



City of Vancouver *Zoning and Development By-law*

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CD-1 (264)

101 Terminal Avenue

By-law No. 6744

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective October 16, 1990

(Amended up to and including By-law No. 8891, dated July 6, 2004)

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 **Intent**

The intent of this By-law is to permit the development of the site as a comprehensive mixed-use neighbourhood which complements and is compatible with the character and function of adjacent areas.

Development on the site shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of adjacent areas and yet creates its own special character and sense of place;
- (b) achieve a built form which provides a dual sense of enclosure for the eastern end of False Creek both from the near and far perspectives;
- (c) maintain the Main Street view corridor;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives - it is intended that approximately 1,000 residential units be developed on the site;
- (e) extend retailing along Main Street and in conjunction with the ALRT station to encourage a pedestrian link with the Chinatown retail area;
- (f) achieve a diversity of population in terms of age, household types and income;
- (g) develop adequate community and recreational facilities to serve the needs of residents both of the site and within the False Creek basin;
- (h) provide adequate on-site parking and loading spaces for all uses within the site;
- (i) provide opportunities for additional on-site parking for Science World;
- (j) develop an open space system which meets local needs and provides visual enjoyment for residents and visitors alike; and
- (k) provide pedestrian links to adjacent areas.

3 **Definitions**

Words used in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below.

Built Form Edge means a building facade or other structure which forms a continuous, or nearly continuous, vertical plane with only minor irregularities and articulation.

Interim Use means any use not specifically listed in this By-law and intended to be of only temporary duration.

Core-need Household means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs. [7324; 94 07 26]

Information included in square brackets [] identifies the by-law numbers and dates for the

Note:

amendments to By-law No. 6744 or provides an explanatory note.

4 The only uses permitted within the area outlined in black on Schedule “A”, which area shall be more particularly described as CD-1 (264), subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) a maximum of 1,018 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 25 percent of the total number of units shall be designed for family housing, all of which shall be designed in accordance with the Council-adopted “Guidelines for High Density Housing for Families with Children.”
 - (ii) a minimum of 17.3% of the total number of units shall be provided through government funded programs targeted for core-need households or such affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units and at least half of the affordable housing units shall be designed for family housing consistent with and compromising part of the requirement of section 4(a)(i) of this By-law; [7324; 94 07 26] [8289; 01 01 30] [8651; 03 03 11] [8663; 03 05 13]
- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, lumber store, and vehicle dealer;
- (c) service uses, including theatres, but not including hotels, drive-through service, funeral home, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, repair shop - class A, and restaurant - drive-in;
- (d) office uses;
- (e) parking uses; and
- (f) accessory uses customarily ancillary to the above uses. [8663; 03 05 13]

5 Interim Uses

Interim uses, and accessory use customarily ancillary thereto, may be permitted provided that:

- (a) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law or the orderly subdivision of adjacent lands regulated by this By-law;
- (b) the Development Permit Board is satisfied that the use can be easily removed, is of low intensity or low in capital investment and will be replaced by development in accordance with this By-law; and
- (c) development permits are limited in time to periods not exceeding 3 years, except that where office floor area is substituted for retail floor area pursuant to section 6.3, development permits are limited in time to periods not exceeding 5 years. [8099; 99 10 19]

6 Floor Area

6.1 The maximum floor area for any use listed in Table 1 shall be as set out below.

Table 1

Use	Maximum Floor Area
Retail Uses	2 821 m ²
Service and Office Uses	9 690 m ²
Residential Uses	122 532 m ²
Total	135 043 m²

[8289; 01 01 30] [8663; 03 05 13]

- 6.2** Despite the maximum floor areas set out in Table 1, the Development Permit Board may approve additional floor area not exceeding 1 624 m² in a development permit application, subject to a condition of approval that, before issuance of the development permit, the applicant will provide evidence, satisfactory to the Director of Legal Services, that the applicant has purchased, from an eligible donor site, heritage bonus density equal in amount to the requested additional floor area. [8663; 03 05 13]
- 6.3** Notwithstanding the above, office floor area, to a maximum of 475 m² and at grade, may be substituted for retail floor area if permitted as an interim use as per Section 5., and [8099; 99 10 19]
- 6.4** The following shall be included in the computation of the floor area:
- (a) all floors having a minimum ceiling height of 1.25 m, both above and below ground level, to be measured to the extreme outer limits of the building.
- 6.5** The following shall be excluded in the computation of the floor area:
- (a) residential balconies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, and recessed windows provided that the total area of all balcony exclusions does not exceed eight percent of the provided residential floor area;
- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the floors or portions of floors used for off-street parking and loading that, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the lowest official established building grade; [8566, 02 10 22]
- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.25 m and to which there is no permanent means of access other than a hatch;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) non-profit recreation facilities, and amenity areas accessory to residential use, including meeting rooms provided that the total area excluded does not exceed 5 500 m²;
- (h) day care facilities;
- (i) interior public spaces, including atria and other similar spaces, provided that:
- (i) the excluded area does not exceed 560 m²;
- (ii) the excluded area shall be secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and uses; and
- (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- (j) transit station;
- (k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]
- 6.6** Computation of floor space ratio may exclude:
- (a) enclosed residential balconies if the Director of Planning first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure subject to the following:
- (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being approved, and

(ii) the total enclosed area of excluded balcony floor area must not exceed 50%.
[8891; 04 07 06]

7 Height

7.1 The maximum building height measured above the base surface shall be 94 m.

7.2 Development along Main Street shall have a built form edge at least 7 m in height.

8 Grade Level Uses

8.1 For the purposes of Section 8, grade level uses means retail, restaurant, financial institution, barber shop or beauty salon, laundromat or drycleaning establishment, travel agent, real estate office, residential entrances/lobbies, and any other uses which in the opinion of the Development Permit Board are similar to the foregoing, all of which uses are located on the ground floor.

8.2 Grade level uses shall be required on the Main Street and Terminal Avenue frontages.

8.3 The maximum continuous frontage for each grade level use shall be 9.2 m, except on corners where the combined frontage for such uses shall not exceed 27.5 m.

8.4 All grade level uses shall provide along all abutting streets any one or more of the following: display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess and/or projecting canopy or any other architectural features which facilitate, to the satisfaction of the Director of Planning, pedestrian interest.

8.5 All grade level uses shall provide direct pedestrian access to the fronting street or walkway.

8.6 All grade level uses shall provide weather protection with a minimum depth of 1.5 m and in the form of a retractable fabric awning, a canopy attached to the building face by bolts for easy removal, or such other form satisfactory to the Director of Planning and the City Engineer.

9 Residential Component

9.1 Separate and distinct means of access shall be provided for residential uses to streets and on-site parking.

9.2 Private, semi-private and public spaces shall be defined and distinguished from each other.

9.3 In every building intended to contain core-need households a community room shall be provided with the capacity to accommodate at least 40 percent of the estimated adult population.
[7324; 94 07 26][7874; 98 04 21]

10 Parking

10.1 Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) office uses shall provide a minimum of 1 space for each 70 m² of gross floor area and a maximum of 1 space for each 46.5 m² of gross floor area;
- (b) retail uses shall provide a minimum of 1 space for each 50 m² of floor area;
- (c) restaurant uses shall provide a minimum of 1 space for each 50 m² of gross floor area for the first 100 m² of gross floor area, 1 space for each 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, and 1 space for each 20 m² over 500 m² of gross floor area;

- (d) multiple dwelling uses, not including units designated for non-market, low income or seniors housing, shall provide a minimum of 1 space for each 100 m² of gross floor area plus 0.5 spaces for each dwelling unit;
- (e) family non-market housing shall provide a minimum of 1.1 spaces for each unit; [8289; 01 01 30]
- (f) recreational and cultural uses shall provide parking as determined by the Director of Planning, in consultation with the City Engineer; and
- (g) a minimum of 100 spaces additional to the above requirements shall be provided.

10.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

10.3 The Director of Planning, before granting any relaxation pursuant to section 10.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

10.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

10.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use. [8011; 99 04 13]

11 Loading

11.1 Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that one additional loading bay shall be provided for every 200 dwelling units.

11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

11.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

11.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.
[8011; 99 04 13]

12 Acoustics

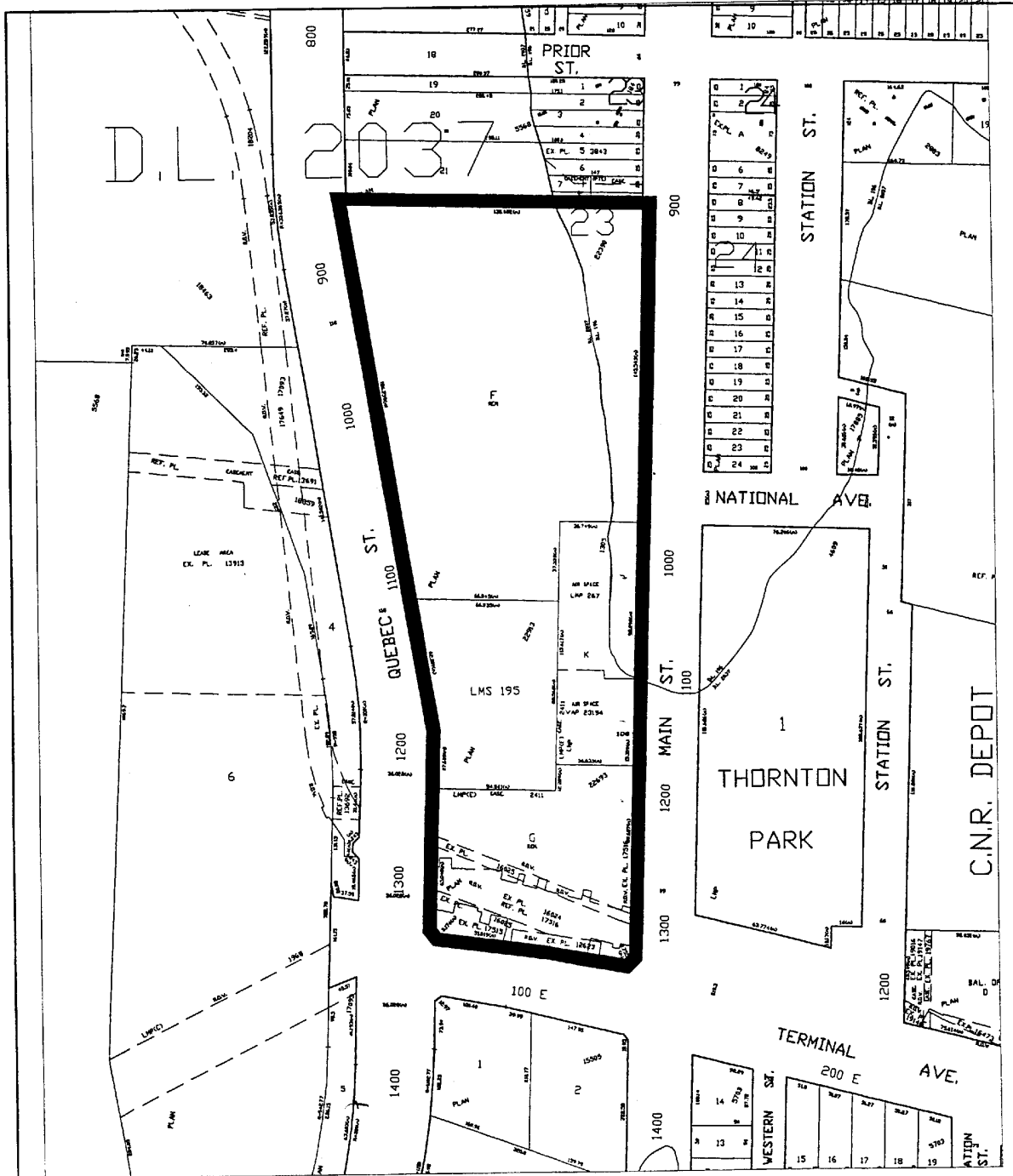
All development permit application shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

Portions of Dwelling Units	Noise Levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

13 *[Section 13 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

SCHEDULE A



The property outlined in black (■) was rezoned:
 From **M-1** and **FC-1** to **CD-1** by By-law No. 6744

dmw8cd-1comp.pms

CD-1 (264) 101 Terminal Ave. City of Vancouver Planning Department	date prepared: Nov. 1994	
	sectional(s): P, Q-9, 10	
	scale: 1:3000	

CITY OF VANCOUVER
MEMORANDUM

Item 1 Anne
Terminal A/c
CD-1

From: CITY CLERK

Date: November 3, 1989

To: City Manager
Director of Planning
Director of Legal Services
→ Associate Director - Zoning Division
Associate Director - Central Area Division
City Engineer
Director of Civic Buildings

Refer File: P.H. #224

Subject: Public Hearing - October 19, 1989

RECEIVED	
NOV 06 1989	
NUMBER: 55	
REFERRED TO: TAE	
COPY TO:	
ANSWER REQ'D	

I wish to advise you of the attached Minutes from the Special Council meeting (Public Hearing) held on October 19, 1989.

