

# **City of Vancouver** *Zoning and Development By-law*

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## **CD-1 (266)**

### *1100, 1200, 1300 Blocks Pacific Boulevard By-law No. 6757*

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

**Effective November 6, 1990**

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

**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.] [6825; 91 05 14]*

**2** **Intent**

The intent of this By-law is to permit the development of the site with residential use and some local retail and service uses in a form which complements and is compatible with the character 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, particularly Yaletown and yet creates its own special character and sense of place;
- (b) achieve a built form which provides a sense of enclosure on Pacific Boulevard between Drake and Helmcken Streets;
- (c) maintain the four view corridors identified in the False Creek North Official Development Plan;
- (d) achieve housing consistent with the principles of livability and other social and environmental objectives;
- (e) provide retailing along Pacific Boulevard between Drake and Helmcken Streets and along David Street to create pedestrian interest and encourage a pedestrian link with the downtown and West End;
- (f) achieve a diversity of population in terms of age, household type and income;
- (g) provide adequate on-site parking and loading spaces for all uses within the site;
- (h) provide opportunities for additional on-site parking for Yaletown; and
- (i) 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.

**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]

**4** The only uses permitted within the area outlined in black on Schedule “A” and on Schedule “A” of By-law No. 6825, which area shall be more particularly described as CD-1(266), 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: [6826; 91 05 14]

- (a) a maximum of 706 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that: [8236; 00 07 25]
  - (i) a minimum of 22 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 18.7 percent of the total number of units shall be provided through government funded programs targeted for core-need households or through such other affordable housing programs or initiatives as Council may approve, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units and at least 25 percent of the affordable 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; [7324; 94 07 26] [8236; 00 07 25] [8651; 03 03 11]

*Note:* Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6757 or provides an explanatory note.

- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, and vehicle dealer;
- (c) service uses, but not including animal clinic, auction hall, bed and breakfast accommodation, body rub parlour, drive-through service, funeral home, laundry or cleaning plant, hotel, motor vehicle repair shop, motor vehicle wash, photo- finishing or photography laboratory, production studio, repair shop - class A, restaurant drive-in, school - business, school - vocational or trade, and sign painting shop;
- (d) cultural and recreational uses;
- (e) parking uses; and
- (f) accessory uses customarily ancillary to the above uses.

**5 Interim Uses**

Interim uses, and accessory uses 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, and is of low intensity or low in capital investment; and
- (c) development permits are limited in time to periods not exceeding 3 years.

**6 [Reserved]**

[8716; 03 07 29]

**7 Floor Area and Density**

7.1 The maximum floor area for any use listed in this table shall be as set below.

**Table 1**

Use	Maximum Floor Area
Residential Uses	84 379 m <sup>2</sup>
Retail and Service Uses	3 720 m <sup>2</sup>

[8236; 00 07 25]

7.2 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.

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

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
  - (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, 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 base surface;
- [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 m<sup>2</sup> 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 3 000 m<sup>2</sup>;
- (h) 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. [8169; 00 03 14]

**7.4** 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. [7512; 96 01 11]
- (b) interior public space, including atria and other similar spaces, provided that:
  - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 560 m<sup>2</sup>;
  - (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 use; and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

**7.5** The Development Permit Board may permit an increase in the maximum:

- (a) residential floor area for the site of up to 1% so long as the aggregate maximum residential floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the second column of Table 2;
- (b) retail, service and office floor area for the site of up to 1% so long as the aggregate maximum retail, service and office floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the third column of Table 2.

**Table 2 - Neighbourhood Maximum Floor Area (in square metres)**

Neighbourhood	Land Uses	
	Residential	Retail Service, Service and Office
Area 1 (By-law No. 7675)	230 446	1 950
Area 2 (By-law No. 7156)	114 247	1 858
Area 3 (By-law No. 6757)	84 379	3 720
Area 4/5A (By-law No. 7248)	221 183	34 610
Total	650 255	42 138

[8716; 03 07 29]

## **8 Height**

**8.1** The maximum building height measured above the base surface, excluding the mechanical penthouse and any roof cap element, will be 87 m. [8716; 03 07 29]

## **9 Grade Level Uses**

**9.1** For the purposes of this Section, grade level uses means retail and service uses as defined in Section 4 and entrances and lobbies accessory to residential use, all of which are located within 2 m of the street grade.

**9.2** Grade level uses shall be required on the Pacific Boulevard frontage between Drake Street and a point 104 m east of the Davie Street property line and on the Davie Street frontages.

**9.3** The maximum continuous frontage for each grade level occupancy shall be 12 m, except on corners where the combined frontage for such occupancy shall not exceed 24 m.

**9.4** 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 or projecting canopy or any other architectural features which facilitate, to the satisfaction of the Director of Planning, pedestrian interest.

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

**9.6** 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.

## **10 Residential Component**

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

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

**10.3** 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]

## **11 Parking**

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

- (a) retail uses shall provide a minimum of 1 space for each 50 m<sup>2</sup> of gross floor area;
- (b) restaurant uses shall provide a minimum of 1 space for each 50 m<sup>2</sup> of gross floor area for the first 100 m<sup>2</sup> of gross floor area, 1 space for each 10 m<sup>2</sup> of gross floor area for the next 400 m<sup>2</sup> to a total of 500 m<sup>2</sup> of gross floor area, and 1 space for each 20 m<sup>2</sup> over 500 m<sup>2</sup> of gross floor area;
- (c) 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 m<sup>2</sup> of gross floor area plus 0.5 spaces for each dwelling unit;
- (d) family non-market housing shall provide a minimum of 1.1 spaces for each dwelling unit; and;
- (e) recreational and cultural uses shall provide parking as determined by the Director of Planning in consultation with the City Engineer. [8236; 00 07 25]

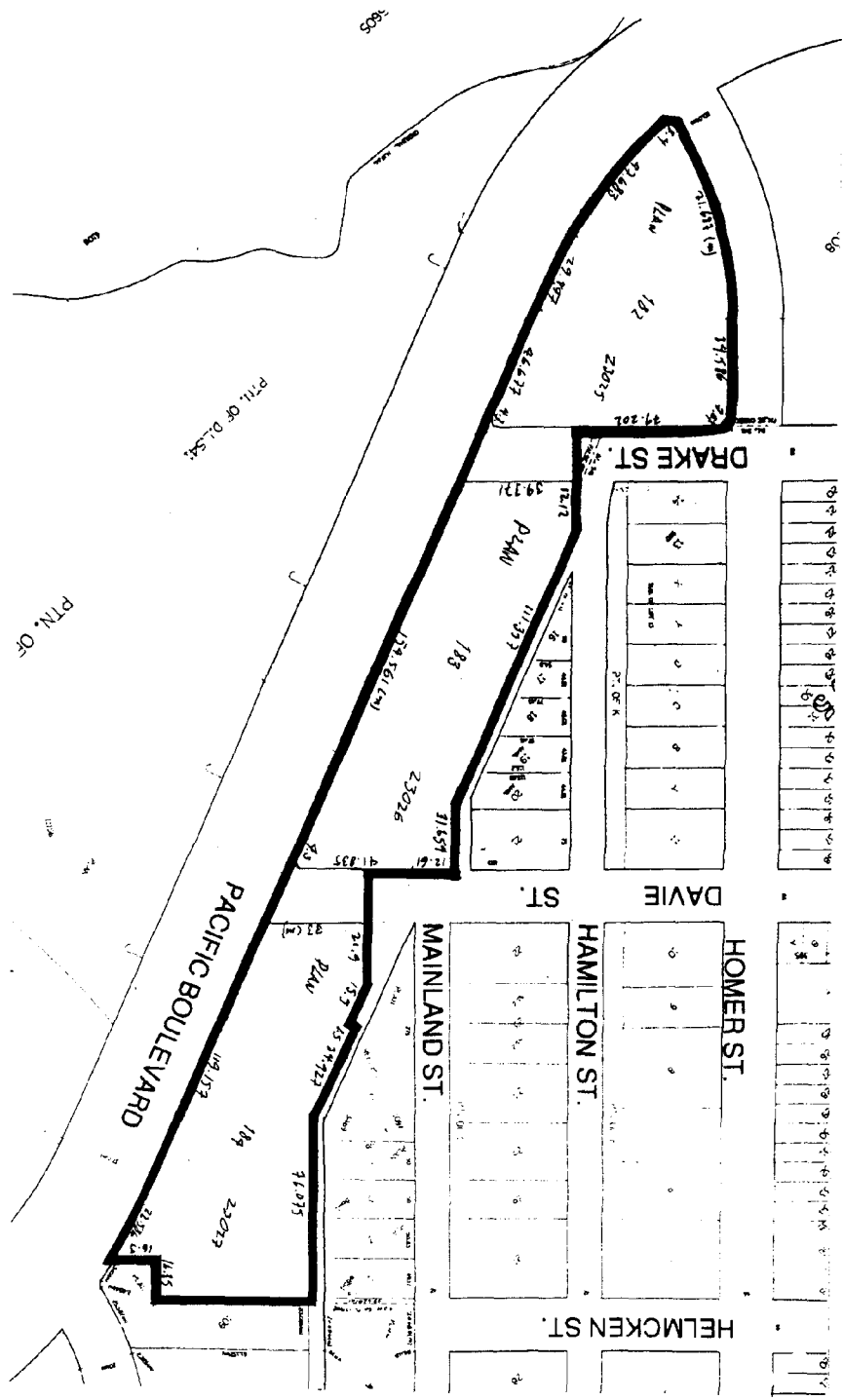
- 11.2** The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.
- 11.3** The Director of Planning, before 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.  
[8011; 99 04 13]
- 12** **Loading**
- 12.1** Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that one loading bay shall be provided for every 200 dwelling units.
- 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.  
[8011; 99 04 13]
- 13** **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.

