

CD-1 (816)

110 West 4th Avenue

By-law No. 13352

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

Effective June 7, 2022

Amended up to and including:

By-law No. 13443, dated July 20, 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-770 (b) 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 (816).

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 (816), 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.

Conditions of Use

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 2,806 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications. The floor space ratio for all uses must not exceed 0.60.
- 5.2 The floor space ratio for all uses combined must not exceed 7.0, except that:
 - (a) Office Uses must not exceed 6,100 m²; and

- (b) Restaurant use must not exceed 300 m². [13443; 2022 07 20]
- 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:
- (a) amenity areas, except that the total exclusion must not exceed, in aggregate, 929 m² or 10% of the permitted floor area, whichever is less; and
 - (b) unenclosed outdoor areas underneath the building overhangs at grade, except that such areas must remain unenclosed for the life of the building.

Building Height

- 6.1 Building height, measured from base surface must not exceed 41.0 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 46.5 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.

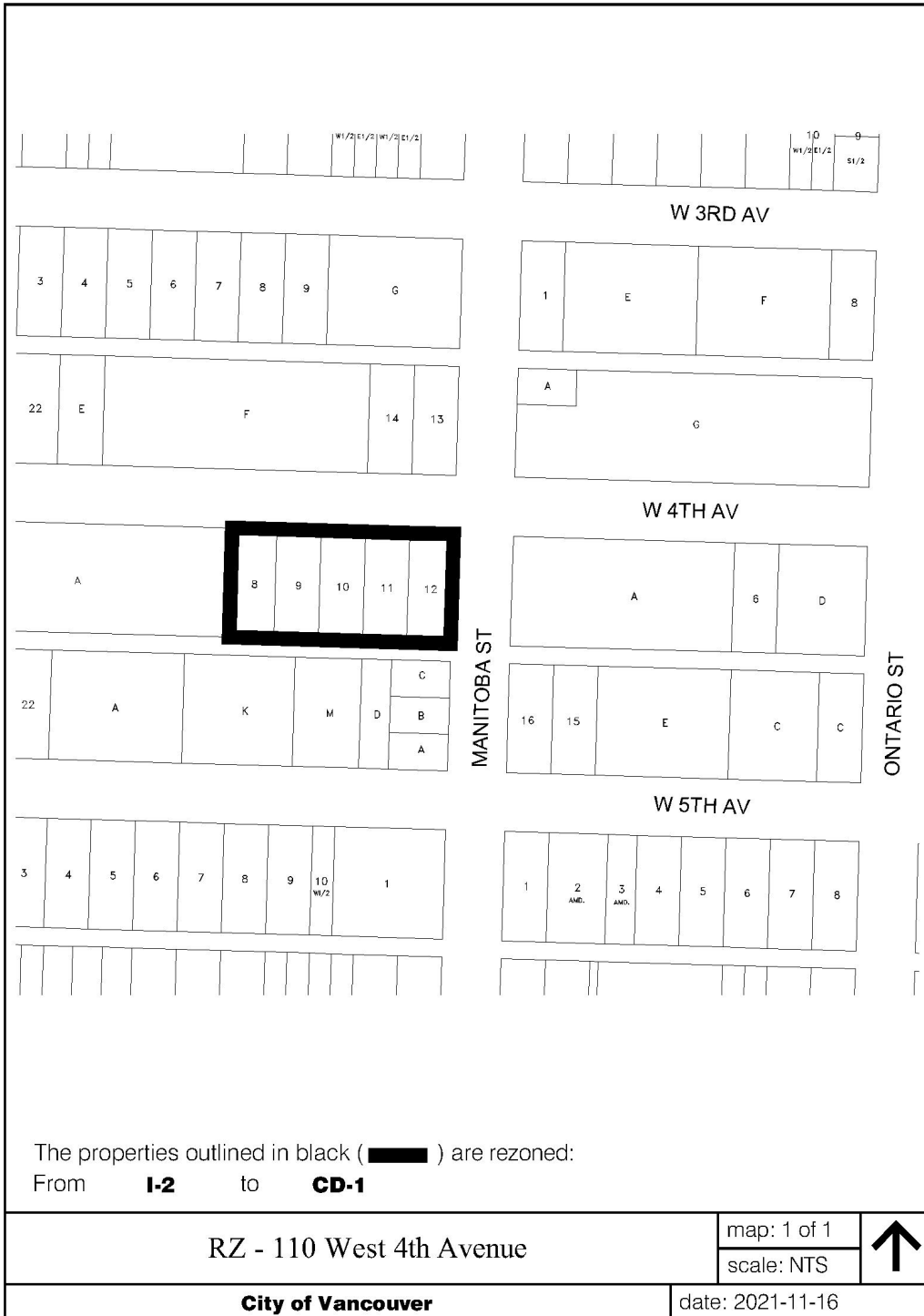
Severability

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 8 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 1 – [Agenda](#)

Summary – To rezone 110 West 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a nine-storey industrial and office building. A height of 41.0 m (135 ft.) and a floor space ratio (FSR) of 7.0 are proposed.

By-law enacted on June 7, 2022 – [By-law No. 13352](#)

Public Hearing – July 12, 2022 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments to: CD-1 (816) at 110 West 4th Avenue, CD-1 (642) at 2133 Nanton Avenue (formerly 4255 Arbutus Street), CD-1 (473) at East Fraser Lands Non-High Street, and CD-1 (276) at 1041 Southwest Marine Drive; to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by laws.

By-law enacted on July 20, 2022 – [By-law No. 13443](#)