Please note any matters contained therein for your attention.

Louisa
DEPUTY CITY CLERK

DB:ci
Att.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 19, 1989, in the Robson Square Media Centre Theatre at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Bellamy, Davies,
Eriksen, Owen, Price,
Rankin, and Wilking

ABSENT: Alderman Puil (Civic Business)
Alderman Taylor (Civic Business)

CLERK TO THE COUNCIL: D. Back

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Owen,

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning & Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning: Terminal Avenue (Station Site)
and Main Street (LaFarge Site)

An application of Perkins and Cheung Limited Architects and the Director of Planning was considered as follows:

REZONING: LOCATION - 101 TERMINAL AVENUE (STATION SITE) AND 1051
MAIN STREET (LAFARGE SITE)

Present Zoning: FC-1 Commercial District
M-1 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft By-law, if approved, would rezone the sites to CD-1 to accommodate use and development generally as follows:
- maximum of 1.23 million square feet of residential use comprising up to 1,000 dwelling units of which 20% will be for core-needy housing and 25% will be suitable for families with children;
 - retail uses, as more particularly defined in the draft By-law, limited to a maximum of 70,700 square feet;
 - service and office uses, as more particularly defined in the draft By-law, limited to a maximum of 23,150 square feet;
 - recreational and cultural uses;
 - interim uses under conditions described in the draft By-law;

Cont'd

Clause No. 1 Cont'd

- accessory uses customarily ancillary to the above uses;
- maximum height of 308 feet;
- provisions for off-street parking and loading.

(ii) Any consequential amendments, including amendments to Sign By-law, No. 6510.

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

(a) Adoption in principle of the proposed form of development as contained in the document entitled, "Form of Development/Land Use - 101 Terminal Avenue (Station/LaFarge)" and stamped "Received, City Planning Department, October 12, 1989.";

(b) That, prior to the enactment of the CD-1 By-law, concurrence be received from the Ministry of the Environment with the methodology used and proposed in the remediation plan;

(c) Also that, prior to the enactment of the CD-1 By-law, the registered property owner must:

(i) enter into a legal agreement satisfactory to the Directors of Legal Services, Planning, and Social Planning and the General Manager of Parks and Recreation between the property owner and the City of Vancouver guaranteeing the payment in lieu of park dedication, based on a cost per unit on the M-1 zoned portion of the site determined by the park requirement, the average cost of industrial land in the vicinity, the average cost of developed park and and increase on a monthly basis to reflect increases in the costs of living as determined by consumer price index.

*amended
by
Council,
4 Camera,
92 02 02*

(ii) enter into a legal agreement satisfactory to the Directors of Legal Services, Social Planning, and Civic Buildings to ensure that two fully finished day care facilities for a total of 69 children be provided and conveyed to the City at no cost to the City; the day care facilities shall comprise 6,500 square feet of indoor space and 7,000 square feet of immediately adjacent fenced and equipped outdoor play space and must meet all community care facilities licensing and day care requirements and be satisfactory to the Directors of Social Planning and Civic Buildings.

(iii) enter into a legal agreement satisfactory to the Directors of Legal Services, Social Planning and Civic Buildings to ensure that two fully finished multi-purpose rooms for community use be provided and conveyed to the City at no cost to the City; the multi-purpose rooms shall comprise 2,150 square feet and be designed and located to the satisfaction of the Directors of Social Planning and Civic Buildings.

(iv) enter into a legal agreement satisfactory to the Director of Legal Services and to the Supervisor of Properties ensuring that Bosa Developments will either develop or convey to the City, at a cost acceptable to the City, a sufficient number of parcels at locations acceptable to the Directors of Planning and Social Planning to achieve 20% core-needy units of the total units approved with 50% of the 20% suitable for families with children.

Clause No. 1 Cont'd

- (v) enter into a legal agreement satisfactory to the Director of Legal Services and the City Engineer between the property owner and the City of Vancouver, guaranteeing the provision of an additional 100 off-street public parking spaces and the availability of 70 commercial office spaces during non-office hours, on the south portion of the site.
- (vi) enter into a statutory right-of-way satisfactory to the City Engineer, the Director of Planning and Director of Legal Services, for public access (including suitable disabled access) to Thornton Place as indicated on the drawings.
- (vii) enter into a legal agreement satisfactory to the City Engineer and the Director of Legal Services to ensure that all works and services necessary and incidental to this development are constructed by Bosa Developments at its cost, to the satisfaction of the City Engineer, and to provide for a grant of all necessary right-of-ways and dedications for these services to the satisfaction of the City Engineer and the Director of Legal Services.
- (viii) enter into a legal agreement satisfactory to the City Engineer and the Director of Legal Services for the upgrading of the sewage pump station on a cost sharing basis with the City.

Mr. L. Beasley, Associate Director - Central Area Division, with the assistance of a slide presentation, provided an overview of the proposed development. Mr. Beasley noted the development is predominantly residential providing for approximately 1.2 million square feet of housing, representing up to 1,000 dwelling units. Of these units, at least 20% will be for social housing and 25% for family housing. There will be approximately 175,000 square feet of commerce, of which a maximum 71,000 square feet will be for retail uses. The development also provides for 8,500 square feet of community space, including 2 day cares. Off-street parking will be provided through 1,809 underground parking spaces. The overall development represents a reduction of nearly 200,000 square feet from the original proposal submitted to the City last Fall. This reduction has occurred mainly on the Station site where the current proposal is 170,000 square feet below that permitted under the existing FC-1 zoning. Council was advised that the form of development for 101 Terminal Avenue has been changed to increase the building height for the northerly tower on Main Street from 168 feet to 172 feet.

Mr. Beasley noted that this proposal represents a comprehensively planned neighbourhood, including parks and public facilities which take advantage of the southerly exposure and water amenity. In this context, the proposed development on the Station/LaFarge site is an important opportunity to expand the City's vision for the changing nature contemplated for the False Creek basin.

Clause No. 1 Cont'd

Recognizing that this development will set the tone for the future development of the east end of False Creek, 10 issues were carefully considered. Mr. Beasley reviewed each of these issues which included:

- use
- urban design of area
- density
- quality of life
- park space
- retail space
- traffic
- parking
- social impacts
- seismic requirements

Mr. B. Davies, Assistant City Engineer, responded to a question from Council concerning the need for an alternate water supply to the site for fire-fighting purposes, and advised that the increased density resulting from the proposed development may necessitate the construction of a salt water pumping station at the east end of the Creek. While Council has recently approved a long-range study of the water supply system, there will also be a report coming forward to Council in the next few weeks, as part of the earthquake preparedness program detailing the short-term water supply requirements. The need for a salt water pumping station at this location will be addressed in the upcoming report. Mr. Davies advised that the cost of a salt water pumping station is approximately \$700,000, which could be funded from the water fund and general revenue, or Council may wish to associate this cost with this development.

Mr. Eric Martin, Perkins and Cheung Limited Architects, advised there have been a number of public meetings held to obtain community input on the project, as well as meetings with the Urban Design Panel and Council. These meetings have been very important in tailoring this project to meet the objectives of the owners and the City. Mr. Martin reviewed various aspects of the development including the reduced density, park allocation, parking provisions and public amenities, which together with the social and family housing to be provided, either meet or exceed the City's expectations. In answer to a question from Council, Mr. Martin advised that a salt water pumping station would benefit this and other developments, and is something the Engineering Department should look at from a technical point of view. The owner would certainly contribute to this cost through property taxation and pay for the cost of the pumping station over time in this way.

The Mayor called for speakers for and against this application and the following delegations were heard:

Mr. D. Larson, Create a Real Available Beach (CRAB), expressed concern that the proposed building height is excessive, noting that existing buildings for low-income residents are a maximum of five storeys. There is also a concern that this development will result in the eviction of elderly and low-income people from existing affordable accommodation. The increased density in the area resulting from this project puts added pressures on a park deficient area, as well as the road system and added air pollution. This project should be down-sized by approximately one-third.

Clause No. 1 Cont'd

Mr. Larson urged Council to adopt the recommendations contained in a recent report from the UBC Centre for Human Settlements which was before Council at its meeting on October 17, 1989.

Mr. N. McLachlan, Chairman, Bicycle Advisory Committee, spoke in regard to the transportation issues in the neighbourhood surrounding the development site, and suggested this could be an opportunity for Council to experiment with other modes of transportation. The proposed development should provide for bicycle parking, storage and change rooms. These are requirements which have been called for in the Comprehensive Bicycle Plan and should be provided in this and other similar projects.

Ms. M. Ashbridge, member of Strathcona Community Center Association, suggested the community facilities connected with this project should be constructed to serve the Mount Pleasant, Downtown Eastside and Strathcona areas, and augment the existing facilities. It is considered that the east end of this site is the best location for the community facilities, and the community association would like to have input into the decision regarding the location and to ensure there is public access to these facilities.

Mr. J. Lanphier, Boy Scouts-Kitsilano, indicated this project is of interest to the Kitsilano Boy Scouts, and hopes the community space to be provided within this development would be available for their use.

Mr. J. Harvey, #608-513 Moberly, expressed concern the proposed development plan is not sensitive to False Creek and that the tall buildings should be shielded to the west by smaller buildings. The shoreline along the Creek must be compatible with a pedestrian scale. Mr. Harvey requested Council to send the proposed development back to staff for further review with more consideration to park space and the Creek-front design.

Mr. A. Norfolk, Mount Pleasant Neighbourhood Association, suggested there should be more public amenities and community facilities provided, and hoped the payment in lieu of park dedication will be realized. This development will be beneficial to the Mount Pleasant area as it complements existing businesses and is a positive addition to this neighbourhood.

Mr. J. Chalmers, Downtown Eastside Residents Association (DERA), expressed concern that the social housing component for this project will not add any new units of social housing in the City as there will be no new or extra social housing allocation from the Federal Government to ensure that the units are built. The scale of the development is not compatible with the neighbourhood, and will lead to more development which will displace Downtown Eastside residents.

Mr. N. Davidowicz, 2924 E. 41st Avenue, addressed the economic and traffic impacts of this project on the area. Mr. Davidowicz suggested Council has not been provided with the proper studies to address the traffic problems which will be created by this development and the future costs which will be incurred by the City to address these problems. Additional mitigation measures are required at this time in regard to traffic, as well as the need to integrate the Skytrain Station into the development and provide an overhead pedestrian way to Science World. There should be further long-range traffic planning completed before this project proceeds.

Clause No. 1 Cont'd

MOVED by Ald. Bellamy,

THAT the application of the Director of Planning be approved, subject to the conditions as set out in this Minute of the Public Hearing, and the further condition that the payment in lieu of park dedication be made to the City within three years of the enactment of the By-law or on or before the time of occupancy of the first dwelling unit, whichever comes first.

- carried unanimously

MOVED by Ald. Eriksen (in amendment),

THAT prior to the enactment of the CD-1 By-law, the developer provide at his cost, an on-site salt water pumping station as an alternative water supply for fire-fighting purposes.

