

CD-1 (835)

443 Seymour Street

By-law No. 13487

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

Effective July 20, 2022

Amended up to and including:

By-law No. 13605, dated January 17, 2023

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. 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 (c) 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 (835).

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 (835), 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) Retail Uses;
 - (e) Service Uses; and
 - (f) Accessory uses customarily ancillary to the uses permitted in this section.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,737.2 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to dedications.
- 4.2 The floor space ratio must not exceed 22.47.
- 4.3 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.
- 4.4 Computation of floor area must exclude:
 - (a) patios and roof decks only 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, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, 10% of the permitted floor area; and
 - (b) unenclosed outdoor areas underneath the building overhangs, at grade level, except that such areas must remain unenclosed for the life of the building.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than what which justified the exclusion. [13487; 2023 01 17]

Building Height

5. Building height, measured from base surface must not exceed 104.81 m.

Zoning and Development By-law

6. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (835).

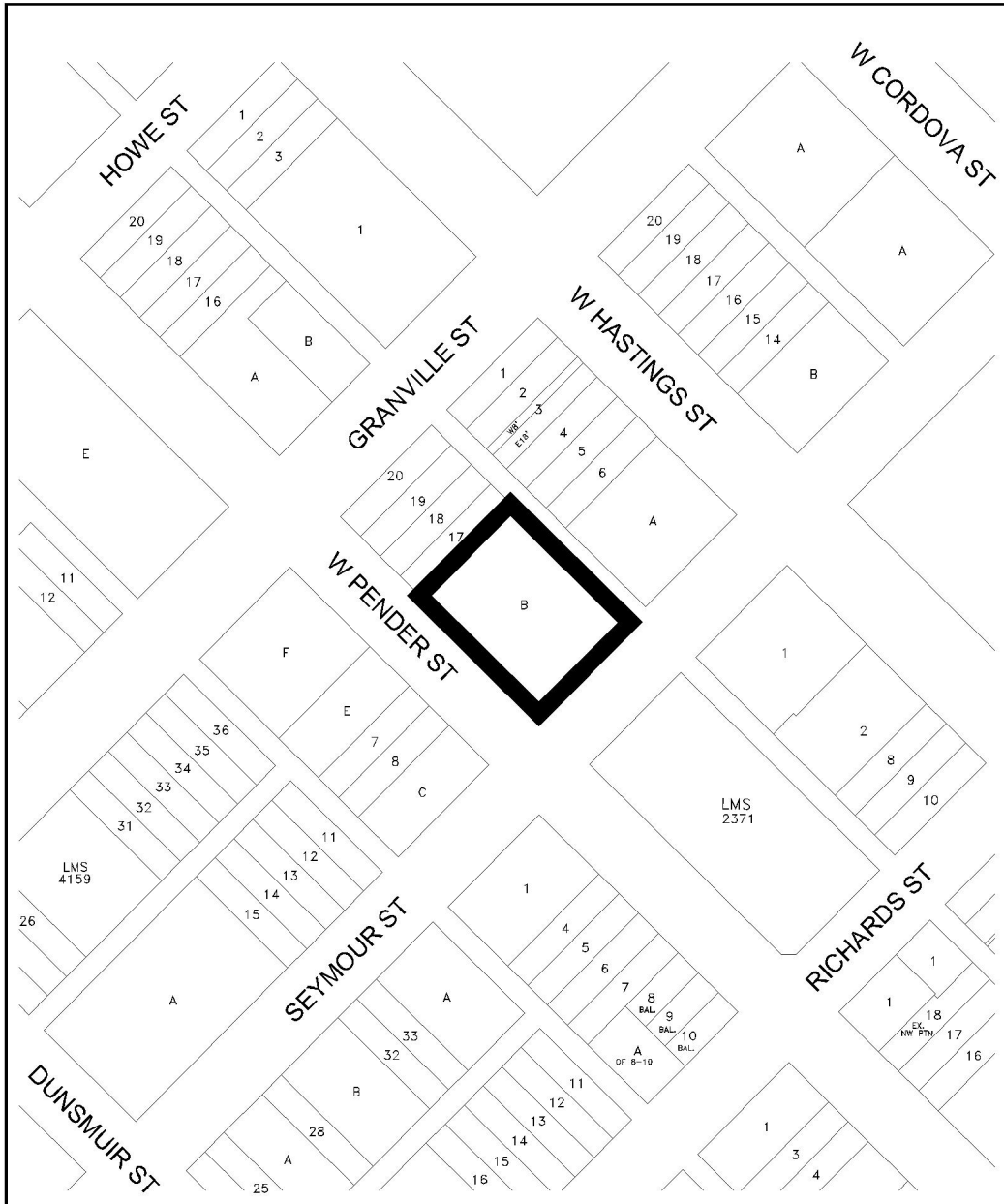
Severability

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



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

Z-767 (c)

RZ- 443 Seymour Street

scale: NTS



City of Vancouver

date: 2020-05-07

Public Hearing – May 26, 2020 – Item 3 – [Agenda](#)

Summary – To rezone 443 Seymour Street from DD (Downtown District) to CD-1 (Comprehensive Development) District, to permit the development of a 29-storey commercial office building. A building height of 104.8 metres (343.9 feet) and a floor space ratio (FSR) of 22.47 are proposed.

By-law enacted on July 20, 2022 – [By-law No. 13487](#)

Public Hearing – December 8, 2022 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments to: CD-1 (835) at 443 Seymour Street; CD-1 (823) at 8460 Ash Street and 8495 Cambie Street; CD-1 (828) at 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive; CD-1 (643) at 1335 Howe Street; and CD-1 (809) at 810 Kingsway to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

By-law enacted on January 17, 2023 – [By-law No. 13605](#)