

720 - 730 East Hastings Street

**BY-LAW NO. 11031**

**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 legend, notations, and references shown on the plan marginally numbers Z-667 (a) 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 (581).

2.2 Subject to 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 (581) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Library;
- (b) Dwelling Uses;
- (c) Institutional Uses, limited to Social Service Centre; and
- (d) Accessory Uses customarily ancillary to the uses listed in this section.

**Floor area and density**

3.1 Computation of floor area must assume that the site consists of 1,133 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

3.2 The floor space ratio for all uses must not exceed 3.35.

3.3 Computation of floor area must include:

- (a) all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.4 Computation of floor area must exclude:

- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (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 not exceeding 7.3 m in length so used, which are in a building located within 8.4 m of the rear property line;
- (c) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (d) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (e) covered porches if:
  - (i) they face a street or a rear property line and are at the level of the basement or first storey,
  - (ii) that portion facing the street or rear property line is open or protected by guard rails,
  - (iii) the total area being excluded does not exceed 5% of the permitted floor area, and
  - (iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit,

there will be no exclusion for any of the residential storage space above base surface for that unit.

3.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
  - (ii) no more than 50% of the excluded balcony floor area may be enclosed; and
- (b) amenity areas, except that the exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m<sup>2</sup>.

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

#### **Building height**

4. The building height, measured above base surface, must not exceed 23 m.

#### **Horizontal angle of daylight**

5.1 Each habitable room in a residential use must have at least one window on an exterior wall of a building.

5.2 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.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council, the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement for bedrooms.

5.5 An obstruction referred to above 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 (581).

5.6 A habitable room referred to in section 5.1 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 m<sup>2</sup>.

**Acoustics**

6. 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 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

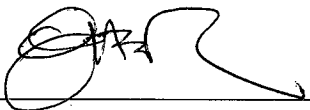
**Severability**

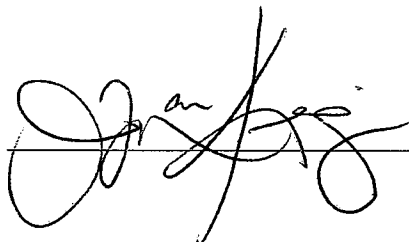
7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

**Force and effect**

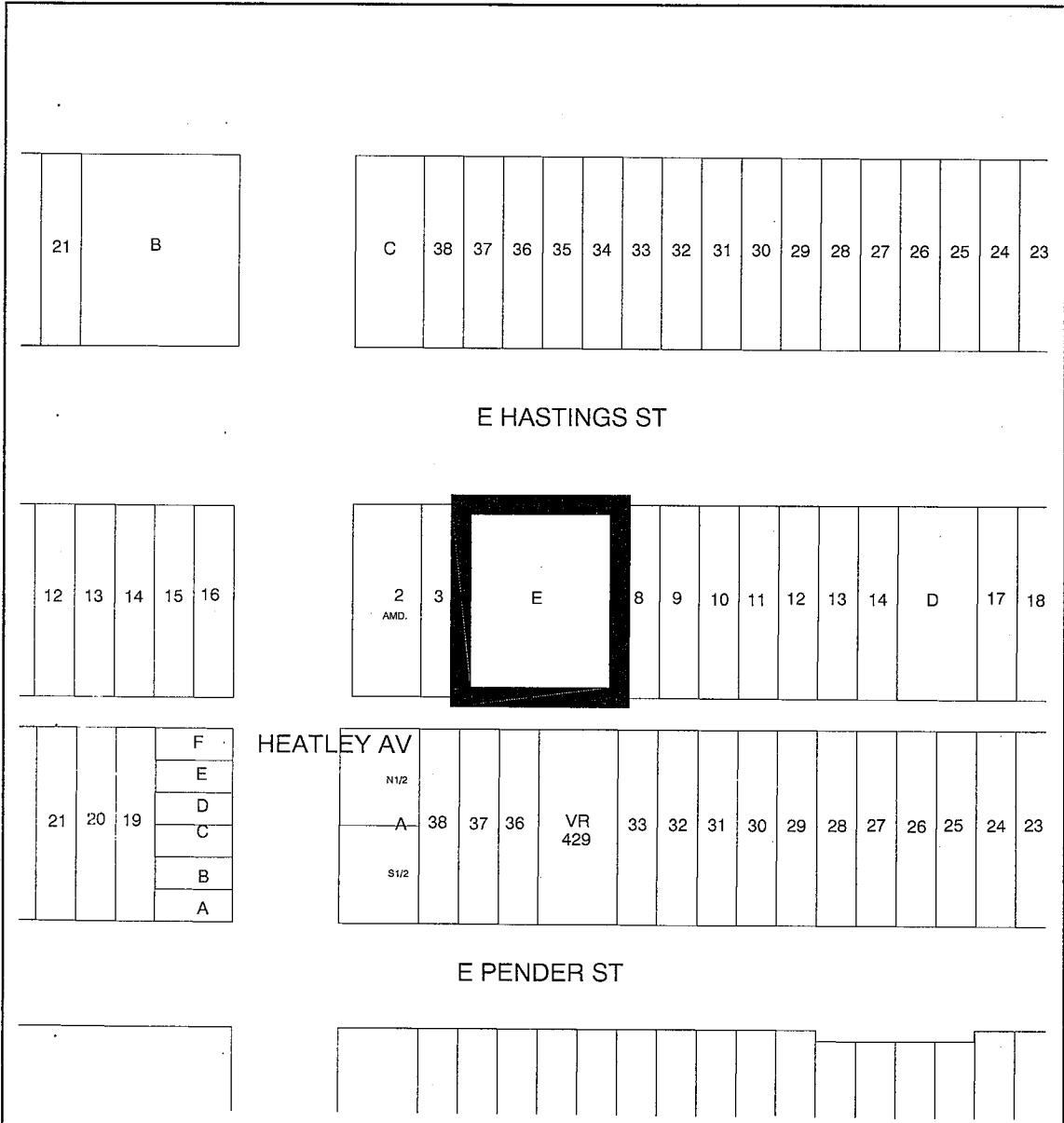
8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 22<sup>nd</sup> day of July, 2014

  
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Mayor


  
\_\_\_\_\_  
City Clerk

**Schedule A**



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

**Z-667 (a)**

<b>RZ – 720/730 East Hastings Street</b>	map: 1 of 1	
	scale: NTS	
<b>City of Vancouver</b>	date: 2013-10-30	