- LOST

(Alderman Baker, Bellamy, Owen, Price, Wilking and the Mayor opposed)

The motion to amend having lost, Alderman Bellamy's motion was then put and CARRIED UNANIMOUSLY.

Mayor Campbell requested staff to report back on the process of how the payment in lieu of park dedication would be allocated.

2. Text Amendment to CD-1 By-Law No. 5852:
1003 Pacific and 1020 Harwood Streets

An application of Davidson Yuen Partners was considered as follows:

TEXT AMENDMENT TO CD-1 BY-LAW NO. 5852: LOCATION - 1003 PACIFIC AND 1020 HARWOOD STREETS (LOTS D AND E, BLOCK 13, D.L. 185, PLANS 20258 AND 20260)

(i) The draft By-law, if approved, would amend provisions for use and development of the sites generally as follows:

- For Site A, - maximum floor space ratio of 6.0 for residential use and an additional 0.14 FSR for non-residential uses;
- For Site B, - maximum of 65 dwelling units in a multiple dwelling;
- non-residential uses described in the draft By-law;
- maximum floor space ratio of 6.0 of which 0.5 FSR may be for non-residential uses;
- maximum height of 60.4 m (198 ft) or 21 storeys;
- provisions for off-street parking and loading.

(ii) Any consequential amendments.

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

- (a) That, prior to enactment of the CD-1 Text Amendment By-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to:

Cont'd

64

BY-LAW NO. 6744

A By-law to amend the
Zoning and Development By-law,
being By-law No. 3575

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-369(c) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Intent

The intent of this By-law is to permit the development of the site as a comprehensive mixed-use neighbourhood which complements and is compatible with the character and function of adjacent areas.

Development on the site shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of development of adjacent areas and yet creates its own special character and sense of place;
- (b) achieve a built form which provides a dual sense of enclosure for the eastern end of False Creek both from the near and far perspectives;
- (c) maintain the Main Street view corridor;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives - it is intended that approximately 1,000 residential units be developed on the site;

- (e) extend retailing along Main Street and in conjunction with the ALRT station to encourage a pedestrian link with the Chinatown retail area;
- (f) achieve a diversity of population in terms of age, household type and income;
- (g) develop adequate community and recreational facilities to serve the needs of residents both of the site and within the False Creek basin;
- (h) provide adequate on-site parking and loading spaces for all uses within the site;
- (i) provide opportunities for additional on-site parking for Science World;
- (j) develop an open space system which meets local needs and provides visual enjoyment for residents and visitors alike; and
- (k) provide pedestrian links to adjacent areas.

3. Definitions

Words used in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below.

Built Form Edge means a building facade or other structure which forms a continuous or nearly continuous vertical plane with only minor irregularities and articulation.

Interim Use means any use not specifically listed in this By-law and intended to be of only temporary duration.

Core-needy Household means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.

4. The only uses permitted within the area outlined in black on Schedule "A", which area shall be more particularly described as CD-1(264), subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) a maximum 1,000 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 25% of the total number of units shall be designed for family housing, all of which shall be

designed in accordance with the Council-adopted "Guidelines for High Density Housing for Families with Children."

- (ii) a minimum of 20% of the total number of units shall be provided through government funded programs, targeted for core-needy households, at least half of which shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of this By-law;
- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, lumber store, and vehicle dealer;
- (c) service uses, including theatre, but not including drive-through service, funeral home, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, repair shop - class A, and restaurant drive-in;
- (d) office uses;
- (e) cultural and recreational uses;
- (f) institutional uses;
- (g) parking uses; and
- (h) accessory uses customarily ancillary to the above uses.

5. Interim Uses

Interim uses, and accessory use customarily ancillary thereto, may be permitted provided that:

- (a) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law or the orderly subdivision of adjacent lands regulated by this By-law;
- (b) the Development Permit Board is satisfied that the use can be easily removed, is of low intensity or low in capital investment and will be replaced by development in accordance with this By-law; and
- (c) development permits are limited in time to periods not exceeding 3 years.

6. Floor Area

6.1 The maximum floor area for any use listed in Table 1 shall be as set out below.

TABLE 1

USE	MAXIMUM FLOOR AREA
Retail Uses	6 570 m ²
Service, Office Uses	9 690 m ²
Residential Uses	113 900 m ²
Institutional Uses	2 150 m ²

6.2 Notwithstanding the above, residential floor area may be substituted for retail, service, or office area where, in the opinion of the Development Permit Board, an acceptable residential environment will result.

6.3 The following shall be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.25 m, both above and below ground level, to be measured to the extreme outer limits of the building.

6.4 The following shall be excluded in the computation of floor area:

- (a) residential balconies, sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, and recessed windows provided that the total area of all balcony exclusions does not exceed 8% of the provided residential floor area;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;

- (d) the portion of a floor used for off-street parking and loading that, for each parking area, is at or below the lowest official established building grade;
- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.25 m and to which there is no permanent means of access other than a hatch;
- (f) residential storage space provided that where space is located at or above the base surface, the maximum exclusion shall be 3.72 m² per dwelling unit;
- (g) non-profit recreation facilities, and amenity areas accessory to residential use, including meeting rooms provided that the total area excluded does not exceed 5,500 m²;
- (h) day care facilities;
- (i) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area does not exceed 560 m²;
 - (ii) the excluded area shall be secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and uses; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- (j) transit station.

7. Height

7.1 The maximum building height measured above the base surface shall be 94 m.

7.2 Development along Main Street shall have a built form edge at least 7 metres in height.

8. Grade Level Uses

8.1 For the purposes of this Section 8, grade level uses means retail, restaurant, financial institution, barber shop or beauty salon, laundromat or drycleaning establishment, travel agent, real estate office, residential entrances/lobbies, and any other uses which in the opinion of the Development Permit Board are similar to the foregoing, all of which uses are located on the ground floor.

8.2 Grade level uses shall be required on the Main Street and Terminal Avenue frontages.

8.3 The maximum continuous frontage for each grade level use shall be 9.2 m, except on corners where the combined frontage for such uses shall not exceed 27.5 m.

8.4 All grade level uses shall provide along all abutting streets any one or more of the following: display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess and/or projecting canopy or any other architectural features which facilitate, to the satisfaction of the Director of Planning, pedestrian interest.

8.5 All grade level uses shall provide direct pedestrian access to the fronting street or walkway.

8.6 All grade level uses shall provide weather protection with a minimum depth of 1.5 metres and in the form of a retractable fabric awning, a canopy attached to the building face by bolts for easy removal, or such other form satisfactory to the Director of Planning and the City Engineer.

9. Residential Component

9.1 Separate and distinct means of access shall be provided for residential uses to streets and on-site parking.

9.2 Private, semi-private and public spaces shall be defined and distinguished from each other.

9.3 Private, semi-private and public spaces shall be defined and distinguished from each other.

9.4 In every building intended to contain core-needy households a community room shall be provided with the capacity to accommodate at least 40% of the estimated adult population.

10. Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) office uses shall provide a minimum of 1 space for each 70 square metres of gross floor area and a maximum of 1 space for each 46.5 square metres of gross floor area;
- (b) retail uses shall provide a minimum of 1 space for each 50 square metres of floor area;

- (c) restaurant uses shall provide a minimum of 1 space for each 50 square metres of gross floor area for the first 100 square metres of gross floor area, 1 space for each 10 square metres of gross floor area for the next 400 square metres to a total of 500 square metres of gross floor area, and 1 space for each 20 square metres over 500 square metres of gross floor area;
- (d) multiple dwelling uses shall provide a minimum of 1 space for each 100 square metres of gross floor area plus 0.5 spaces for each dwelling unit;
- (e) recreational and cultural uses shall provide parking as determined by the Director of Planning in consultation with the City Engineer; and
- (f) a minimum of 100 spaces additional to the above requirements shall be provided.

11. Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that one additional loading bay shall be provided for every 200 dwelling units.

12. Acoustics

All development permit applications shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

12. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 16th day of
October , 1990.


(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 16th day of October 1990, and numbered 6744.

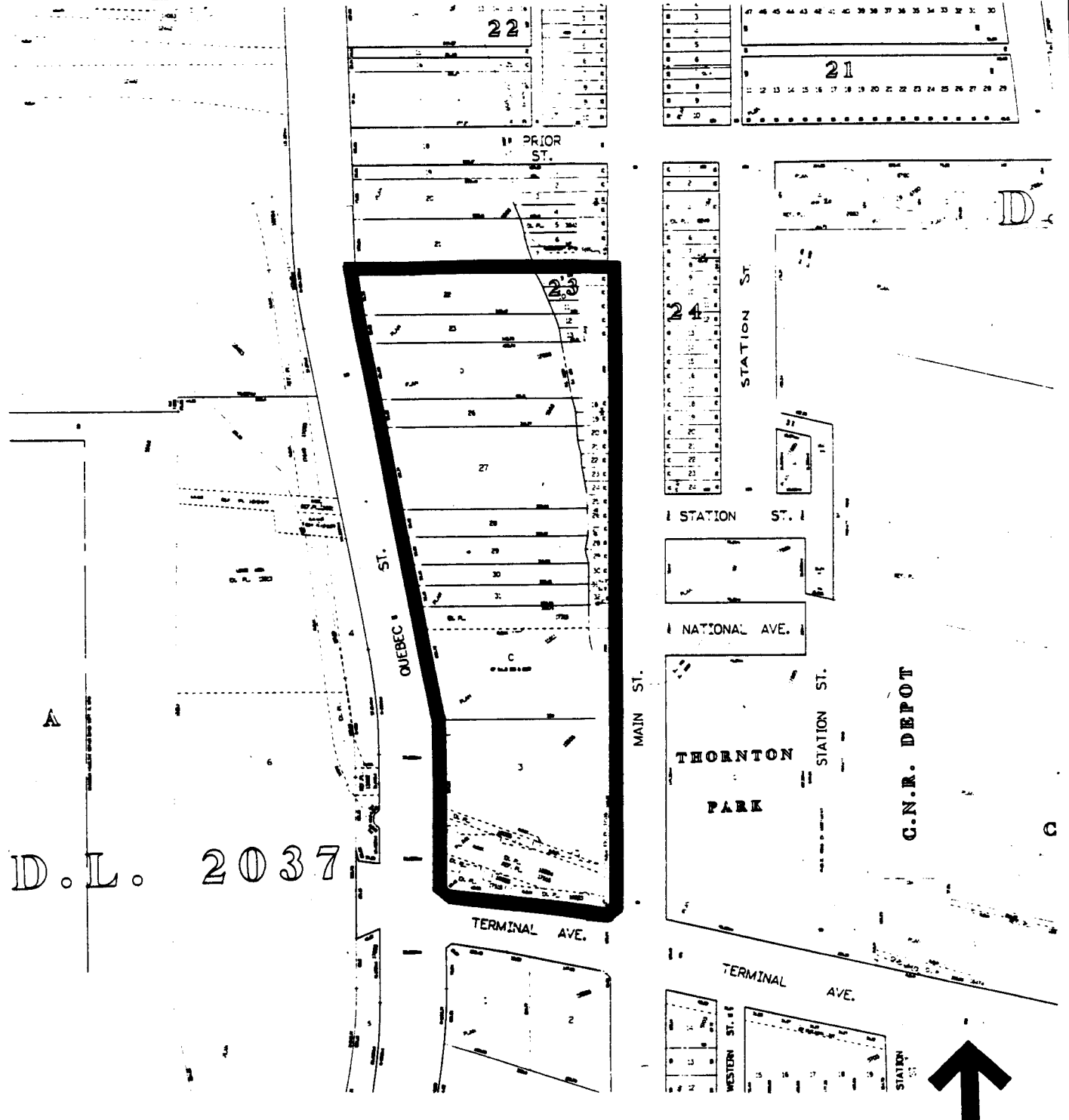
CITY CLERK"

BY-LAW No. 6744 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

SCHEDULE A

FROM M-1 and FC-1 TO CD-1



SCALE:1:3000

FILE No. RZ 1051 MAIN ST. and TERMINAL AVE.