<b>Portions of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

- 14** *[Section 14 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.]*



The property outlined in black ( ) was rezoned:  
 From **BCPED** to **CD-1** by By-law No. 6757 and amended by By-law No. 6825

**CD-1 (266) 1100, 1200, 1300 Blocks Pacific Boulevard**

**City of Vancouver Planning Department**

date prepared: Dec. 1992  
 sectional(s): N, O-10  
 scale: 1:2500







1100 to 1300 Blocks Pacific Boulevard

BY-LAW NO. 6757

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-379(d) 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 with residential use and some local retail and service uses in a form which complements and is compatible with the character 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, particularly Yaletown and yet creates its own special character and sense of place;
- (b) achieve a built form which provides a sense of enclosure on Pacific Boulevard between Drake and Helmcken Streets;
- (c) maintain the four view corridors identified in the False Creek North Official Development Plan;
- (d) achieve housing consistent with the principles of livability and other social and environmental objectives;
- (e) provide retailing along Pacific Boulevard between Drake and Helmcken Streets and along Davie Street to create pedestrian interest and encourage a pedestrian link with the downtown and West End;

(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

plant, hotel, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, production studio, repair shop - class A, restaurant drive-in, school - business, school - vocational or trade, and sign painting shop;

- (d) cultural and recreational uses;
- (e) parking uses; and
- (f) accessory uses customarily ancillary to the above uses.

5. Interim Uses

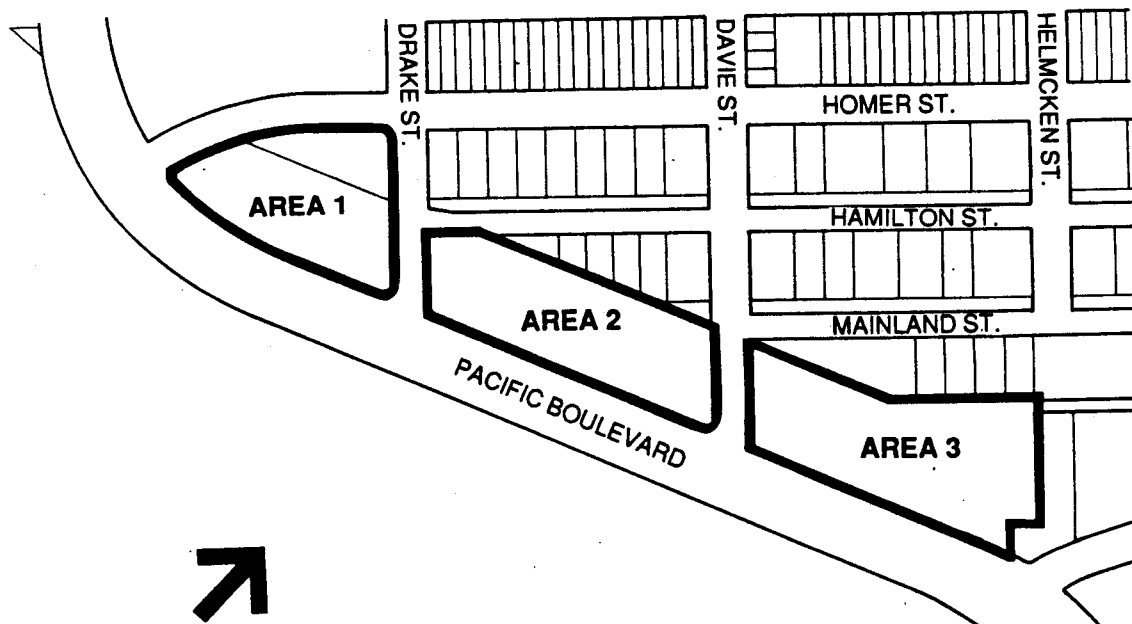
Interim uses, and accessory uses customarily ancillary thereto, may be permitted provided that:

- (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, and is of low intensity or low in capital investment; and
- (c) development permits are limited in time to periods not exceeding 3 years.

6. Sub-areas

The district shall comprise 3 sub-areas, approximately as illustrated in Diagram 1 below.

Diagram 1



## 7. Floor Area and Density

7.1 The maximum floor area for any use listed in this table shall be as set below.

TABLE 1

USE	MAXIMUM FLOOR AREA
Residential Uses	84 000 m <sup>2</sup>
Retail and Service Uses	3 720 m <sup>2</sup>

7.2 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.

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (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 base surface;
- (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 m<sup>2</sup> per dwelling unit; and

- (g) non-profit recreation facilities, and amenity areas accessory to residential use, including meeting rooms provided that the total area excluded does not exceed 3 000 m<sup>2</sup>.

7.4 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, and provided further that 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
- (b) interior public space, including atria and other similar spaces, provided that:
  - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 560 m<sup>2</sup>;
  - (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 use; and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

7.5 The maximum floor area for those uses listed in each sub-area shall be as set out in Table 2.

TABLE 2

MAXIMUM FLOOR AREA (in square metres)

USE	SUB-AREA (from Diagram 1)		
	1	2	3
Residential Uses	29 095	29 868	25 037
Retail and Service Uses	---	2 610	1 110

7.6 The maximum number of dwelling units for each sub-area will be as set out in Table 3.

TABLE 3  
MAXIMUM NUMBER OF DWELLING UNITS

	SUB-AREA (from Diagram 1)		
	1	2	3
Maximum Number of Units	234	269	217

7.7 Notwithstanding Section 7.5, the maximum number of residential units may be increased or decreased by 5 percent in each sub-area, providing that the total number does not exceed 720 units.

8. Height

8.1 The maximum building height measured above the base surface, excluding the mechanical penthouse and/or roof cap element, shall be as set out in Table 4.

TABLE 4  
MAXIMUM HEIGHT (in metres)

	SUB-AREA (from Diagram 1)		
	1	2	3
Maximum Height	87	72	42

9. Grade Level Uses

9.1 For the purposes of this Section, grade level uses means retail and service uses as defined in Section 4 and entrances and lobbies accessory to residential use, all of which are located within 2 m of the street grade.

9.2 Grade level uses shall be required on the Pacific Boulevard frontage between Drake Street and a point 104 m east of the Davie Street property line and on the Davie Street frontages.

9.3 The maximum continuous frontage for each grade level occupancy shall be 12 m, except on corners where the combined frontage for such occupancy shall not exceed 24 m.

9.4 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 or projecting canopy or any other architectural features which facilitate, to the satisfaction of the Director of Planning, pedestrian interest.

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

9.6 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.

## 10. Residential Component

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

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

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

## 11. 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) retail uses shall provide a minimum of 1 space for each 50 m<sup>2</sup> of gross floor area;
- (b) restaurant uses shall provide a minimum of 1 space for each 50 m<sup>2</sup> of gross floor area for the first 100 m<sup>2</sup> of gross floor area, 1 space for each 10 m<sup>2</sup> of gross floor area for the next 400 m<sup>2</sup> to a total of 500 m<sup>2</sup> of gross floor area, and 1 space for each 20 m<sup>2</sup> over 500 m<sup>2</sup> of gross floor area;
- (c) multiple dwelling uses, not including units designated for low income or seniors housing, shall provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area plus 0.5 spaces for each dwelling unit; and
- (d) recreational and cultural uses shall provide parking as determined by the Director of Planning in consultation with the City Engineer.



12. Loading

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

13. 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

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

DONE AND PASSED in open Council this 6th day of  
November, 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 6th day of November 1990, and numbered 6757.

