

CD-1 (899)

**3352-3386 Vanness Avenue
and 3347 Clive Avenue**

By-law No. 14333

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

Effective May 7, 2025

Amended up to and including:

By-law No. 14464, dated October 7, 2025

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 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 (899).

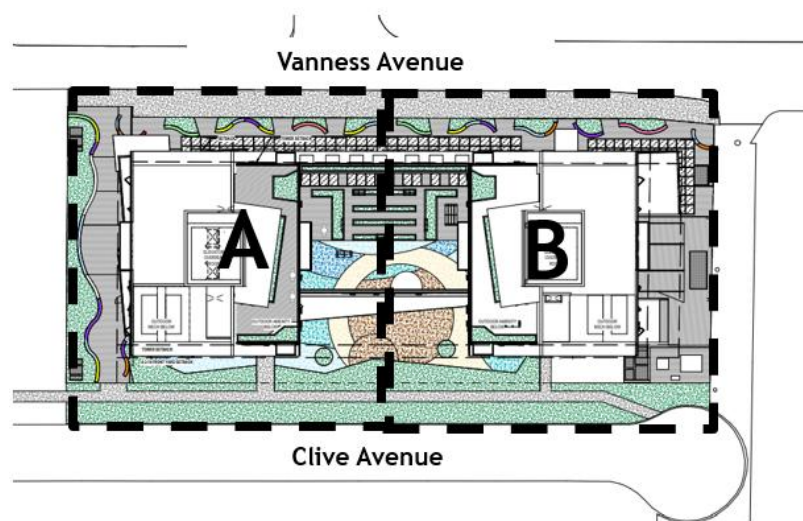
Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 6.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.4 of this by-law; and
 - (b) "Below-Market Rental Housing Units" means dwelling units where the maximum starting rents are set at least 15% less than the average rents for all private rental apartment units city-wide, as published by the Canada Mortgage and Housing Corporation in the Rental Market Report, all as secured by a housing agreement registered on title to the property.

Sub-areas

4. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

5. 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 in this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Uses;
 - (e) Office Uses;
 - (f) Retail Uses;
 - (g) Service Uses;
 - (h) Utility and Communication Uses; and
 - (i) Accessory Uses customarily ancillary to the above use.

Conditions of Use

- 6.1 A minimum of 10% of the total dwelling area must be below-market rental housing units.
- 6.2 The design and layout of at least 35% of the below-market rental housing units and at least 35% of the total number of dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 6.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 6.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and

- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 7.1 Computation of floor area must assume that the site area is 3,560.3 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 7.2 The maximum floor space ratio for all uses combined is 11.38.
- 7.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 7.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

7.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
- (b) additional floor area as required to meet licensing requirements for the Child Day Care Facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

8.1 Building height in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures in a sub-area the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height for the sub-area, as set out in Table 1.

Table 1: Permitted Building Height

Sub-area	Building Height	Building height for Portions of the building with permitted common rooftop amenity spaces or mechanical appurtenances
A	94.0 m	104.0 m
B	103.0 m	112.0 m

[14464; 2025 10 07]