Z- 369(c)

BY-LAW NO. 6845

A By-law to amend
By-law No. 6510,
being the Sign By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. Schedule E to By-law No. 6510 is amended by adding thereto
the following:

"101 Terminal Avenue CD-1 (264) 6744 B(FC-1)"

2. This By-law comes into force and takes effect on the date of
its passing.

DONE AND PASSED in open Council this 18th day of
June , 1991.

(Signed) Gordon Campbell
Mayor

(Signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 18th day of
June 1991, and numbered 6845.

CITY CLERK"

CITY OF VANCOUVER



MEMORANDUM

PLANNING DEPARTMENT
OCT 5 1992
N 8439
KAS
THF

From: CITY CLERK

Date: October 5, 1992

To: City Manager
Director of Planning
Director of Legal Services
Associate Director of Planning - Land Use & Development
Public Hearing Clerk

Refer File: 2609-2

Subject: Form of Development: 101 Terminal Avenue
D.S. 214474 - CD-1 By-law Number 6744

I wish to advise that following the Standing Committee on Planning and Environment meeting on October 1, 1992, the following recommendation was approved by Vancouver City Council on the above matter:

THAT the proposed form of development for the CD-1 zoned site known as 101 Terminal Avenue, generally as illustrated in Development Application Number DA214472, prepared by Musson, Cattell, Mackey Partners for VanCity Enterprises, and stamped "Received, City Planning Department, July 28, 1992", to include consideration of signage similar to other residential neighbourhoods, be referred to Public Hearing.

H. Hill
CITY CLERK SK

NLargent:as

Letter to:

Mr. Peter Withers
VanCity Enterprises Ltd.
4th Floor, 515 West 10th Avenue
Vancouver, B.C. V5Z 1K9

Mr. Dave Osmond
906 - 1188 Quebec Street
Vancouver, B.C.
V6A 4B3

Mr. Mark Whitehead
Musson Cattell Mackey Partnership
1825 - 555 Burrard Street
Vancouver, B.C. V7X 1M9

Mr. Phil Ragan
1106 - 1188 Quebec Street
Vancouver, B.C.
V6A 4B3

Mr. Eric Martin
Bosa Development Corporation
201 - 3701 East Hastings
Burnaby, B.C. V5C 2H1

Mr. Eddie Lamb
1206 - 1188 Quebec Street
Vancouver, B.C. V6A 4B3

101 Terminal Avenue and
East Side Quebec Street

BY-LAW NO. 7059

A By-law to amend
By-law No. 6510,
being the Sign By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. Schedule B to By-law No. 6510 is amended in clause (g) of
section 1.0 by:

- (a) deleting the word "and" following the semi-colon in subclause (i);
- (b) adding the word "and" following the semi-colon in subclause (ii); and
- (c) adding the following:

"(iii) on a site abutting that portion of the east side of Quebec Street commencing at a point 341 m north of Terminal Avenue and ending at a point 200 m south of Terminal Avenue, a fascia sign above a height of 20 m above grade shall not be permitted:

- (A) where the sign face forms an angle of less than 90 degrees to Quebec Street; or
- (B) if it is visible from any dwelling unit located within 200 m."

2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 5th day of
January , 1993.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 5th day of January 1993, and numbered 7059.

CITY CLERK"

5. Text Amendment: Kent Avenue South Building Line

An application by the Director of Planning was considered as follows:

TEXT AMENDMENT: KENT AVENUE SOUTH BUILDING LINE (Between the Easterly limit of Lot A, Blocks V & W, D.L. 327, Plan 18761 and the Westerly limit of Block V in Highway Plan H116, D.L. 327, Plan 3402)

The proposed amendment, to Schedule E of the Zoning and Development By-law, would amend the existing building line requirement along that portion of Kent Avenue South lying between the easterly limit of Lot A, Blocks V and W, District Lot 327, Plan 18761 and the westerly limit of Block V in Highway Plan H116, District Lot 327, Plan 3402.

The Director of Planning recommended approval.

There was no correspondence received on this matter.

Mayor Owen called for speakers for and against the application, and none were present.

MOVED by Cllr. Bellamy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

6. Text Amendment: Affordable Housing Amendments

An application by the Director of Planning was considered as follows:

TEXT AMENDMENT; AFFORDABLE HOUSING AMENDMENTS

These proposed amendments to the False Creek North and Coal Harbour Official Development Plans and to various CD-1 Comprehensive Development District Zoning By-laws, all of which control major projects, would implement City Council's recently revised 20% affordable housing policy. Essentially this would allow Council to consider non-market housing programs which serve households other than those in "core-need".

cont'd..

Clause No. 6 (cont'd)

The Director of Planning recommended approval.

There was no correspondence received on this matter.

Mr. Cameron Gray, Housing & Properties Department, advised in 1992, the Federal Government commenced withdrawing money for social housing. In April 1993, Council approved a revised policy for the 20% sites. The policy continues to be based on the non-profit core-need housing program, and core-need remains Council's priority. For major project rezonings, 20% of all units must still be designated non-profit housing. Twenty percent sites that become available must first be made available for core-need housing, if units are available or forthcoming. If units are unavailable, then Council can consider other alternatives if it wishes, with pay-in-lieu being a last resort.

This revised policy allows Council to respond to changing programs, and provides flexibility to meet needs as they arise, while still keeping core-need housing the highest priority.

Mayor Owen called for speakers for and against the application and the following delegations were heard:

Mr. Thomas Ivanore, on behalf of Integrated Housing (brief on file), spoke in favour of the application.

Mr. Joffre Pomerleau, on behalf of Innovative Housing, advised his group is an advocate of mixed-income housing, but have been in favour of the 20% core-need social housing that has been part of City policy. Concerns were expressed with the erosion of the core-need housing.

Ms. Leslie Stern, on behalf of B.C. Women's Housing Coalition, opposed the application as it would erode the City's ability to insist on low-income housing. Also, there is not enough information available about the definition of non-market housing. A bigger strategy is required where affordable housing should be seen as a community asset, and not a burden to the developer.

Ms. Barb Daniel, Downtown Eastside Residents Association (DERA), opposed the application.

cont'd..

Clause No. 6 (cont'd)

Ms. Laura Stannard, Downtown Granville Tenants Association, encouraged the City to look at innovative housing alternatives and suggested the City encourage moderate-income housing be built out of of the 80% of market housing, and not the 20% non-market housing.

MOVED by Cllr. Pull,
THAT the application be approved.

- CARRIED

(Councillor Kwan opposed)

7. Text Amendment: Insufficient Quorum -
Outstanding Rezoning Applications

An application by the Director of Planning was considered as follows:

TEXT AMENDMENT: INSUFFICIENT QUORUM - OUTSTANDING REZONING APPLICATIONS

This proposed amendment to Section 13 of the Zoning and Development By-law, would address the problem of outstanding rezoning applications which cannot obtain final approval as a result of civic elections and the resulting insufficient Council quorums.

The Director of Planning recommended approval

There was no correspondence received on this matter.

Mayor Owen called for speakers for or against the application, and none were present.

MOVED by Cllr. Bellamy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

Revised 20% Affordable
Housing Policy - CD(264),
(265), (266), (297), (312)
and (321)

BY-LAW NO. 7324

A By-law to amend
By-laws Numbered
6744, 6747, 6757, 7156, 7200 and 7232 being
By-laws which amended the Zoning and Development By-law
by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,
enacts as follows:

1. By-law No. 6744 is amended:
 - (a) in section 3 by deleting the word "Core-needy" and substituting the word "Core-need";
 - (b) by deleting section 4(a)(ii) and substituting the following:

"(ii) a minimum of 20% of the total number of units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and at least half of the non-market housing units shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of this By-law;"; and
 - (c) in section 9.4 by deleting the word "core-needy" and substituting the word "core-need".
2. By-law No. 6747 is amended:
 - (a) in section 3 by deleting the word "Core-needy" and substituting the word "Core-need";
 - (b) by deleting section 4(a)(ii) and substituting the following:

"(ii) a minimum of 20% (twenty percent) of the total number of dwelling units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council approve, and at least half of the non-market housing shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of this By-law;"; and

- (c) in section 9.3 by deleting the word "core-needy" and substituting the word "core-need".
3. By-law No. 6757 is amended:
- (a) in section 3 by deleting the word "Core-needy" and substituting the word "Core-need";
 - (b) by deleting section 4(a)(ii) and substituting the following:
 - "(ii) a minimum of 20 percent of the total number of units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and at least 25 percent of the non-market housing units shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of the By-law;"; and
 - (c) in section 10.3 by deleting the word "core-needy" and by substituting the word "core-need".
4. By-law No. 7156 is amended:
- (a) by deleting section 4(a)(ii) and substituting the following:
 - "(ii) a minimum of 136 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and shall be designed for family housing consistent with clause (i) above; and"; and
 - (b) by deleting section 4(a)(iii) and substituting the following:
 - "(iii) a minimum of 70 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, but need not be designed consistent with clause (i) above;".
5. By-law No. 7200 is amended:
- (a) by deleting section 4(a)(ii) and substituting the following:
 - "(ii) a minimum of 41 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and shall be designed for family housing consistent with clause (i) above; and"; and

(b) by deleting section 4(a)(iii) and substituting the following:

"(iii) a minimum of 81 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, but need not be designed consistent with clause (i) above;"

6. By-law No. 7232 is amended by deleting section 4(a)(ii) and substituting the following:

"(ii) of the units remaining, deducting those provided in accordance with (i) above:

- a minimum of 21 percent shall be for family housing, all of which shall be designed in accordance with the Council-adopted "High-Density Housing for Families with Children Guidelines";
- a minimum of 20 percent shall be provided through government funded programs, targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and at least 50 percent of the non-market housing units shall be designed for family housing consistent with and comprising part of the requirement above;"

7. This By-law comes into force and takes effect on the date of its passing.

1994. DONE AND PASSED in open Council this 26th day of July ,

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 26th day of July 1994, and numbered 7324.

CITY CLERK"

Clause 1(a) and (b) (cont'd)

This development is also in keeping with Council's strategy of reducing traffic congestion by encouraging residential development in this area and reducing commuters. The application also provides for a substantial amount of bicycle parking within the new residential complex.

Staff Closing Comments

Staff offered no additional comments.

Council Decision

Prior to making a decision, several members of Council expressed the view that staff need to reconsider their approach when notifying residents about rezoning applications, as well as other City-related issues. Members of Council also referred to a previously requested report on waterfront tower height and Council expressed a desire to see this report as soon as possible.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City Manager ensure that when the anticipated report from the Housing Centre on housing affordability comes back, it deals with the issues related to Triangle West and new neighbourhoods.

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

An application by the Director of Land Use and Development was considered as follows:

The proposed amendments to various zoning District Schedules, Official Development Plans and CD-1 Comprehensive Development District By-laws, would either:

- not allow any of the permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies except in buildings existing prior to April 23, 1985 in which case the present regulations would apply; or

cont'd....

Clause No. 2 (cont'd)

- continue to permit a maximum of 8 percent of permitted residential floor area to be excluded form Floor Space Ratio (FSR) for balconies BUT to permit no more than half of excluded floor area to be enclosed; or
- permit no more than 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies.

The proposed acoustic amendments would delete the acoustic requirement for balconies, terraces, patios, etc.

Amended Balcony Enclosure Guidelines and Policies are also proposed.

The Director of Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Ralph Segal, Planner, provided background on this issue and introduced the options before Council this evening.

In 1964, in order to improve livability in higher density multiple dwelling developments, open balconies were excluded from FSR to a maximum of eight percent of residential floor area. In the early 1980s, the City received numerous requests from owners of units in existing buildings to enclose their balconies for reasons of poor insulation and acoustics, air drafts and other interior problems. In response, Council in 1985 adopted balcony enclosure guidelines by which enclosed balconies would continue to be excluded from FSR.

Subsequently, in response to the development industry's request for equity, Council permitted this exclusion to apply to new construction, subject to adherence to the guidelines. Since then, new buildings have, to an increasing degree, incorporated enclosed balconies as additional interior space displacing the private open space, the open balconies, for which the FSR exclusion had been originally provided.