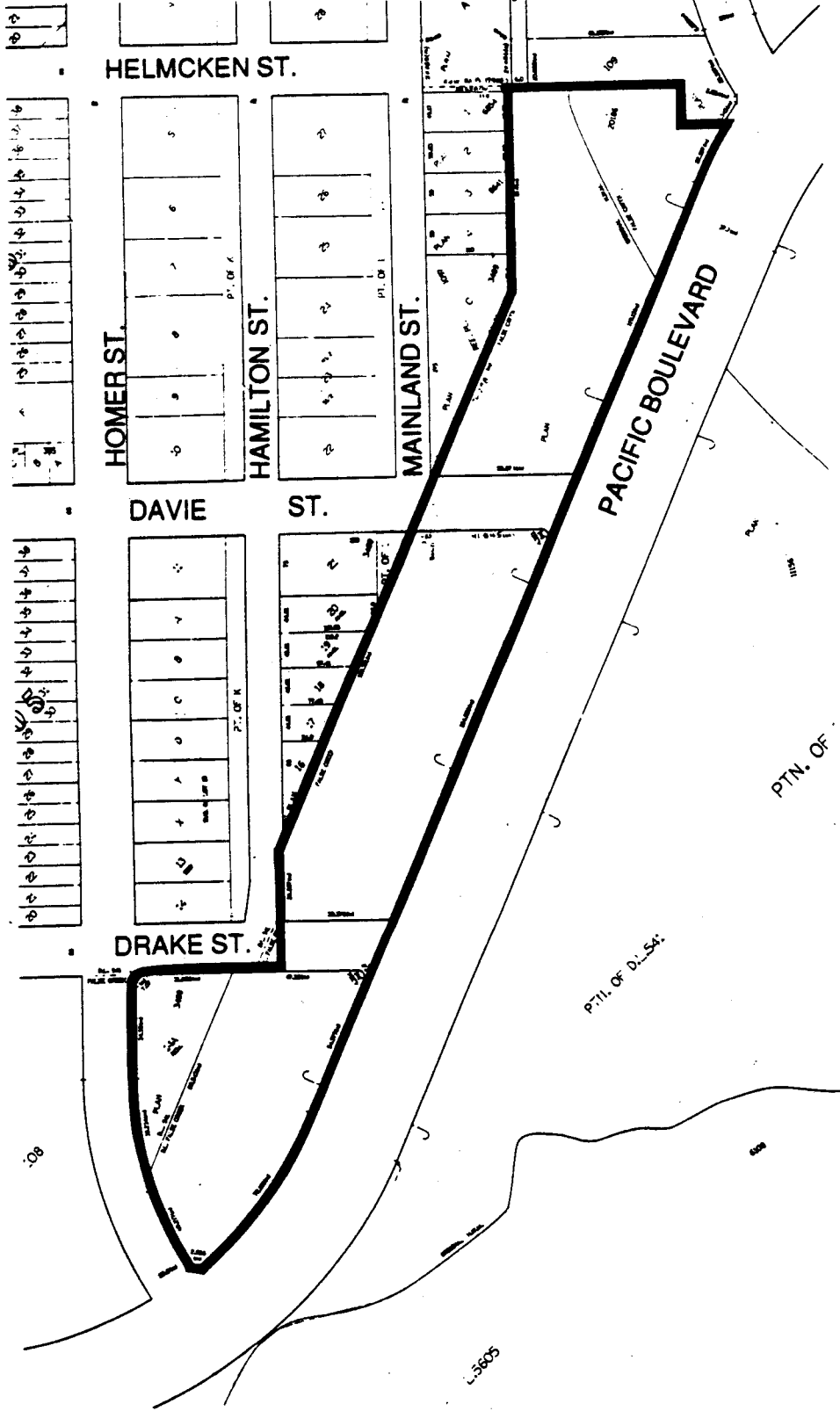
CITY CLERK"

BY-LAW No. 6757 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING AND DEVELOPMENT BY-LAW

SCHEDULE A

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

FROM **BCPED** TO **CD-1**



SCALE: 1:2500

FILE No. RZ-1100, 1200, and 1300 blocks (north side) Pacific Boulevard Z-379 (d)

CITY OF VANCOUVER PLANNING DEPARTMENT

BY-LAW NO. 6782

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

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:

"International Village	CD-1 (265)	6747	B (DD)
1100 to 1300 Blocks Pacific Boulevard	CD-1 (266)	6757	B (C-1)
North Fraser Landing	CD-1 (268)	6760	B (C-1)"

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

DONE AND PASSED in open Council this 29th day of  
January , 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 29th day of January 1991,  
and numbered 6782.

CITY CLERK "

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 18, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell  
Aldermen Bellamy, Chan, Davies, Eriksen,  
Owen, Price, Rankin, Wilson  
and Yorke

ABSENT: Alderman Puil (Leave of Absence)

CLERK TO THE COUNCIL: D. Back

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Davies,

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. Text Amendment: First Shaughnessy Official Development Plan By-law, No. 5546

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

TEXT AMENDMENT: FIRST SHAUGHNESSY OFFICIAL DEVELOPMENT PLAN BY-LAW, No. 5546

- (i) Two alternative draft by-laws were proposed. One, if approved, would limit the above-grade floor space ratio of the principal building to a maximum of 0.30 plus 93 m<sup>2</sup> (1,000 sq. ft.). The other draft by-law, if approved, would limit the above-grade floor space ratio of the principal building to a maximum of 0.25 plus 139 m<sup>2</sup> (1,500 sq. ft.).
- (ii) Any consequential amendments.

The Director of Planning recommended approval of the application.

The agenda included the following summary of the proposed changes.

SUMMARY OF PROPOSED CHANGES

	CURRENT STATUS	PROPOSED REZONING (ALTERNATIVE 'A')	PROPOSED REZONING (ALTERNATIVE 'B')
FSR (total max.)	.45	.45	.45
FSR (max. above-grade)	-	.30 plus 93 m <sup>2</sup> (1,000 sq. ft.)	.25 plus 139 m <sup>2</sup> (1,500 sq. ft.)

5. Rezoning: 200 Block Davie Street, and  
Text Amendment: CD-1 By-law No. 6757 -  
1100 to 1300 Blocks Pacific Boulevard

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

REZONING: 200 BLOCK DAVIE STREET (Part of Lot 183, False Creek, Plan 23026) and TEXT AMENDMENT: CD-1 BY-LAW, NO. 6757 - 1100 TO 1300 BLOCKS PACIFIC BOULEVARD (Lot 182, Plan 23025; Lot 183, Plan 23026; and Lot 184, Plan 23027, all of False Creek)

Present Zoning: BCPED B.C.Place/Expo District  
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the draft by-law would rezone a portion of the 200 Block Davie Street from BCPED to CD-1.
- (ii) If approved, a text amendment would incorporate the site into CD-1 By-law, No. 6757 which accommodates use and development generally described as follows:
  - maximum of 720 dwelling units;
  - retail and service uses, limited to a maximum of 3 720 m<sup>2</sup> (40,043.06 sq. ft.);
  - cultural and recreational uses;
  - parking uses;
  - interim uses;
  - accessory uses customarily ancillary to the above;
  - maximum height, set out on a sub-area basis, ranging from 42 m (137.80 ft.) to 87 m (285.43 ft.);
  - acoustical provisions; and
  - provisions regarding off-street parking and loading.
- (iii) Any consequential amendments.

The Director of Planning recommended approval of the application.

There were no speakers for or against the application.

MOVED by Ald. Bellamy,  
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Chan,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Owen,  
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

200 Block Davie

BY-LAW NO. 6825

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

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-390(b) 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. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 14th day of  
May , 1991.


(Signed) Gordon Campbell  
Mayor

(Signed) Dennis Back  
Deputy 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 14th day of May 1991, and numbered 6825.

CITY CLERK "

