

1070 and 1090 West Pender Street

BY-LAW NO. 11792

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

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-685 (b) attached as Schedule A to this By-law and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (663).

2.2 Subject to approval by Council 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 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) Institutional Uses;
- (c) Office Uses;
- (d) Parking Uses, limited to Parking Garage;
- (e) Retail Uses;
- (f) Service Uses; and
- (g) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Floor area and density

3.1 Computation of floor space ratio must assume that the site consists of 2,984.2 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

3.2 The floor space ratio must not exceed 18.22, except that:

- (a) the floor space ratio for all uses combined on the site must not exceed 17.5; and
- (b) floor area of 2,152.8 m² is authorized by this By-law solely for use on the development site located at 1050 West Pender Street, in accordance with the single site covenant registered against the titles to 1050 and 1070 West Pender Street.

3.3 Computation of floor area on the site must include all floors, 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.

3.4 Computation of floor area on the site must exclude:

- (a) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls; and
- (b) 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.

3.5 Computation of floor area on the site may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the total exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m².

3.6 The use of floor area excluded under sections 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

Building height

4. Building height, measured from base surface, must not exceed 123.4 m to the top of the roof parapet.

Severability

5. 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

6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 17th day of May, 2017

Signed _____ "Gregor Robertson"
Mayor

Signed _____ "Janice MacKenzie"
City Clerk

Schedule A