Since enclosed balcony space has been successfully marketed at the full per square foot price of the rest of the dwelling unit, many developers have been more and more aggressive in seeking the full eight percent exclusion for enclosed balconies. This differs from a mix of open and enclosed balconies that were anticipated when the exclusion was first put in place.

cont'd....

Clause No. 2 (cont'd)

With the aid of photographs distributed to Council (on file in the City Clerk's Office), Mr. Segal explained that enclosure of most or all balconies bulks up buildings by filling in the volumes of open balconies and intends to create less residential, more office-like buildings. Exclusions from FSR are usually given to encourage developers to provide facilities that are considered important for livability but would likely not be provided without that incentive. In this case, bonuses are being permitted when they the negative affect of displacing the private open space for which the FSR exclusion was intended.

Recommendation A1 would eliminate the FSR exclusion for enclosed balconies except in the buildings existing prior to 1985, as per the original intent of the balcony enclosure provisions. Alternatively, should Council consider that enclosed balconies do have merit, A2 is offered which states that no more than half of the excluded balcony area may be enclosed. The third option, A3 is to simply allow outright the full eight percent exclusion to be enclosed.

This application also proposes an acoustic amendment. At present, acoustic requirements in many district schedules and CD-1 by-laws apply to standards in both rooms within the unit as well as exterior balconies and patios. As the current standard often requires balconies to be enclosed, even when this is not desired, the proposed amendment will delete this requirement. Mr. Segal also explained that amendments are proposed to the balcony enclosure guidelines which would delete provisions calling for easy conversion of enclosed balconies back to open balconies, as well as adding several additional clauses which will clarify the design intent in new construction.

Responding to a question from a member of Council, Mr. Segal advised of an error in the memorandum dated July 18, 1995 from the City Clerk, which referred this matter to Public Hearing. Recommendation A1 makes reference to excluding floor space ratio for enclosed balconies except in buildings existing prior to April 23, 1995. This should read April 23, 1985.

A member of Council enquired whether these guidelines would permit a style of balcony sometimes referred to a french balconies. Mr. Segal advised this style would not be permitted under the proposed guidelines.

Council members also enquired whether thresholds will still be required between the interior unit and the closed balconies. It was confirmed the proposed guidelines still contain this threshold requirement.

cont'd....

Clause No. 2 (cont'd)

Correspondence

All correspondence received prior to this matter being referred to Public Hearing was included as Appendix E in the Council report. One additional letter stressing the need for more open balconies in Vancouver and another favouring option A2, were also received.

Speakers

The Mayor called for speakers for and against the application, and the following addressed Council.

Mr. Hans Schmidt, representing the Society of Soundscape Preservation, expressed concern with the proposed deletion of acoustic requirements, on the grounds that if these requirements are deleted, the City is simply accommodating the noise which exists and not attempting to eliminate or reduce it. A greater emphasis should be directed towards elimination of the source of noise.

Mr. Dugal Purdie, on behalf of the Urban Development Institute (UDI), indicated his support for option A2 as it represents an appropriate compromise. The UDI is strongly opposed to A1 as this would affect proformas upon which construction was predicated upon. Mr. Purdie urged Council to support recommendation A2 with an amendment to exclude the applicability of the guidelines to enclosed space, as the Institute believes the total design of the building should be left with the architects and reviewed through the existing development permit process, without the addition of guidelines.

Mr. Stuart Howard, on behalf of the Architectural Institute of British Columbia (AIBC), lent his support to option A2, as it represents a compromise position. AIBC would ultimately prefer option 5 as stated in its May 30, 1995 brief to Council, but is willing to accept the compromise position. Mr. Howard suggested the Planning Department is naive in its support of option A1 because apartments are now significantly smaller in size and the continued requirement of an open balcony would result in a small, unusable space.

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

THAT the City continue to permit a maximum of eight percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies, but to permit no more than half of excluded floor area to be enclosed;

FURTHER THAT the requirement that thresholds be included in enclosed balconies be removed.

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

THAT those District Schedules and CD-1 by-laws containing an acoustic regulation be amended, to delete the acoustic requirement for on-site open space (i.e., balconies, terraces, patios, etc.), generally as outlined in Appendix A of the Policy Report dated June 6, 1995.

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT Council advise the Planning Department that it supports "French Balconies" where appropriate and that language be incorporated in the balcony regulations and/or guidelines that would encourage their provision.

- CARRIED UNANIMOUSLY

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend

By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381, 5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475, 6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688, 6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739, 6740, ~~6744~~, 6747, 6757, 6768, 6779, 6787, 6817, 6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135, 7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174, 7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209, 7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337, 7340, 7381, 7425, 7431, 7434 and 7461, being by-laws which amended the Zoning and Development By-law by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1. By-law Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended in section 5 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

2. The following By-laws are each amended in section 6 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column:

4037	6688	7087	7180
4397	6710	7155	7189
4677	6713	7157	7209
5852	6731	7163	7246
6272	6738	7166	7381
6363	6768	7173	7425
6421	6787	7174	7431
6582	6827	7175	7434
6663			

3. By-law No. 6730 is amended in section 6.1 by deleting the words "Terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

4. The following By-laws are each amended in section 7 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

5836	6321	6564	7114
6310	6322	6739	7135
6312	6323	6740	7158
6315	6325	6817	7223
6319	6528	6965	7230
6320			

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

10. By-law No. ~~6774~~ is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

12. By-law No. 5381 is amended in section 4.8.1 by

- (a) deleting clause (d), and
- (b) relettering clauses (e) and (f) as (d) and (e), respectively.

13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).

14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).

15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

16. By-law No. 7317 is amended in section 9 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

17. By-law No. 7461 is amended in section 9 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

18. By-law No. 7204 is amended in section 12 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

19. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 11th day of
January , 1996.

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 11th day of January 1996, and numbered 7515.

CITY CLERK"

Miscellaneous Text (CD-1)

BY-LAW NO. 7874

(264)

A By-law to amend By-laws No.
6744, 7522, 7531, 7551, 7556, 7601,
7654, 7655, 7677, 7681, and 7682, being by-laws
which amended the Zoning and Development
By-law by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,
enacts as follows:

1. By-law No. 6744 is amended by deleting section 9.3 and by renumbering section 9.4 as section 9.3.
2. By-laws No. 7531 and 7556 are each amended by deleting section 3.4, and substituting the following:
 - "3.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
 - (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed."
3. By-law No. 7551 is amended in section 3.4, and By-laws No. 7654, 7677 and 7681 are each amended in section 5.4, by deleting clause (a) and substituting the following new clause (a):

“(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed.”.

4. By-laws No. 7522, 7531, 7551 and 7556 are each amended in section 6, By-law No. 7601 is amended in section 8, By-law No. 7655 is amended in section 7, By-laws No. 7677 and 7681 are each amended in section 10, and By-law No. 7682 is amended in section 11, in each case by deleting the words “terraces, patios, balconies” from the left column and the corresponding number “60” from the right column.

5. By-law No. 7654 is further amended in section 8 by deleting the words “common use roof decks and patios” from the left column and the corresponding number “55” from the right column.

6. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 21st day of April
1998.

(signed) Philip W. Owen

Mayor

(signed) Ulli S. Watkiss

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 21st day of April 1998, and numbered 7874.

CITY CLERK"

Parking & Loading Relaxations (CD-1s)

BY-LAW NO. 8011

A By-law to amend By-laws No.
6744, 6747, 6757, 7156, 7200, 7232,
7248, 7675, 7677 and 7681, being
by-laws which amended the Zoning and
Development By-law by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,
enacts as follows:

1. By-law No. 6744 is amended

(a) in section 10 by adding the following new subsections:

"10.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

10.3 The Director of Planning, before granting any relaxation pursuant to section 10.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

10.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

10.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in Section 11 by adding the following new subsections:

"11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

11.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

11.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

2. By-law No. 6747 is amended

- (a) in section 11 by adding the following new subsections:

"11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

11.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

11.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

(b) in section 12 by numbering the existing text as "12.1" and adding the following new subsections:

"12.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

12.3 The Director of Planning, before granting any relaxation pursuant to section 12.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

12.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

12.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

3. By-law No. 6757 is amended

(a) in section 11 by numbering the existing text as "11.1" and adding the following new subsections:

"11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

11.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

11.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in section 12 by numbering the existing text as "12.1" and adding the following new subsections:

"12.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

12.3 The Director of Planning, before granting any relaxation pursuant to section 12.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

12.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

12.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

4. By-laws Nos. 7156, 7200, 7232 and 7248 are each amended

- (a) in section 9 by numbering the existing text as "9.1" and adding the following new subsections:

"9.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in

unnecessary hardship relating to the number of off-street parking and passenger spaces required.

9.3 The Director of Planning, before granting any relaxation pursuant to section 9.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

9.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

9.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in section 10 by numbering the existing text as "10.1" and adding the following new subsections:

"10.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

10.3 The Director of Planning, before granting any relaxation pursuant to section 10.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

10.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer,

taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

10.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

5. By-laws Nos. 7675, 7677 and 7681 are each amended

(a) in section 8 by renumbering the existing text as "8.1" and adding the following new subsections:

"8.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

8.3 The Director of Planning, before granting any relaxation pursuant to section 8.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

8.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

8.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in section 9 by numbering the existing text as "9.1" and adding the following new subsections:

"9.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

9.3 The Director of Planning, before granting any relaxation pursuant to section 9.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

9.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

9.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 21, 1999

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 21, 1999, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law.

PRESENT: Mayor Philip Owen

Councillor Don Bellamy
Councillor Nancy A. Chiavario
*Councillor Jennifer Clarke (Clause 5)
Councillor Alan Herbert
*Councillor Lynne Kennedy (Clauses 1- 4)
Councillor Daniel Lee
Councillor Don Lee
Councillor Gordon Price
Councillor Sam Sullivan

ABSENT: Councillor George Puil (Leave of Absence)

CITY MANAGER'S

OFFICE: Brent MacGregor, Deputy City Manager

CLERK TO THE

COUNCIL: Nancy Largent, Administrative Assistant

*Denotes absence during part of the meeting

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Herbert,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Text Amendment: 101 Terminal Avenue

An application by Musson Cattell Mackey Partnership was considered, as follows:

Summary: The proposed amendment to the existing CD-1 By-law would permit the interim use of retail space as office space at grade.

The Director of Current Planning recommended approval.

Staff Comments

Marco D'Agostini, Planner, went over the application, noting the applicant is concerned over the lack of demand for retail space in the development at this time. Neighbourhood and staff concerns were also reviewed. Staff are recommending that three-year development permits be permitted on an interim basis, until retail becomes more viable.

Responding to questions, Mr. D'Agostini noted area residents wish to see more retail services in their area. Also, the three-year development permit would be renewable and staff would assess demand at the time.

Larry Beasley, Director of Current Planning, advised he could support a term of five years, but felt it important to retain the term as interim. As a new neighbourhood is created, retail demand will increase, and opportunities should not be precluded.

Applicant Comments

Jeremy Trigg, VanCity Credit Union, indicated it had been predicted that the area would improve faster than it has, with more demand for retail space than has materialized. Mr. Trigg doubted commercial tenants would consider three years, or even five years, sufficient time to amortize improvements, and believed ten years would be more workable.

Summary of Correspondence

No correspondence was received on this application.

Speakers

The Mayor called for speakers on the application, but none came forward.

Council Decision

MOVED by Cllr. Bellamy,

THAT the application by Musson Cattell Mackey Partnership for a text amendment to the existing CD-1 By-law for 101 Terminal Avenue to permit the interim use of retail space as office space at grade be approved, except that the by-law be constructed to allow a development permit to be issued for a period not



ADMINISTRATIVE REPORT

Date: August 15, 2000
Author/Local: M.Cho/6496

RTS No. 01647

CC File No. 2608

Council: September 12, 2000

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1000 Quebec Street

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 101 Terminal Avenue (1000 Quebec Street being the application address) be approved generally as illustrated in the Development Application Number DE405027, prepared by Gomberoff Bell Lyon Group of Architects Inc. and stamped "Received, City Planning Department April 7, 2000", provided that the Director of Planning approve design changes which would not adversely affect either the development character of this site or adjacent properties.