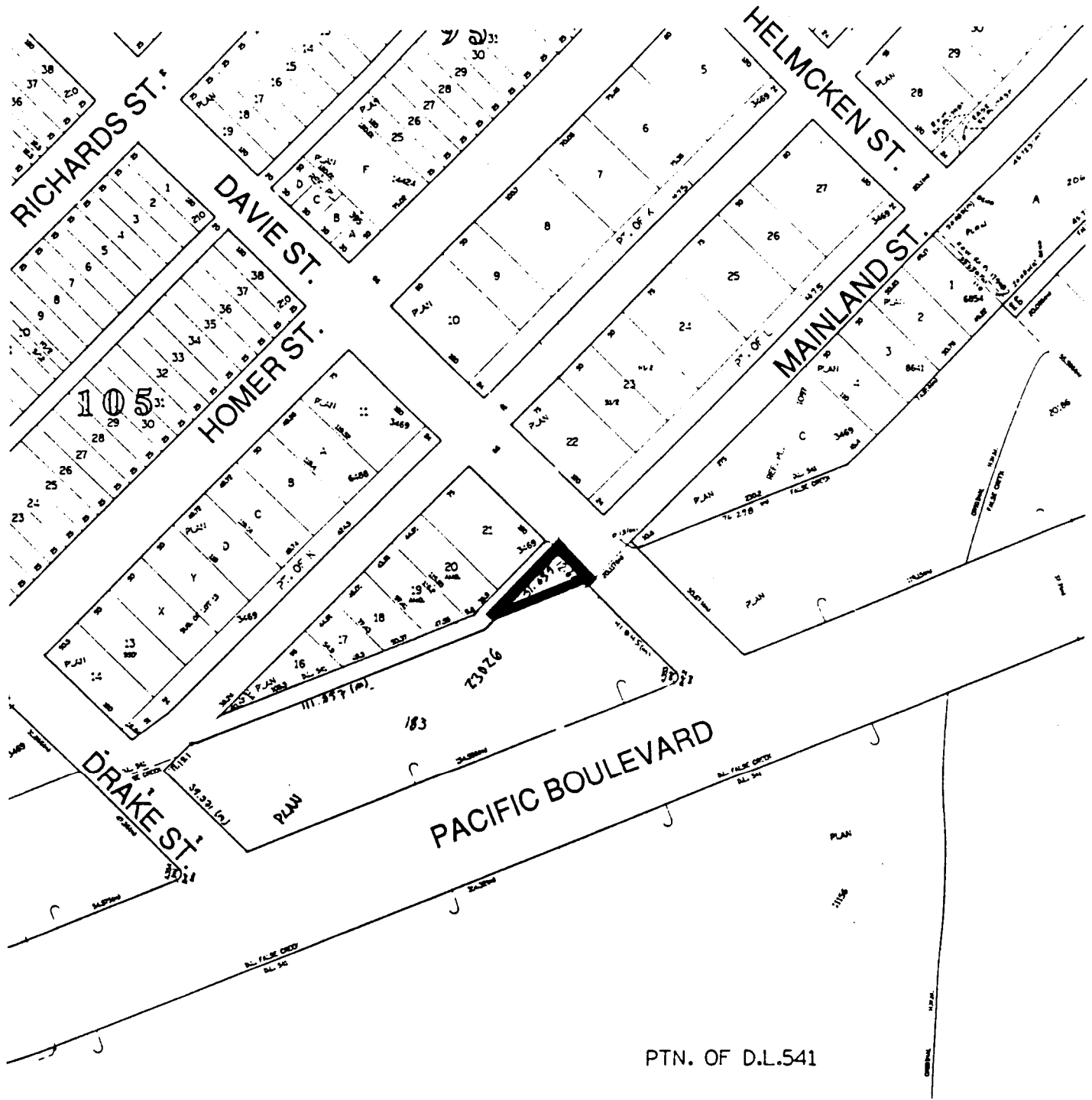
BY-LAW No. 6825 BEING A BY-LAW TO AMEND BY-LAW No.3575  
BEING THE ZONING AND DEVELOPMENT BY-LAW

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

SCHEDULE A

**FROM BCPED**

**TO CD-1**



PTN. OF D.L.541

SCALE:1:2000

FILE No. RZ-200 block (west side) Davie St. Z-390(b)



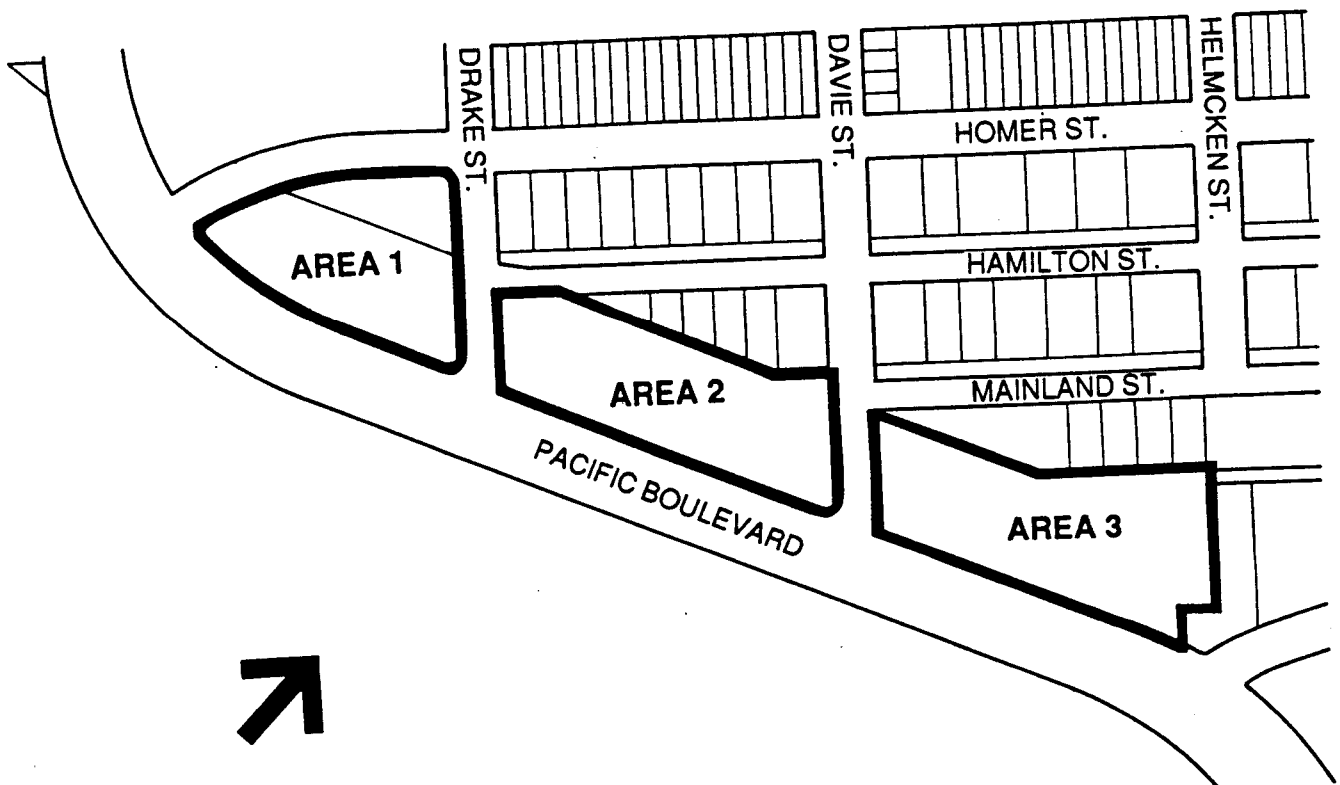
BY-LAW NO. 6826

A By-law to amend  
By-law No. 6757,  
being a By-law which rezoned land  
to CD-1 and provided regulations therefor

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

1. By-law No. 6757 is amended:
  - (a) in section 4 by inserting after the words "Schedule A" the following:

"and on Schedule "A" of By-law No. 6825 "; and
  - (b) in section 6 by deleting Diagram 1 and substituting therefor the following:





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

DONE AND PASSED in open Council this 14th day of  
May , 1991.

(Signed) Gordon Campbell  
Mayor

(Signed) Dennis Back  
Deputy 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 14th day of May 1991, and numbered 6826.

CITY CLERK "

Pacific 670

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: June 29, 1990

To: City Manager  
Director of Legal Services  
Director of Planning  
Associate Director, Zoning Division  
City Engineer

Refer File: P.H. #234

Subject: Public Hearing - June 14, 1990

RECEIVED
PLANNING DEPARTMENT
JUL - 4 1990
NUMBER L 9630
REFERRED TO: FMS
COPY TO: THE
ANSWER REQ'D

I wish to advise of the attached Minutes of the Special Council Meeting (Public Hearing) of June 14, 1990.

Please note any matters contained therein which are for your attention.

*Hinsella*  
CITY CLERK

JThomas:dm

Att.

cc: Ms. Coralys Cuthbert, Central Area Planning Division

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

3

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 14, 1990, in the Council Chamber, Third Floor, City Hall, 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, Puil,  
Rankin, Taylor and Wilking

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Puil,

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: 1100 to 1300 Blocks Pacific Boulevard

An application of Concord Pacific Developments Ltd. was considered as follows:

REZONING: NORTH SIDE - 1100 TO 1300 BLOCKS PACIFIC BOULEVARD  
(as shown on the map below)

Present Zoning: BCPED B.C. Place/Expo District  
Proposed Zoning: CD-1 Comprehensive Development District

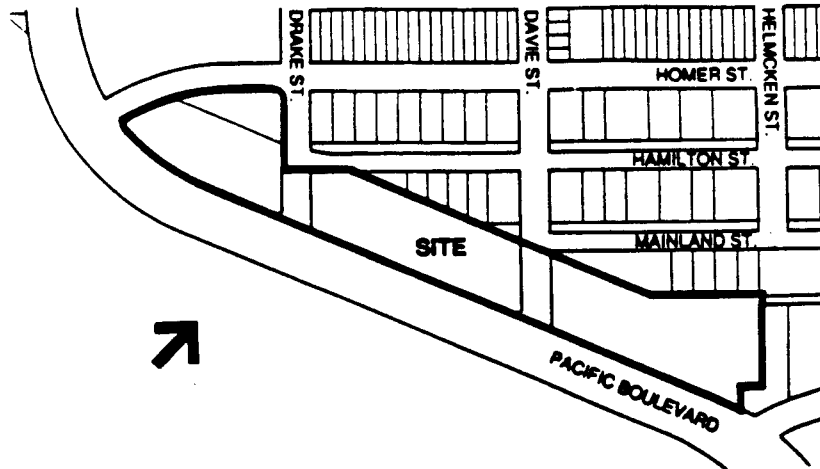
(i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:

- maximum of 720 dwelling units;
- retail and service uses, limited to a maximum of 3 720 m<sup>2</sup> (40,043.06 sq. ft.);
- cultural and recreational uses;
- maximum height set out on a sub-area basis ranging from 42.0 m (137.80 ft.) to 87.0 m (285.43 ft.);
- acoustical provisions; and
- provisions regarding off-street parking and loading.

