

CD-1 (803)

150 West 4th Avenue

By-law No. 13257

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

Effective January 25, 2022

Amended up to and including:

By-law No. 13289, dated March 2, 2022

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-767 (a) 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 in Schedule A is hereby designated CD-1 (803).

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 (803), 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) Manufacturing Uses;
 - (d) Office Uses;
 - (e) Service Uses; and
 - (f) Accessory uses customarily ancillary to the uses permitted in this section.

Sub-Areas

4. All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
 - (a) Neighbourhood Public House; and
 - (b) Restaurant.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 3,954 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 4.0 except that:

- (a) Office Uses must not exceed 7,900 m²; and
 - (b) Restaurant Use must not exceed 300 m². [13289; 2022 03 02]
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) Balconies and decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
 - (b) patios and roof decks only if the Director of Planning first approves the design of sunroofs and walls; and
 - (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, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas, except that the total exclusion must not exceed, in aggregate, 929 m² or 10% of the permitted floor area, whichever is less.

Building height

- 6.1 Building height, measured from base surface must not exceed 28.9 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms located at least 3 m from the roof perimeter, mechanical screens, or other features, to a maximum height of 34.4 m, provided that no part of the development is permitted to protrude into the Council-approved public views, as set out in the City of Vancouver View Protection Guidelines.

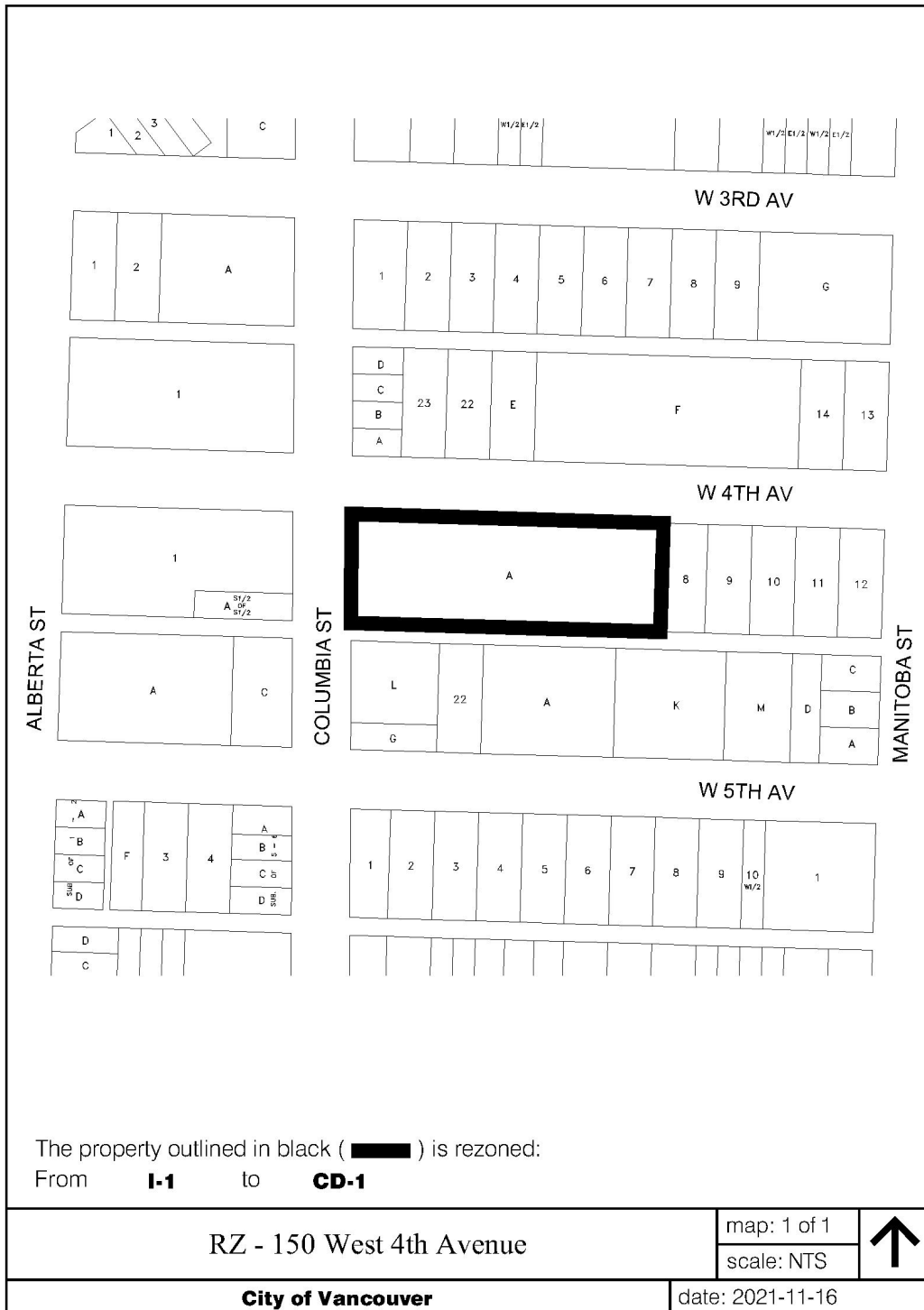
Severability

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. *[Section 9 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.]*

Schedule A



Public Hearing – November 16, 2021 – Item 2 – [Agenda](#)

Summary – To rezone 150 West 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey industrial and office building. A height of 28.9 m (95 ft.) and a floor space ratio (FSR) of 4.0 are proposed.

By-law enacted on January 25, 2022– By-law No. [13257](#)

Public Hearing – March 1, 2022 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments to the Zoning and Development By-law to improve clarity, update references, correct inadvertent errors or omissions, and improve the administration of the by-laws.

By-law enacted on January 25, 2022– By-law No. [13289](#)