**GENERAL
MANAGER'S
COMMENTS**

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on October 19, 1989, City Council approved a rezoning of this site from M-1 Industrial and FC-1 Commercial Districts to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 6744 was enacted on October 16, 1990.

A further amendment (By-law Number 7324) was approved by Council and enacted on July 26, 1994 following a Public Hearing on June 23, 1994, amending the Affordable Housing Policy.

On September 12, 1995 at a Public Hearing, Council approved an amendment to balcony enclosures. This amendment (By-law Number 7515) was enacted on January 11, 1996.

On February 23, 1999 at a Public Hearing, Council approved amendments to various CD-1 By-laws to include parking and loading relaxation clauses. CD-1 By-law Number 8011 was enacted on April 13, 1999.

At a subsequent Public Hearing on September 21, 1999, Council approved an amendment to permit office uses on an interim basis. CD-1 By-law Number 8099 was enacted on October 19, 1999.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE405027. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of a seven-storey mixed-use, institutional, retail, residential building containing 71 non-market dwelling units over a ground floor child daycare facility at the rear of the building and retail along the Main Street frontage and an adjoining four-storey multiple dwelling building containing 31 non-market dwelling units along the new street (Millross Avenue), all atop three-levels of underground parking.

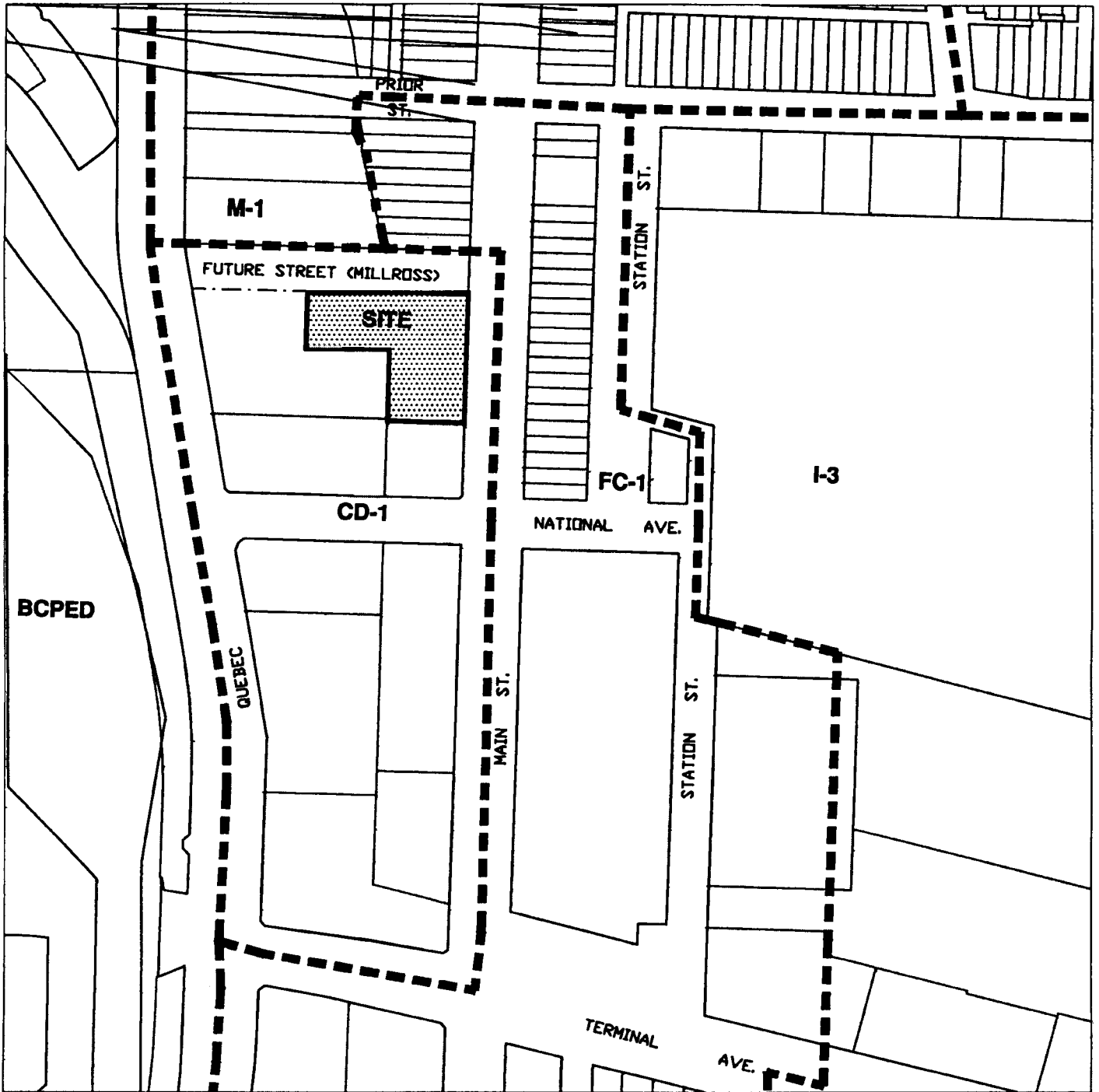
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

The Development Permit Board has approved Development Application Number DE405027, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



--- ZONING BOUNDARY

1000 QUEBEC ST. DE 405027

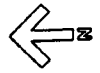
DATE 2000 08 01

DRAWN WGS



CITY OF VANCOUVER PLANNING DEPARTMENT

BRANDT & LLOYD
ARCHITECTS INC.

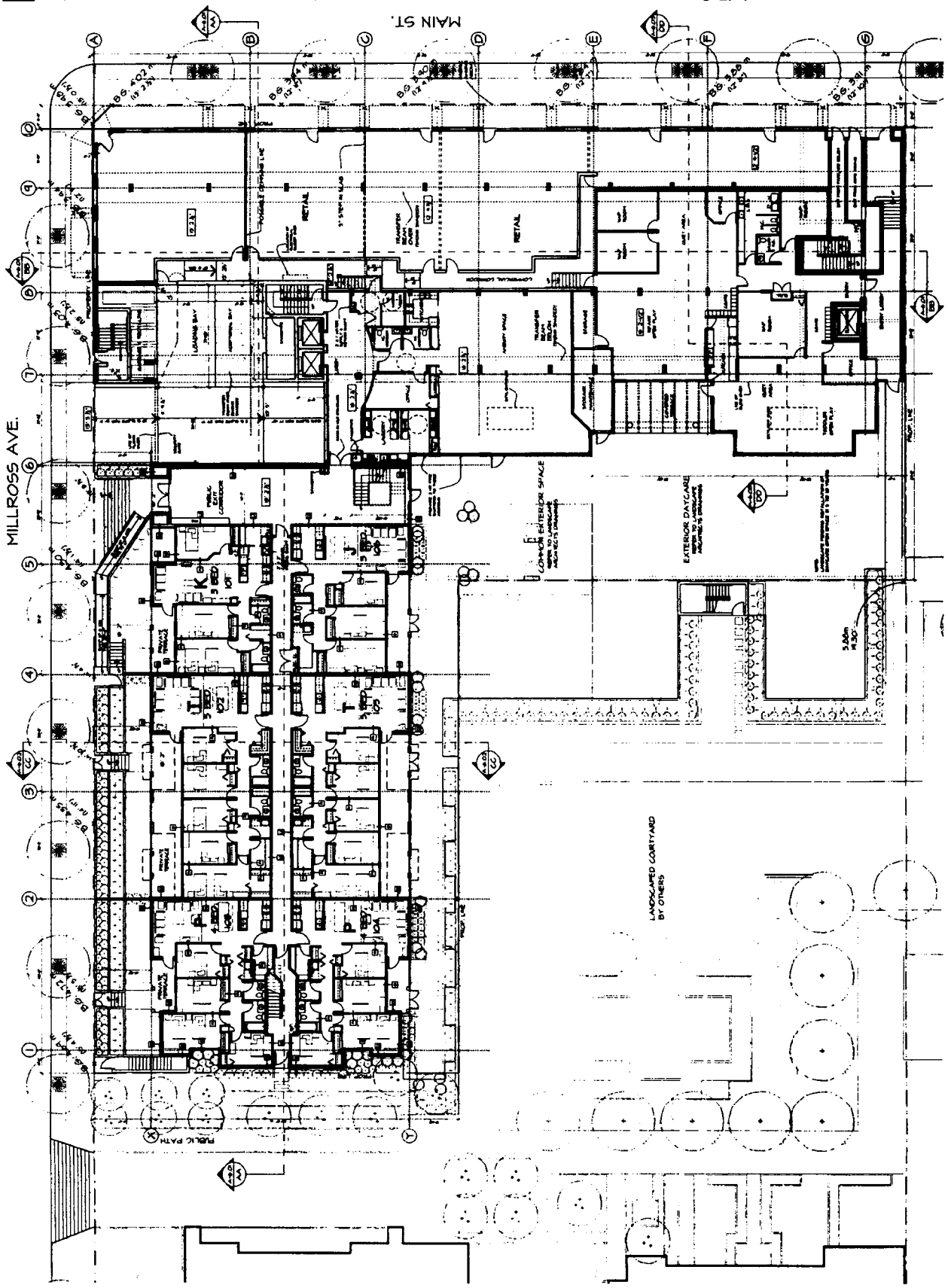


CITY GATE
MAN & MILNOR
VANCOUVER B.C.
RE LINE DEVELOPMENT FOR
HAROLD HOOPER LTD.

GROUND FLOOR

DATE: 11/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT NO: 9844

A-3.0



A-5(C)

CITY GATE
 MAIN & MILLIKOS
 VANCOUVER, B.C.

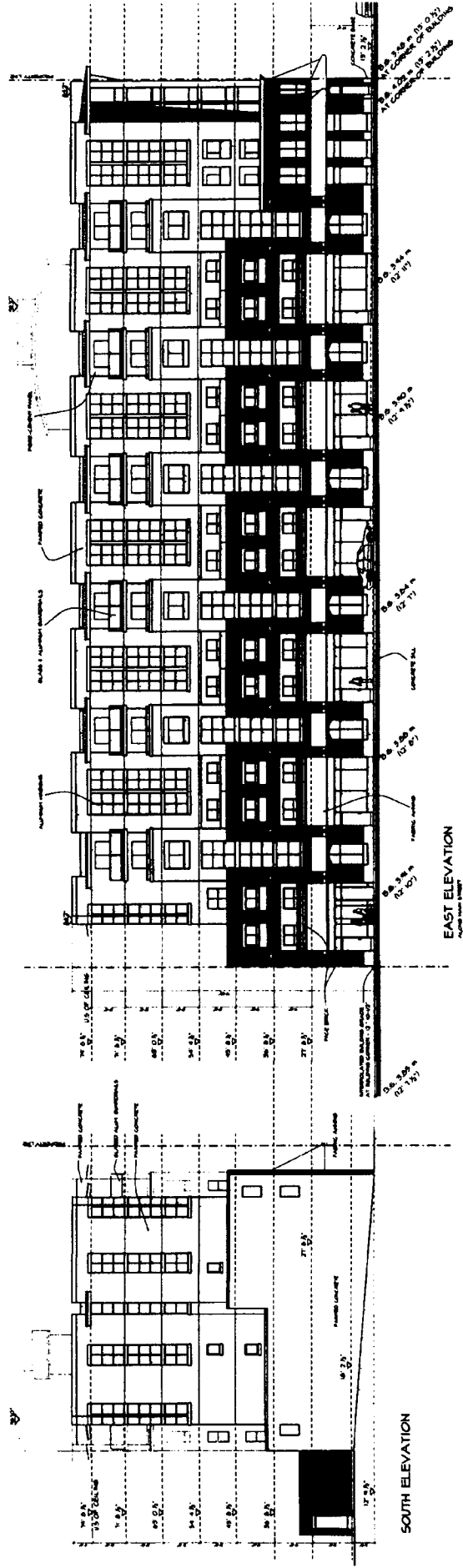
FOR UNIT DEVELOPMENT FOR
 THE CITY OF VANCOUVER
 PROJECT NUMBER 114

EAST AND WEST
 ELEVATIONS

DATE: 11/18/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 114
 SHEET NO.: 9844