(ii) Amend Sign By-law, No. 6510.

(iii) Any consequential amendments.

Clause No. 1 cont'd



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

- (a) That the proposed form of development be approved in principle, generally as prepared by Pacific Place Design Consortium and stamped "Received City Planning Department - February 16, 1990" and as revised March 23, 1990, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (b) below.
- (b) That, following enactment of the CD-1 by-law, the Director of Planning, in considering the detailed schemes of development in development applications, shall have particular regard to the following items, as outlined in the City Manager's report dated April 6, 1990:
  - (i) reduction of the height of the west block tower so the main bulk of the building will be in the order of 27 storeys, design development of the upper floors and incorporation of an interesting roof form, but in no case should any part of the building exceed 285 ft. in height;
  - (ii) reduction and reshaping of the 13 storey element in the west block to strengthen the Drake/Homer corner, design development of terraced housing roofs and integration of balconies into building form;
  - (iii) resolution of tower height and orientation, taking into account view corridors, relationship of towers to each other, particularly across the Davie Street intersection, and transition to Yaletown;
  - (iv) indication of high quality finishes and details that weather well and respond to traditional Yaletown building materials;
  - (v) design development to interior corners where various low and high-rise buildings meet, to resolve issues of privacy, shadowing, circulation and function;
  - (vi) clear demonstration that all family designated housing meets Council guidelines;
  - (vii) improved orientation and livability for units in the east block which face the mews and the lane;

cont'd

Clause No. 1 cont'd

- (viii) Design development to circulation in all blocks showing how privacy and livability have been achieved, and design development to eliminate or to minimize the visual intrusion of exterior stairs and corridors;
  - (ix) design development of interfaces between the public realm and the development (both buildings and private open space) to reduce the scale, minimize the visual impact of grade differences and add visual interest;
  - (x) the submission of an acoustical consultant's report, to the satisfaction of the Medical Health Officer, assessing the acoustic environment of all dwelling units and all open spaces, particularly on the west block, with remedial measures where necessary to ensure livability of units and usability of open space; further, submission of an open space and amenity program which responds to the conclusions of the acoustical report, the comments of the Urban Design Panel and the anticipated needs of residents; and,
  - (xi) provisions for recycling and refuse containers and on-site bicycle storage space.
- (c) That, prior to enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:
- (i) obtain and submit to the City the written confirmation of the Ministry of Environment that a Remediation Plan, for the subject site has been completed and has been approved by the Ministry of Environment, such written confirmation shall be accompanied by a Certificate of Process executed on behalf of the Ministry of Environment, setting forth the Provincial remediation process for the subject site, and providing that a Confirmation of Compliance will be issued by the Ministry of Environment with respect to the subject site;
  - (ii) submit a remediation plan for all newly dedicated streets and utility rights of way required to service the subject site, including utility construction plans (detailed to normal subdivision requirements) compatible with the proposed remediation, all to the satisfaction of the City Engineer and Director of Legal Services and relevant senior government approving authorities;
  - (iii) register a Section 215 covenant, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or structures on those development parcels contained within the subject site, until the City has been provided with a Confirmation of Compliance, executed on behalf of the Ministry of Environment, confirming that the entire block containing the development parcel(s) complies with Provincial standards as defined therein;
  - (iv) enter into an indemnity agreement, in a form satisfactory to the Director of Legal Services, protecting the City (including the Approving Officer) from all liability arising out of or related in any way to the presence of contaminated soils on the lands comprising the subject site, such agreement to commence subsequent to the public hearing and to remain in force and effect until such time as the Ministry of Environment issues a Confirmation of Compliance that the lands comprising the subject site comply with Provincial standards;

cont'd

Claus. No. 1 cont'd

- (v) register legal agreements, satisfactory to the Directors of Legal Services and Housing and Properties, ensuring that the property owner will create separate parcels for each social housing project location (or construction envelope) and thereafter convey same to the City, at a price to achieve the social housing component identified for this site at no net cost to the City. The Director of Housing and Properties will determine whether the developer shall cause the sponsors to make applications to the B.C. Housing Management Commission in all possible forms;
- (vi) register a Section 215 covenant, to the satisfaction of the Director of Legal Services, to ensure that the social housing sites may only be used for that purpose regardless of changing circumstances or legal assumptions;
- (vii) register Section 215 covenants, to the satisfaction of the Director of Legal Services, providing that occupancy of dwelling units shall not be denied to families with children with the exception of units which may be designated for senior citizens' housing;
- (viii) subsequent to a report back on the details, execute a legal agreement, satisfactory to the Directors of Legal Services, Social Planning, Planning and the City Engineer, to ensure provision of public art;
- (ix) register legal agreements subject to:
  - (a) that within one year of the enactment of CD-1 zoning for Area 3, Concord Pacific will apply for the rezoning of Area 2, this application to be fully in compliance with the Official Development Plan;
  - (b) that within five years of enactment of zoning for Area 2, Concord Pacific will complete construction of the park and community centre in Area 2;
  - (c) that if Concord Pacific fails to submit a bonafide rezoning application for Area 2 within one year from the date of enactment of zoning for Area 3, then Concord Pacific shall complete construction of the Area 2 park and community centre not later than six years from the date of enactment of zoning for Area 3;
  - (d) that the park and community centre shall be completed before occupancy of the first residential unit in Area 2;
  - (e) that within three years of zoning enactment for Area 3 and no later than enactment of Area 2, the City will obtain required approvals from the Provincial Government to use the Roundhouse heritage structure for the community centre program; and
  - (f) that if Provincial approval for use of Roundhouse heritage structure is not obtained by the required deadlines, Concord Pacific may delay completion of the community centre by the difference between the approval deadline and actual approval.

cont'd

Clause No. 1 cont'd

- (x) register 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 the servicing of the subject site, but not covered in the Infrastructure Agreement, are constructed and installed by the owner at its cost, to the satisfaction of the City Engineer, and to provide for the grant of all necessary street dedications and rights-of-way for these works and services, to the satisfaction of the City Engineer and Director of Legal Services;
  - (xi) register a legal agreement, to the satisfaction of the Director of Legal Services and City Engineer, to permit construction of and access to public parking under the social housing site at the northeast end of the east block;
  - (xii) register a legal agreement, to the satisfaction of the Director of Legal Services and City Engineer, securing the necessary rights-of-way over, through and under the east block for access to public parking at the northeast end of this block and to an adjacent site at Davie and Mainland Streets;
  - (xiii) register a statutory right-of-way, to the satisfaction of the City Engineer, for a vehicle turn around from the lane between Drake and Davie; and
  - (xiv) obtain approval and registration of a subdivision plan.
- (d) the required agreements shall be registered in priority over all other charges which, in the opinion of the Director of Legal Services, might defeat or delay the application of such agreements.

(The Clerk read into the record two corrections to conditions (b)(i) and (ii), which have been reflected in the foregoing schedule of conditions.)

The City Engineer also submitted for consideration conditions (e) or, alternatively, (f) relating to public parking:

- (e) The registered property owner shall enter into an agreement to the satisfaction of the City Engineer and the Director of Legal Services requiring the property owner to build and sell to the City, at the property owner's direct cost (excluding land value), a minimum of 100 additional public parking spaces, on the uppermost levels of the parking structure in the development on the northeast corner of Davie Street and Pacific Boulevard. This condition may be eliminated by City Council at any time without a public hearing.
- or, alternatively,
- (f) The registered property owner shall enter into an agreement, to the satisfaction of the Director of Legal Services and City Engineer, to joint venture the construction of a public parking facility in their development in the northeast corner of Davie Street and Pacific Boulevard, subject to willing participation of the third party.

Clause No. 1 cont'd

Mr. L. Beasley, Associate Director, Central Area Planning, presented an overview on behalf of all the City staff involved in the rezoning application, highlighting the major issues, including the family and core-needy component, parking, retail space, soils remediation, parks and amenities. Mr. Beasley described the public process which had included public meetings and model displays, noting the development scheme had been scaled down and changed to reflect public input.

The development met Council's target of 20% of units for core-needy and 22% of the units will be suitable for families with young children. This is slightly short of the 25% target but the shortfall will be picked up in later development as provided in the Official Development Plan.

Yaletown property owners and residents initially expressed some reservations about the Yaletown Edge interface but staff and the applicant had worked hard to resolve the problems and design the buildings to complement the Yaletown character. Tower siting will have minimum shadowing and corner buildings have been pulled back significantly to allow views into Yaletown. Pacific Point residents had been worried about view blockage and the closeness of the terraced buildings along Homer Street. An improvement had been achieved by stepping the building back up to 24 feet and angling it to the south, thus opening up the southerly views from lower level units of Pacific Point.