Horizontal Angle of Daylight

9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

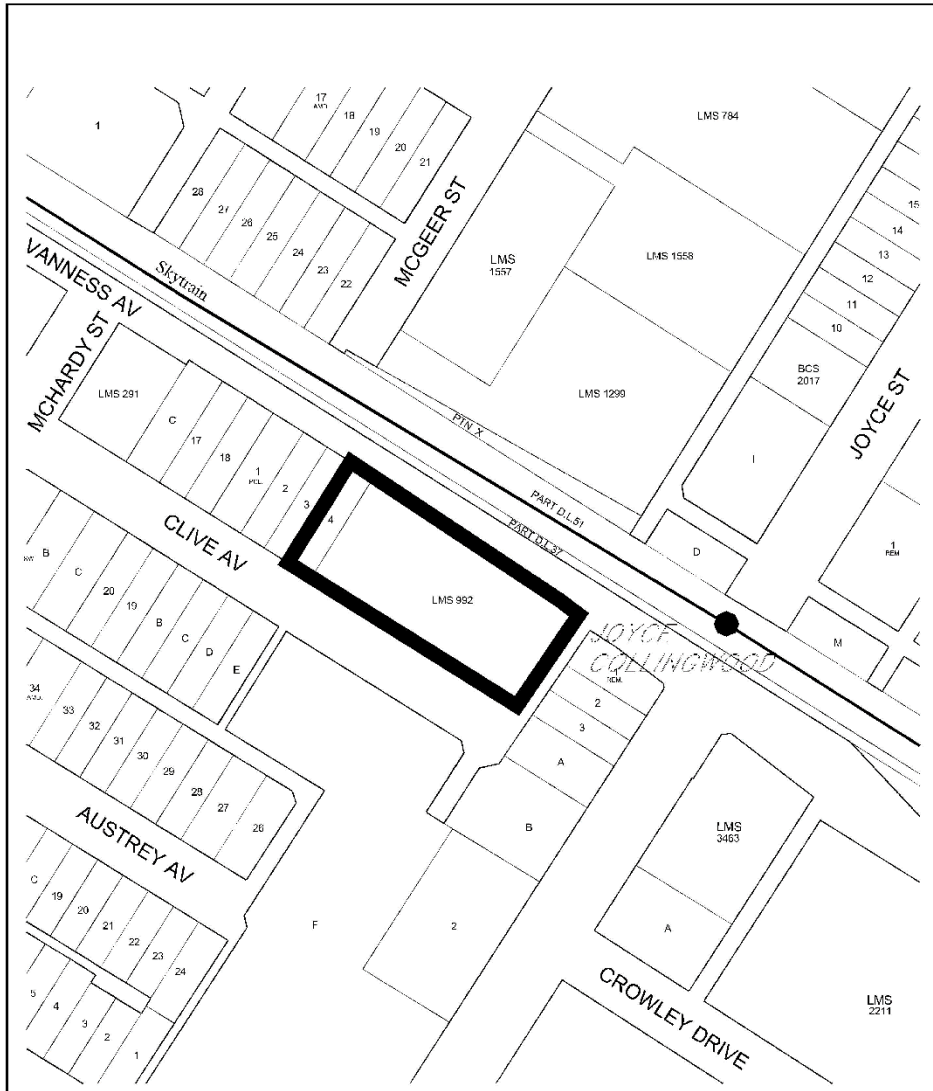
- 9.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 9.4 The plane or planes referred to in section 9.3 above must be measured horizontally from the centre of the bottom of each window.
- 9.5 An obstruction referred to in section 9.3 above means
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 9.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

Severability

8. 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

9. [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.]



The properties outlined in black (**█**) are rezoned:
 From **CD-1** to **CD-1**

RZ - 3352-3386 Van Ness Avenue & 3347 Clive Avenue

map: 1 of 1

scale: NTS



City of Vancouver

ph date: 2024-01-23

Public Hearing – January 23, 2024 – Item 3 – [Agenda and Minutes](#)

Summary – Rezone 3352-3386 Vanness Avenue and 3347 Clive Avenue from CD-1(201) (Comprehensive Development) District and CD-1(218) (Comprehensive Development) District to CD-1 (Comprehensive Development) District, to permit the development of a mixed-use development with a 30-storey (west tower) and a 33-storey (east tower) building connected with a six-storey podium. A total of 679 secured-rental units are proposed, of which 10% of the residential floor area will be secured at below-market rents. Commercial uses are provided on the ground floor along with a 37-space childcare facility. A floor space ratio (FSR) of 11.38 and a maximum height of 96.6 m (317 ft.) with additional height for mechanical appurtenances are proposed.

By-law enacted on May 7, 2025 – [By-law No. 14333](#)

Public Hearing – September 18, 2025 – Item 1 – [Agenda and Minutes](#)

Summary – Amend CD-1 (899), By-law No. 14333, to increase maximum height to accommodate for the detailed design of elements such as elevators, acoustic flooring, and rooftop insulation.

By-law enacted on October 7, 2025 – [By-law No. 14464](#)