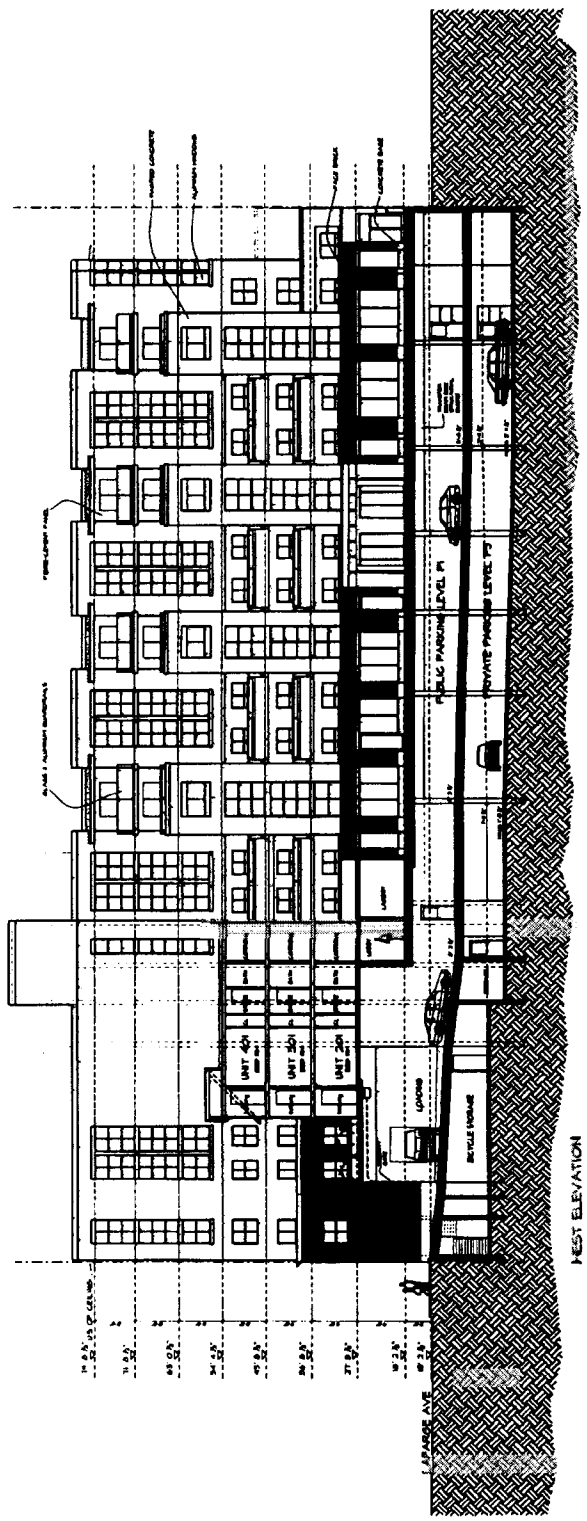
OSWALD & FELL LYON
 ARCHITECTS INC.

1140 WEST MILLIKOS ST. VANCOUVER, B.C. V6E 2E6
 TEL: 604.681.1140 FAX: 604.681.1141
 WWW.OSWALDANDFELLYON.COM



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

CITY MANAGER'S ADMINISTRATIVE REPORTS

1. **Canadian Institute of Planning - National Honour Award:
Southeast False Creek Policy Statement
August 10, 2000**

File: 8206/RTS: 1638

MOVED by Cllr. Don Lee,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

The Council recessed at 4:10 p.m., and following an In Camera meeting
in the Mayor's Office, reconvened at 5:30 p.m.

2. **Form of Development: 1000 Quebec Street
August 15, 2000**

File: 2608/RTS: 1647

MOVED by Cllr. McCormick,

THAT the form of development for the CD-1 zoned site known as 101 Terminal Avenue (1000 Quebec Street being the application address) be approved generally as illustrated in the Development Application Number DE405027, prepared by Gomberoff Bell Lyon Group of Architects Inc. and stamped "Received, City Planning Department April 7, 2000", provided that the Director of Planning approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Clarke absent for the vote)

suitable service point;

(ii) provide an agreement, to the satisfaction of the Director of Legal Services, to not discriminate against families with children in the sale of units; and

(iii) pay a Community Amenity Contribution of \$682.00.

- CARRIED
UNANIMOUSLY

4. Text Amendment: 941 Main Street (101 Terminal Avenue - CityGate)

An application by the Director of Current Planning was considered as follows:

Summary: The proposed text amendments would alter the permitted amount non-market housing and non-market housing parking on this existing CD-1 site.

The Director of Current Planning recommended approval, subject to the conditions set out in the agenda of the Public Hearing.

Staff Comments

John Jessup, Senior Housing Planner, reviewed the application, highlighting the changes to the original proposal. The shell of the proposed childcare centre would be built and turned over to the City, along with retail space. Net revenues from renting the retail and the childcare space would go into the City's Childcare Endowment fund. The proposed amendments will compensate the developer for providing more floor space to the non-market housing project than required, and reduce the percentage of non-market housing required, as more units will be larger family units than originally proposed.

Summary of Correspondence

Council was advised there was no correspondence received on this application since the date it was referred to Public Hearing.

Speakers

Mayor Owen called for speakers for and against the application and none were present.

Council Decision

MOVED by Cllr. Daniel Lee,

THAT the application by the Director of Current Planning to amend the CD-1 By-law for 941 Main Street (101 Terminal Avenue - CityGate) to alter the permitted amount of non-market housing and non-market housing parking on the existing CD-1 site, be approved subject to the following conditions:

THAT, prior to enactment of the CD-1 By-law:

(a) the LaFarge Site - Daycare Agreement be modified to require the developer to construct the shell of the daycare centre to be built at 941 Main Street (Lot Rem F, Blk. 23, D.L. 2037, Plans 22390 Expt Ptns in Plan VAP 23171 LMP 4780 & LMP 11301) but not finish or furnish it, on terms and conditions, to the satisfaction of the Director of Community Services and the Director of Legal Services;

(b) the Station LaFarge Site - Social Housing Agreement be modified to require the developer to dedicate 17.6% of units in CityGate for non-market housing and allocate 120,000 buildable square feet of floor space to (Lot Rem F, Blk. 23, D.L. 2037, Plans 22390 Expt Ptns in Plan VAP 23171 LMP 4780 & LMP 11301) on terms and conditions, to the satisfaction of the Director of the Housing Centre and the Director of Legal Services; and

(c) the LaFarge Site - Community Room Agreement be modified to delete the requirement that the developer provide a community room and add the requirement that the developer provide the retail space to be developed on the ground floor of the non-market housing project at 941 Main Street (Lot Rem F, Blk. 23, D.L. 2037, Plan 22390 Expt Ptns in Plans VAP 23171 LMP 4780 & LMP 11301) to the City at no cost, and to pay the City \$200,000, on terms and conditions, to the satisfaction of the Managers of Facility Development and Real Estate Services and the Director of Legal Services.

- CARRIED
UNANIMOUSLY

5. Text Amendment: 3003 Grandview Highway

An application by Brook Development Planning Inc. was considered as follows:

Summary: The proposed text amendment would allow highway oriented retail as a permitted use in this existing CD-1.

The Director of Current Planning recommended approval subject to the conditions set out in the agenda of the Public Hearing.

Staff Comments

Lynda Challis, Planner, briefly reviewed the application to permit highway oriented retail use along Grandview Highway. The application proposes to use an existing building for three separate retail units. The site generally conforms to Council's policies relating to the "Still Creek CD-1 Guidelines" and "Highway Oriented Retail (HOR); Interim Rezoning Policies and Guidelines: Grandview/Boundary Industrial Area". Ms. Challis advised the applicant has requested amendments to two proposed conditions: the provision of a double-row of trees; and the eastern edge of the parking area. Staff recommend approval of the application subject to the conditions in the agenda package.

Applicant Comments

law; By-law No. 5654, being the Emergency Response By-law; By-law No. 7364, being the Freedom of Information and Protection of Privacy By-law; and By-law No. 8276, being a By-law to Exempt Certain Lands and Improvements from Taxation By-law No. 8288

MOVED by Cllr. Price,
SECONDED by Cllr. Daniel Lee,

THAT the By-law be introduced and read a first time.

- CARRIED
UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Price,
SECONDED by Cllr. Daniel Lee,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED
UNANIMOUSLY

2. A By-law to amend By-law No. 6744, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (101 Terminal Avenue [941 Main Street]) By-law No. 8289

MOVED by Cllr. Daniel Lee,
SECONDED by Cllr. Price,

THAT the By-law be introduced and read a first time.

- CARRIED
UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Daniel Lee,
SECONDED by Cllr. Price,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED
UNANIMOUSLY

(Councillors Clarke and Kennedy excused from voting on By-law 2)



2



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
Councillor Don Lee
Councillor McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Civic Business)

Councillor Lynne Kennedy (Civic Business)
Councillor Daniel Lee (Sick Leave)
Councillor Tim Louis (Leave of Absence)

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
SECONDED by Cllr. Sullivan,

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

An application by the Director of Current Planning was considered as follows:

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

Staff Comments

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

Summary of Correspondence

There was no correspondence received on this application since the date it was referred to Public Hearing.

Clause No. 2 (cont'd)

Speakers

Mayor Owen called for speakers for and against the application and none were present.

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

3. ~~Text Amendments: 1299 West Hastings Street (501 Bute Street)~~

~~An application by the Director of Current Planning was considered as follows:~~

~~Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.~~

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

4. A By-law to amend Schedule A to By-law No. 5261, being the

Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299

MOVED by Cllr. Price,
SECONDED by Cllr. Sullivan,

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,
being by-laws which amended the Zoning and Development By-law
by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,
enacts as follows:

1. By-law No. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
 - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
 - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
 - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
 - (d) by adding the following new clause;

"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 are each amended in Section 3 by adding the following section:
- "3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting a semi-colon and by adding the following clause:
- "(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
8. By-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting a semi-colon and by adding the following clause:
- "(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

27. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 20th day of February ,
2001.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 20th day of February 2001, and numbered 8298.

CITY CLERK"

101 Terminal Avenue
(941 Main Street)

BY-LAW NO. 8289

A By-law to amend
By-law No. 6744,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. By-law No. 6744 is amended in section 4(a)(ii) by:
 - (a) by deleting the figure "20%" and substituting the figure "17.6%", and
 - (b) by deleting the words "or through such other non-market housing programs or initiatives as Council may approve" and substituting the words "or such non-market housing programs or initiatives as Council may generally define or specifically approve from time to time".
2. Section 6.1 is amended in Table 1 by deleting the figure "113 900 m²" and substituting the figure "116 633 m²".
3. Section 10, being that section immediately preceding section 10.2, is amended:
 - (a) in sub-clause (d) by adding after the words "multiple dwelling uses" a comma and the words "not including units designated for non-market, low income or seniors housing, ",
 - (b) by relettering the existing subclauses (e) and (f) as (f) and (g) respectively, and
 - (c) by inserting the following new sub-clause:
 - " (e) family non-market housing shall provide a minimum of 1.1 spaces for each unit;"

4. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 30th day of January ,
2001.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 30th day of January, 2001, and numbered 8289.

CITY CLERK"



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 27, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 27, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law CD-1 Bylaws, ODPs, and to enter into Heritage Revitalization Agreements and to designate heritage property.

PRESENT: Mayor Larry Campbell
Councillor David Cadman
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
Councillor Sam Sullivan

ABSENT: Councillor Fred Bass (Leave of Absence)
Councillor Jim Green (Leave of Absence)
Councillor Peter Ladner (Leave of Absence)
Councillor Ellen Woodsworth (Leave of Absence)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Stevenson

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development, CD-1 and Heritage By-laws, ODPs, and Heritage Revitalization Agreements.