The height of the tower on the west block had been another issue and while 30 storeys were expressed in the ODP, staff were recommending a reduction to 27 storeys; and condition (b)(i) permitted some flexibility in height.

With respect to density, Mr. Beasley noted the ODP set out a maximum of 4.43 for residential. This had not been achieved. Instead, a density of 4.17 residential is being proposed, representing a reduction of about 60,000 sq. ft. It is expected there will be an attempt to relocate some of the loss in other sub-areas, which may or may not be possible. Concord Pacific agree on this. The total FSR, including commercial, will be 4.3.

In conclusion, Mr. Beasley stated fitting the development on the site had been a long and somewhat arduous process given the constraints, context, high visibility and significant concerns of adjacent owners and residents. On balance, staff believed the concept succeeds in meeting the City's requirements as laid out in the ODP and responds to neighbourhood concerns.

Mr. Brent MacGregor, Assistant City Engineer, reviewed the issue of public parking discussed in a memorandum dated June 11, 1990, (on file) pre-circulated to Council members. The "prior to" conditions ((e) and (f)) had been submitted for Council's consideration as there is a shortage of 400 parking spaces and staff are presently having discussions with the Yaletown community with respect to the pedestrianisation of the Yaletown docks. Two choices were currently being considered: one location (site A) would provide 200 underground spaces beneath the social housing parcel. These would be in addition to those required for the housing development and it is proposed they be earmarked for long-term parking to serve the pay in lieu requirements for Yaletown redevelopments and for businesses in the area. Details will be reported to Council in the Fall.



Clause No. 1 cont'd

Another area being considered for parking is at the corner of Mainland and Davie Streets on vacant land north of the Concord Pacific site. The owner has indicated he would be willing to sell the land to the City and transfer the development rights to a building on the site. This issue will be the subject of a report to Council in July.

Mr. MacGregor noted a fall back position would involve Concord Pacific property at the corner of Davie and Pacific Boulevard, however Concord has some concerns regarding this proposal and does not wish to pursue it at this time.

Mr. Beasley and Mr. MacGregor responded to questions from Council members which dealt particularly with the housing and retail components.

Mr. Stanley Kwok, Director and Senior Vice-President, Concord Pacific Developments Ltd., circulated a letter dated June 14, 1990 (on file), specifically referring to the "prior to" conditions (e) and (f) proposed by the City Engineer. Mr. Kwok stated he was aware public parking in the Yaletown area is of particular concern to the City and he has been prepared to assist whenever possible. To this end, a Memorandum of Agreement (also circulated and on file) dated June 7, 1990 had been developed by City and Concord Pacific staffs and would provide a workable solution. The late hour presentation of condition (e) of the City Engineer should not be included as a condition to the rezoning, being onerous, unreasonable and unacceptable to Concord Pacific. Condition (f) dealing with the joint development of the vacant land at 1152 Mainland by the City and Concord Pacific appears to be consistent with the Memorandum of Agreement and is acceptable.

With respect to the proposed development, Mr. Kwok stressed he had listened to the neighbours and responded with a sensitive design. With Council's support, the transfer of the north shore of False Creek to Pacific Place could begin.

The Mayor called for speakers for or against the application and representations were made by the following:

Peter Dobell, affiliated with Royal LePage, supported the development. For the past year he had been trying to interest developers to move into Downtown South which is a theory at the moment. The Concord Pacific development will build confidence in the area and help the City's dream to become reality.

Shirley Nelson, Administrator of Yaletown House, a 130 bed long-term care facility north of Helmcken Park, welcomed future residential development for seniors and families. Yaletown House hoped to become an active participant in the development and integration, of recreational and social programming and health services with an outside community.

Glenn McPherson, 1128 Homer Street, in support, advised he works in the Yaletown area and looked forward to some of the amenities that would become available with the project. He hoped some of the dangerous and unnecessary things that presently occur at night in the area will be driven out by the influx of residents and access to shopping.

Ken Koo, 1152 Mainland, favoured the development as it would bring money into the community, boost the economy, create jobs and confidence in terms of investment in the area and bring international prestige.

Derek Murray, 1120 Homer Street, stated he had been a tenant in Yaletown since 1978 and welcomed the project.

Ted Lederer, 2930 W. 28th Avenue, advised he had reviewed the proposal from the point of view of livability. The plan struck a fair and reasonable balance.

cont'd

Clause No. 1 cont'd

Bill Casson, Pacific Point Representative, agreed with the proposal with one exception: the bulk and mass of the building on the west site. Pacific Point residents were faced with view obliteration by a Toronto-type slab building and felt it would have been more reasonable to locate the heavier density building in front of Yaletown commercial rather than a residential building already occupied. If 20-30 units could be removed from the "wall" on Homer Street, he could support the project.

Shell Hershberg, 288 Davie Street, support.

John White, 3907 Puget Drive, felt densities should be much higher and the development area could be increased by building over Pacific Boulevard, placing cars and trucks underground where they should be.

Lynda Lehr, Pacific Point homeowner, urged Council to reject the proposal. If it went ahead she would have no view at all. The bulk of the west site building should be redistributed.

Clement Kwong, UBC student, spoke in support.

Eric David, Pacific Point homeowner, opposed, suggested the proposed commercial space be converted to residential use as residents would be served by businesses already in the area and Granville Island Market.

Jutto Ahmed, owner and occupant of 1130 Granville Street, opposed, expressed concern that new commercial/retail space would prevent the revitalization of Granville Street. Granville merchants worried they would face more empty stores.

Samia Elkholy, 1130 Granville Street, also opposed, felt new commercial/ retail space would delay the badly needed clean-up of Granville Street.

Betty Tangye, 1245 W. 48th Avenue, supported daycare facilities for the family housing component and convenience stores. She felt the area would not be safe at night.

During the ensuing discussion some Council members felt there were no guarantees the social housing would ever be built, nor was there any indication additional unit allocations would be forthcoming from CMHC.

MOVED by Ald. Puil,

THAT the application be approved subject to the conditions proposed by the Director of Planning and condition (f) proposed by the City Engineer, as set out in this Minute of the Public Hearing.


- CARRIED

(Aldermen Davies, Eriksen and Rankin opposed)

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: Feb. 20, 1992

To:  City Manager  
Director of Planning

Refer File: 5001-2

RECEIVED	
PLANNING DEPARTMENT	
FEB 24 1992	
NUMBER	N1365
REFERRED TO	PAE/C
COPY TO	THP
ANSWER REQ'D	

Subject: Form of Development: 1151 Pacific Boulevard  
D.A. 212903 - CD-1 By-law Number 6757

I wish to advise Vancouver City Council, at its meeting on February 18, 1992, approved the recommendation of the City Manager, as contained in the Administrative Report dated February 11, 1992, regarding the above matter.

*M. Kinsella*

CITY CLERK

#

TT:cs

Also sent to: Mr. Maurice Pez  
Dolons-Archambault Architects  
1014 Homer Street  
Vancouver, B.C.  
V6B 2W9

Concord Pacific  
900 - 1090 W. Georgia Street  
Vancouver, B.C.  
V6E 3P1

ADMINISTRATIVE REPORT

Date: February 11, 1992  
Dept. File No. JB

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 1151 Pacific Boulevard  
D.A. 212903 - CD-1 By-law Number 6757

**RECOMMENDATION**

THAT the approved form of development for the CD-1 zoned site known as 1151 Pacific Boulevard be generally approved as illustrated in Development Application Number 212903, prepared by Downs-Archambault Architects and stamped "Received, City Planning Department, June 7, 1991", and revised November 12, 1991 provided the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent sites.

**CITY MANAGER'S COMMENTS**

The City Manager RECOMMENDS approval of the foregoing.

**COUNCIL POLICY**

In August 1988, City Council approved the False Creek Policy Broadsheets. The Policies are intended to guide future development in the False Creek Area, with particular emphasis on the Concord Pacific Development.

In November 1989, Council adopted the False Creek North Official Development Plan which includes this site.

At a Public Hearing on June 14, 1990, Council approved in principle a rezoning of the subject block and the two adjacent blocks known as "Yaletown Edge" from BCPED to CD-1. Council also approved in principle the form of development for these lands. CD-1 By-law Number 6757 was enacted on November 6, 1990. On May 14, 1991, a minor text amendment was incorporated by By-law Number 6826.

**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. The development application

proposes the construction of a mixed-use 9-storey, 15-storey and 15-storey commercial/residential (218 dwelling units) complex.

**SITE DESCRIPTION**

The subject site of 1.78 acres is bounded by Pacific Boulevard, Davie Street, Drake Street and a Yaletown lane to the northwest (see Appendix A, attached).

**PROPOSED DEVELOPMENT**

The proposed commercial/residential development involves the construction of three principal buildings -- 9 storeys (72 non-market units, including 46 seniors and 26 family units), 15 storeys (64 market units) and 15 storeys (82 market units) -- situated on a low-rise podium base with three levels of underground parking for 621 parking spaces.

