

6. CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street

Summary: To rezone 111 East 5th Avenue and 2060 Quebec Street from I-1A (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for an existing three-storey commercial office building to be repurposed for bulk data storage use (three levels above grade and two levels below grade) and a café on the ground floor.

Applicant: Westbank Corp.

Referral: This relates to the report entitled “CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street”, dated June 30, 2026 (“Report”), referred to Public Hearing at the Council Meeting of July 14, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Westbank Corp., on behalf of 111 E 5th Property Inc., the registered owners of the lands located at 111 East 5th Avenue and 2060 Quebec Street [*Lots 12 to 16 of Block 24 District Lot 200A PLAN 197; PIDs 004-908-767, 004 909 143, 004-909-259, 004-909-275, 004-909-291*] to rezone the lands from I-1A (Industrial) District to CD-1 (Comprehensive Development) District, to add Bulk Data Storage Use as an allowable use and to enable a café at ground level of an existing three-storey commercial building, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by WZMH Architects, received September 4, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report.

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD 1 By-law.

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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