CARRIED UNANIMOUSLY

4. Text Amendment: CD-1s and ODPs - Affordable Housing

An application by the Director of Current Planning was considered as follows:

Summary: To amend certain Official Development Plans and CD1s to change the term "non-market housing" to "affordable housing".

The Director of the Housing Centre, in consultation with the Director of Current Planning recommended approval.

Staff Comments

Cameron Gray, Director, Housing Centre, was present to respond to questions.

Summary of Correspondence

No correspondence was received on this application since the date it was referred to Public Hearing.

Speakers

The Mayor called for delegations for and against the application and none were present.

Council Decision

MOVED by Councillor Stevenson

THAT the application by the Director of Current Planning to amend the False Creek North ODP, the Coal Harbour ODP, the CD-1 By-laws for sites located within these ODPs, the CD-1 By-law for CityGate and the CD-1 By-law for Bayshore Gardens to replace all occurrences of the term "non-market housing" with the term "affordable housing", be approved.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

MARCH 11, 2003

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 11, 2003, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:

Mayor Larry Campbell
Councillor Fred Bass
Councillor David Cadman
Councillor Jim Green
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
Councillor Sam Sullivan
Councillor Ellen Woodsworth

CITY MANAGER'S OFFICE:

Judy Rogers, City Manager

CITY CLERK'S OFFICE:

Marg Coulson, Deputy City Clerk
Tarja Tuominen, Meeting Coordinator

BY-LAWS

MOVED by Councillor Louis
SECONDED by Councillor Cadman

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 13 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Encroachment By-law No. 4243 to regulate certain encroachment fees (By-law No. 8645)

2. A By-law to amend Building By-law No. 8057 to increase re-occupancy fees (Subject to approval of A7) (By-law No. 8646)

3. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (5055 Connaught Drive) (By-law No. 8647)
(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 3)

4. A By-law to designate certain real property as protected heritage property (5055 Connaught Drive) (By-law No. 8648)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 4)

5. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (2162 Parker Street) (By-law No. 8649)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 5)

6. A By-law to designate certain real property as protected heritage property (2162 Parker Street) (By-law No. 8650)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 6)

7. A By-law to amend By-law No. 6744, By-law No. 6747, By-law No. 6757, By-law No. 7156, By-law No. 7200, By-law No. 7232, By-law No. 7248, By-law No. 7675, By-law No. 7677, By-law No. 7681, By-law No. 8109, and By-law No. 8587 (CD-1 By-laws - Affordable Housing) (By-law No. 8651)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 7)

8. A By-law to amend By-law No. 8043 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1(1005 Beach Avenue) (By-law No. 8652)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 8)

9. A By-law to amend By-law No. 8131 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (655 Great Northern Way) (By-law No. 8653)

CD-1 By-laws (Affordable housing)

BY-LAW NO. 8651

A By-law to amend By-law No. 6744, By-law No. 6747, By-law No. 6757, By-law No. 7156, By-law No. 7200, By-law No. 7232, By-law No. 7248, By-law No. 7675, By-law No. 7677, By-law No. 7681, By-law No. 8109, and By-law No. 8587

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. In section 4(a)(ii) of each of By-law No. 6744, By-law No. 6747 and By-law No. 7248, in section 4(a)(iii) of By-law No. 7248, in section 3(a)(ii) of By-law No. 7677, and in each of section 3(a)(ii) and section 3(a)(iii) of each of By-law No. 7675, By-law No. 8109, By-law No. 8587 and By-law No. 7681, Council:

- (a) deletes "non-market", each time it appears, and substitutes "affordable"; and
- (b) after the second reference to "time", inserts ", which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units".

2. In section 4(a)(ii) of each of By-law No. 6757, 7200, and 7232, and in each of section 4(a)(ii) and section 4(a)(iii) of By-law No. 7156, Council:

- (a) deletes "non-market", each time it appears, and substitutes "affordable"; and
- (b) after "approve", inserts ", which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units".

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

ENACTED by Council this 11th day of March, 2003

(Signed) "Larry W. Campbell"
Mayor

(Signed) "Marg Coulson"
Deputy City Clerk

I certify that this is a true copy of By-law No. 8651 enacted by the Council of the City of Vancouver on March 11, 2003.

CITY CLERK

1. TEXT AMENDMENT: 1099 Main Street

An application by Perkins & Company Architecture and Urban Design Inc. was considered as follows:

Summary: The text amendment would convert unbuilt retail and institutional floor area to residential floor area, and increase the total floor area by importing heritage density to the site. Consequential amendments would also be made to increase the total number of dwelling units permitted and adjusting the number of non-market units required.

The Director of Current Planning recommended approval.

Staff Opening Comments

Phil Mondor, Rezoning Planner, with the aid of a model, provided background and an overview of the proposed text amendment and noted the building height is consistent with the original form of development. He further noted a Community Amenity Contribution is not required in this instance because density will be increased by the transfer of heritage density, which is exempt from CACs. Mr. Mondor responded to questions from Council on issues related to heritage density transfers, and the potential for adding an additional non-market housing unit to the development.

Applicant Comments

John Perkins, Perkins & Company Architecture and Urban Design Inc., the applicant, was present to respond to questions. Eric Martin, BOSA, provided an historic overview of the project and commented on the lack of market incentives, including low pedestrian traffic, to support additional retail at street level. He further noted the existing retail setback does not provide the opportunity for good signage.

Summary of Correspondence

Council received the following correspondence on this application:

- 5 letters in opposition to the application.

Speakers

The Mayor called for speakers for and against the application.

John Storm, area resident, spoke in opposition to the application, and noted he had been misinformed by his real estate agent regarding the height of the new tower. Mr. Storm also noted the lack of nearby retail shopping, and the difficulty he would have with bags of groceries on SkyTrain. He also disagreed with allowing the heritage density transfer, as this precedent could justify future exceptions leading to an informal change in policy.

Staff Closing Comments

Mr. Mondor concluded by noting the 750 dwelling units currently occupied in the CityGate development provide an insufficient population to support the kind of store most have in mind for grocery shopping. He also noted the growing amount of banked heritage density is devaluing that resource and it is in the public interest to use up this density.

Council Decision

MOVED by Councillor Green

THAT the application by Perkins & Company Architecture and Urban Design Inc., on behalf of Bosa Developments Corp., to amend CD-1 By-law No. 6744 for the site at 1099 Main Street to convert unbuilt

retail and institutional floor area to residential use and to allow an increase in total residential floor area through a transfer of heritage density, be approved, together with:

(i) draft CD-1 By-law amendments, generally as contained in Appendix A of the Policy Report "1099 Main Street (Citygate Phase VIII): CD-1 Text Amendment" dated March 6, 2003; and

(ii) the recommendation of the Director of Current Planning to approve the application along with a consequential amendment recommended by staff to increase the number of dwelling units permitted and adjust the number of non-market units required.

CARRIED
(Councillor Louis opposed)

BY-LAW NO. 8663

**A By-law to amend By-law No. 6744 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of By-law No. 6744.
2. In section 4, Council:
 - (a) from subsection (a), deletes “1,000”, and substitutes “1,018”;
 - (b) from clause (ii) of subsection (a), deletes “17.6%”, and substitutes “17.3%”; and
 - (c) deletes subsections (e) and (f), and re-letters subsections (g) and (h) as (e) and (f) respectively.
3. From section 6, Council deletes Table 1, and substitutes:

Table 1

Use	Maximum Floor Area
Retail Uses	2 821 m ²
Service and Office Uses	9 690 m ²
Residential Uses	122 532 m ²
Total	135 043 m ²

4. Council deletes section 6.2, and substitutes:

“6.2 Despite the maximum floor areas set out in Table 1, the Development Permit Board may approve additional floor area not exceeding 1 624 m² in a development permit application, subject to a condition of approval that, before issuance of the development permit, the applicant will provide evidence, satisfactory to the Director of Legal Services, that the applicant has purchased, from an eligible donor site, heritage bonus density equal in amount to the requested additional floor area.”

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

ENACTED by Council this 13th day of May, 2003

(Signed) "Larry W. Campbell"
Mayor

(Signed) "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8663 enacted by the Council of the City of Vancouver on May 13, 2003.

CITY CLERK

BY-LAWS

MOVED by Councillor Roberts
SECONDED by Councillor Woodsworth

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 5, inclusive, and By-law 7, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re control of liquor sales) (By-law No. 8662)

(Councillors Bass, Louie, Stevenson, Sullivan and Woodsworth excused from voting on By-law 1)

2. A By-law to amend By-law No. 6744 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (re 1099 Main Street) (By-law No. 8663)

(Councillors Bass, Louie, Sullivan and Woodsworth excused from voting on By-law 2)



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

NOVEMBER 20, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

PRESENT: Mayor Larry Campbell
Councillor David Cadman
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
*Councillor Sam Sullivan
Councillor Ellen Woodsworth

ABSENT: Councillor Fred Bass (Leave of Absence - Civic Business)
Councillor Jim Green (Civic Business)

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans

An application by the Director of Current Planning was considered as follows:

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

Staff Comments

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

No correspondence was received since the date the application was referred to Public Hearing.

Speakers

The Mayor called for speakers for and against the application and none were present.

Council Decision

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY
(Councillor Sullivan absent for the vote)

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)

Miscellaneous text
101 Terminal Avenue

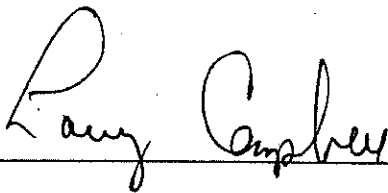
BY-LAW NO. 8891

A By-law to amend By-law No. 6744 which amended
Zoning and Development By-law No. 3575
by rezoning a certain area to CD-1

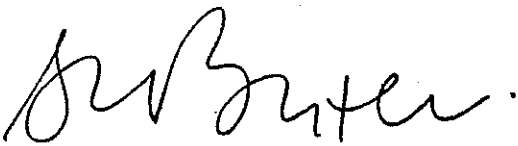
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. After section 6.5 of By-law No. 6744, Council adds:
 - "6.6 Computation of floor space ratio may exclude:
 - (a) enclosed residential balconies if the Director of Planning first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being approved, and
 - (ii) the total enclosed area of excluded balcony floor area must not exceed 50%."
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 6th day of July, 2004



Mayor



City Clerk

BY-LAWS

MOVED by Councillor Bass
SECONDED by Councillor Louis

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Parking By-law No. 6059 (By-law No. 8883)
2. A By-law to amend Building By-law No. 8057 regarding energy utilization (By-law No. 8884)
3. A By-law to enact a Housing Agreement for 2001 Cassiar Street (By-law No. 8885)
4. A By-law to designate certain real property as protected heritage property (re 2036 West 15th Avenue (By-law No. 8886)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 4)
5. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2036 West 15th Avenue) (By-law No. 8887)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 5)
6. A By-law to amend Central Waterfront Official Development Plan By-law No. 5261 and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law No. 8888)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 6)
7. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and plan amendments) (By-law No. 8889)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 7)
8. A By-law to amend By-law No.'s 8536, 8546, and 8740 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8890)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 8)
9. A By-law to amend By-law No. 6744 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (By-law No. 8891)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1402-1436 Kingsway and 4050 Knight Street (By-law No. 8892)
11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 3837 Point Grey Road) (By-law No. 8893)
(Councillors Cadman, Green, Louie and Roberts excused from voting on By-law No. 11)

2. TEXT AMENDMENTS: Zoning & Development By-law, CD-1s & Official Development Plans

An application by Director of Current Planning was considered as follows:

Summary: Miscellaneous text amendments to the Zoning & Development By-law, CD-1 By-laws, and Official Development Plans to provide clarity regarding existing regulations.

The Director of Current Planning recommended approval.

Staff Comments

Rob Jenkins, Assistant Director, Current Planning, Initiatives Branch, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

Speakers

The Mayor called for speakers for and against the application and none were present.

Council Decision

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendix A of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, Official Development Plans and Policies and Guidelines" dated April 21, 2004 be approved.

CARRIED UNANIMOUSLY
(Councillors Bass and Sullivan absent for the vote)