The development application (DA 212903), submitted by Downs-Archambault Architects has been reviewed and approved by the Development Permit Board at its meeting of September 30, 1991. The proposal generally complies with the provisions of the CD-1 By-law and is consistent with the form of development approved "in principle" at the time of rezoning. (Any variations from the By-law will be dealt with through "prior-to" conditions of approval).

Table 1 below provides a summary of the relevant statistics.

TABLE 1

	REQUIRED/PERMITTED Under CD-1 By-law Number 6757	PROPOSED DEVELOPMENT (D.A. 212903)
FLOOR AREA		
-Retail/Service Uses	11,948.3 sq. ft.	11,948 sq. ft.
-Residential	269,504.8 sq. ft.	269,505 sq. ft.
	-----	-----
TOTAL	281,453.1 sq. ft.	281,453 sq. ft.
HEIGHT	137.8 ft. (max)	137.8 ft.
PARKING	309 spaces (min)	621 spaces
LOADING	3 spaces (min)	3 spaces
NUMBER OF DWELLING UNITS	**217	218 D.U. ( 46-1 bedroom ) (114-2 bedrooms) ( 58-3 bedrooms)

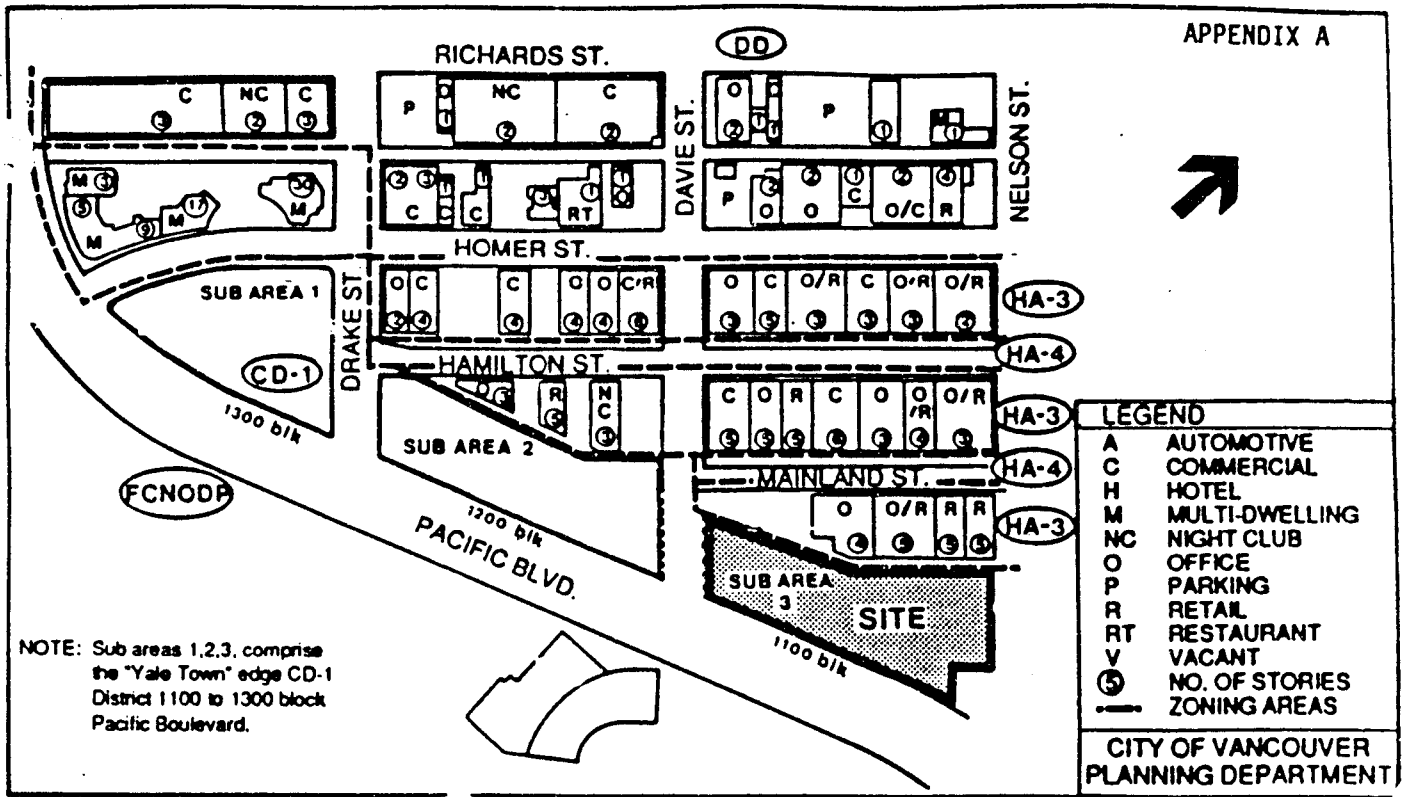
\*\* CD-1 By-law permits the maximum number of residential units to be increased or decreased by 5 percent.

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

CONCLUSION

The Director of Planning is prepared to approve Development Application 212903, 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.

\* \* \* \* \*

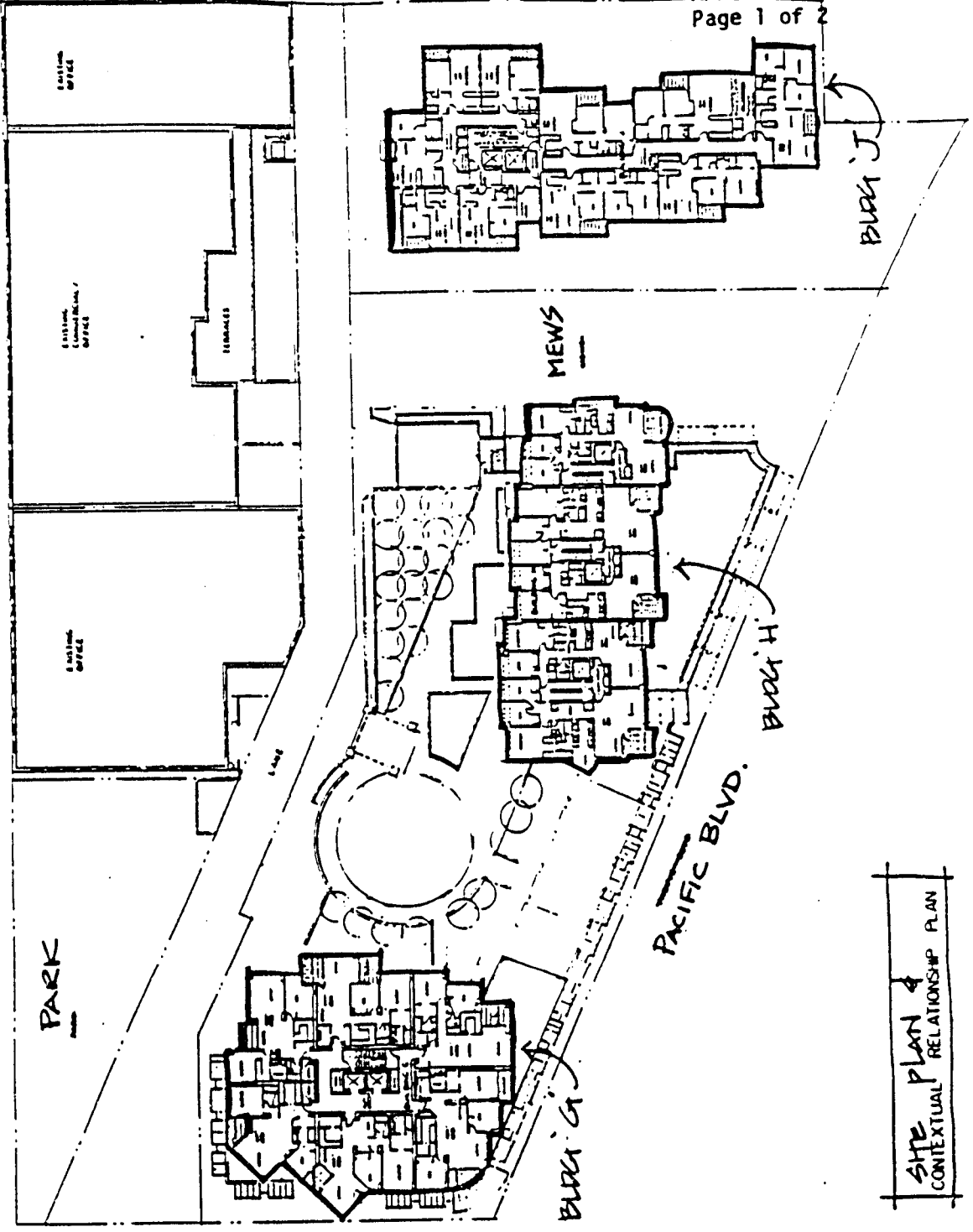


NOTE: Sub areas 1,2,3, comprise the "Yale Town" edge CD-1 District 1100 to 1300 block Pacific Boulevard.

