneous Products Manufacturing – Class B, Non-metallic Mineral Products Manufacturing – Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Textiles or Knit Goods Manufacturing, and Wood Products Manufacturing – Class B;
 - (e) Office Uses; [14609; 2026 02 03]
 - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Limited Service Food Establishment, Public Bike Share, and Retail Store;
 - (g) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or

Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant – Class 1, School – Arts or Self-Improvement, and School – Vocational or Trade;

- (h) Wholesale Uses, limited to Wholesaling – Class A; and
- (i) Accessory Uses customarily ancillary to the uses listed in this section.

Conditions of Use

- 4.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmers' Market;
 - (b) Public Bike Share;
 - (c) Restaurant – Class 1; and
 - (d) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.2 A minimum of 20% of the total dwelling units must be used for social housing.
- 4.3 The design and layout of at least 35% of the dwelling units not used for social housing must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".
- 4.4 The design and layout of at least 50% of the dwelling units used for social housing must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site area is 2,347.2 m², being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

- 5.2 The floor space ratio for all uses must not exceed 2.57, except that:
- (a) the total floor area for Retail Uses and Service Uses combined must not exceed 500 m²; and
 - (b) the total floor area for Office Uses must not exceed 50% of the total gross floor area for all for all non-residential uses.
- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (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:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude courtyard space that is open to above, not including circulation space required for access to dwelling units.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to top of parapet, must not exceed 15.9 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (772).
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

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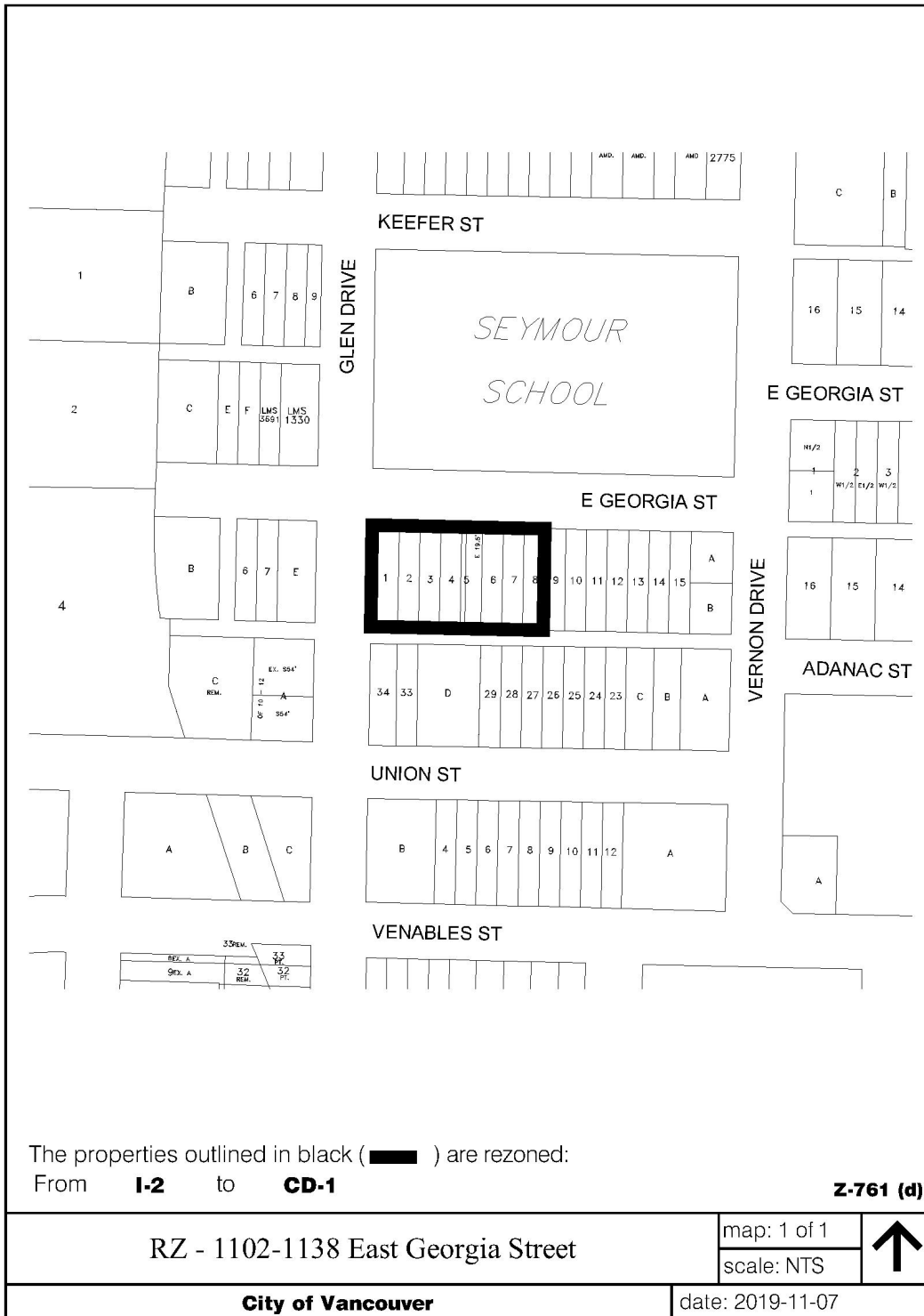
9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (772).

Severability

10. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

11. [Section 11 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.]



Public Hearing – December 10, 2019 – Item 3 – [Agenda and Minutes](#)

Summary – Rezone from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey mixed-use building consisting of commercial and light industrial uses at grade with a mezzanine level, and 10 social housing units and 37 strata-titled residential units. A building height of 15.9 metres (52.2 feet) and a floor space ratio (FSR) of 2.57 are proposed.

By-law enacted on April 27, 2021 – [By-law No. 12962](#)

Public Hearing – January 20, 2026 – Item 1 – [Agenda and Minutes](#)

Summary – Amend CD-1 (772), By-law No. 12962, to remove limitations on types of office uses to accommodate a wider range of business types and to support the viability of the commercial units.

By-law enacted on February 3, 2026 – [By-law No. 14609](#)