2202-2212 West 10th Avenue and
2221 Marstrand Avenue

BY-LAW NO. 14833

**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 attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

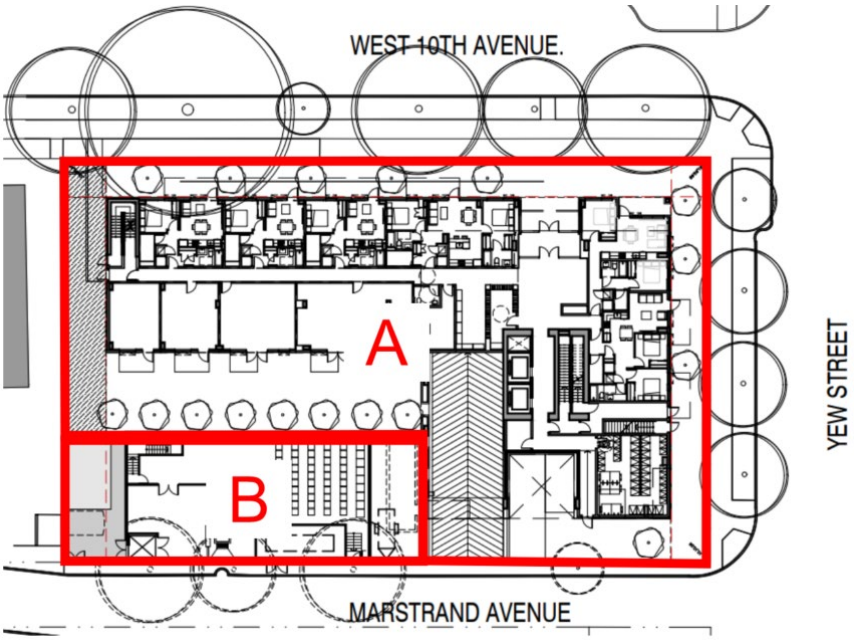
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (940).

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the conditions of use, the maximum permitted density, and the building height of each sub-area.

Figure 1: Sub-areas



Definitions

4. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

(a) for the purpose of calculating the total dwelling unit area for section 6.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.5 of this by-law; and

(b) "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

5. 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 this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Dwelling Uses, limited to Apartment;

(b) Utility and Communication Uses, limited to Public Utility Use; and

(c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

6.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.

6.2 The design and layout of at least 35% of the total number of below-market rental units, and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing;

(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.

6.3 Sub-area B is limited to public utility use.

Floor Area and Density

7.1 Computation of floor area must assume that the site area is 2,322.9 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined is 6.65.

7.3 In sub-area A, the maximum floor space ratio for all uses combined is 6.5.

7.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

7.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) either:

(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or

(ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and

(f) all storage area below base surface for non-dwelling uses and, if section 7.5(e)(ii) applies, all storage area below base surface for dwelling uses.

(g) all floor area below base surface for public utility use.

7.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

7.7 Where floor area associated with residential storage area is excluded under section 7.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Table 1: Permitted Building Height

Sub-area	Building height
A	76.2 m
B	9.9 m

Access to Natural Light

9. Each bedroom that is provided in order to comply with the minimum requirements set out in section 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.

Severability

10. 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

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

ENACTED by Council this 27th day of October, 2026

Signed "Ken Sim"
Mayor

Signed "Jason Twa"
City Clerk

Schedule A



The property outlined in black (▬) is rezoned:
From **C-7** to **CD-1**

RZ - 2202-2212 West 10th Avenue & 2221 Marstrand Avenue	map: 1 of 1 scale: NTS	↑
City of Vancouver	ph date: 2026-02-17	