LEGEND	
A	AUTOMOTIVE
C	COMMERCIAL
H	HOTEL
M	MULTI-DWELLING
NC	NIGHT CLUB
O	OFFICE
P	PARKING
R	RETAIL
RT	RESTAURANT
V	VACANT
⑤	NO. OF STORIES
---	ZONING AREAS

CITY OF VANCOUVER  
PLANNING DEPARTMENT

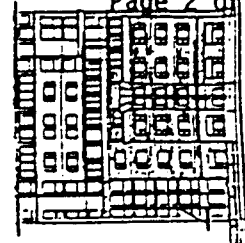
MAINLAND ST.



SITE PLAN &  
CONTEXTUAL RELATIONS# PLAN

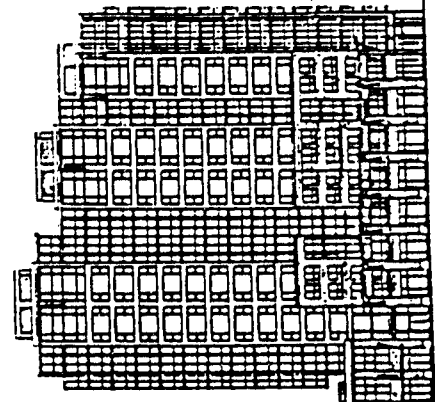


BLDG. J

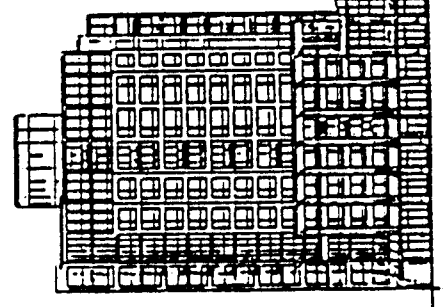


NEWS

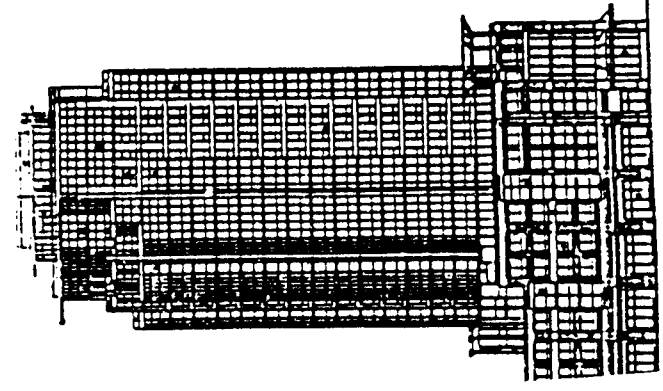
BLDG. H



BLDG. G



DAVIE ST.



PACIFIC BLVD

RUNNING STREET ELEVATION

115

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. Puil,  
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

- (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;"

3. By-law No. 7246 is amended in section 3.5 by deleting clause (a) and by 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-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 6.4 by deleting clause (a) and by 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;"

5. By-law No. 7317 is amended in section 6.4 by deleting clause (a) and by 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."

(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"

Balcony Exclusions  
Option A.2

BY-LAW NO. 7512

A By-law to amend By-law Nos.  
6421, 6688, 6710, 6731, ~~7006~~, 6787, 6817, 7006,  
7156, 7173, 7189, 7193, 7200, 7204, 7209, 7223,  
7224, 7232, 7246, 7248, 7317, 7337, 7340, 7381,  
7431 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. The following By-laws are each amended by deleting section 3.4  
and by substituting the following new section 3.4:

"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."

6688	7006	7337
6710	7173	7340
6731	7189	7381
6787	7223	7431
6817	7224	

2. By-law Nos. 6421, 7193 and 7209 are each amended in section 3.4 by  
deleting clause (a) and by 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



- (f) achieve a diversity of population in terms of age, household type and income;
- (g) provide adequate on-site parking and loading spaces for all uses within the site;
- (h) provide opportunities for additional on-site parking for Yaletown; and
- (i) 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.

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(266), 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 720 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
  - (i) a minimum of 22 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 20 percent of the total number of units shall be provided through government funded programs, targeted for core-needy households, at least 25 percent 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, and vehicle dealer;
- (c) service uses, but not including animal clinic, auction hall, bed and breakfast accommodation, body rub parlour, drive-through service, funeral home, laundry or cleaning

6. By-law No. 7461 is amended in section 6.4 of Schedule "B" by deleting clause (a) and by 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."

7. By-law No. ~~6757~~ is amended in section 7.4 by deleting clause (a) and by 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;"

8. By-law No. 7204 is amended in section 7.4 of Schedule "B" by deleting clause (a) and by 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;"

9. 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 7512.

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. [REDACTED]

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. 6744 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"

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."

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

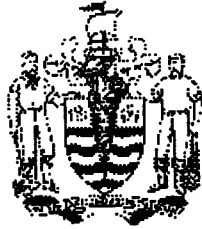
DONE AND PASSED in open Council this 13<sup>th</sup> day of April ,  
1999.

(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 13th day of April 1999, and numbered 8011.

CITY CLERK"



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

**PRESENT:** Mayor Philip Owen  
 Councillor Fred Bass  
 Councillor Jennifer Clarke  
 Councillor Daniel Lee  
 Councillor Don Lee  
 Councillor Sandy McCormick  
 Councillor Sam Sullivan

**ABSENT:** Councillor Lynne Kennedy  
 Councillor Tim Louis  
 Councillor Gordon Price (Sick Leave)  
 Councillor George Puil (Civic Business)

**CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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 and Official Development Plans.

- CARRIED UNANIMOUSLY

**1. Text Amendments: District Schedules, Official Development Plans and**

**CD-1 By-laws - Floor Space Exclusions**

### [Barrett Commission]

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

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

### Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

### Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute  
Bill McEwen, Masonry Institute of British Columbia (brief filed)  
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC  
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

### **Staff Closing Comments**

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

*RS-1 and RS-1S RT-4, etc.*

*(Italics denote amendment)*

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Cllr. Clarke,  
SECONDED BY Cllr. Don Lee,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

\* \* \* \* \*



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**EXPLANATION**

**Zoning and Development  
Various CD-1 by-laws**

**Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)**

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

**Director of Legal Services  
14 March 2000**

I:\BYLAWS\WPDOCS\PORTER\CD-1CONS.WPD

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131  
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860  
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060  
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418  
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852  
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070  
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297  
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323  
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475  
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710  
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768  
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965  
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7164 7173  
7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230  
7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425  
7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601  
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675  
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879  
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088  
8097 8109 8111 8116 8130 8131

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. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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 in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) 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 subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) 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 in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) 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"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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 in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with 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-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with 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."

9. The By-laws listed below 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928  
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184  
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041  
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297  
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538  
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

"(iii) 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-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) 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. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

"(b) 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 in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

"(b) 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 in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 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."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon 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."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with 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."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.3 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313  
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) 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."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with 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."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with 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."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon 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."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552  
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with 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."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768  
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135  
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210  
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639  
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with 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."



27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) 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."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.4 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with 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.", and

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with 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."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with 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."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with 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."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with 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."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

"3.5 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with 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."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon 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."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with 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."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

"4.1 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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 in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

"4.3 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) 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."

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with 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."

43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with 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."

44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon 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."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with 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."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

" - 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."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with 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."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon 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."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with 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."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with 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."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with 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."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with 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."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with 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."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with 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."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with 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."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with 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."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with 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."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:



"(j) 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."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with 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."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with 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."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

"(b) 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;"

69.

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

DONE AND PASSED in open Council this 14th day of March , 2000.

(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 14th day of March 2000, and numbered 8169.

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

1100, 1200, 1300 Blocks Pacific Boulevard

**BY-LAW NO. 8716**

**A By-law to amend By-law No. 6757  
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. 6757.

2. Council deletes section 6, and substitutes:

“6 [Reserved]”.

3. Council deletes sections 7.5, 7.6 and 7.7, and substitutes:

“7.5 The Development Permit Board may permit an increase in the maximum:

- (a) residential floor area for the site of up to 1% so long as the aggregate maximum residential floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the second column of Table 2;
- (b) retail, service and office floor area for the site of up to 1% so long as the aggregate maximum retail, service and office floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the third column of Table 2.



**Table 2 - Neighbourhood Maximum Floor Area (in square metres)**

Neighbourhood	Land Uses	
	Residential	Retail, Service and Office
Area 1 (By-law No. 7675)	230 446	1 950
Area 2 (By-law No. 7156)	114 247	1 858
Area 3 (By-law No. 6757)	84 379	3 720
Area 4/5A (By-law No. 7248)	221 183	34 610
Total	650 255	42 138

4. Council deletes section 8.1 and Table 4 within it, and substitutes:

“8.1 The maximum building height measured above the base surface, excluding the mechanical penthouse and any roof cap element, will be 87 m.”

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

ENACTED by Council this 29th day of July , 2003

(Signed) "Larry W. Campbell"  
Mayor

(Signed) "Syd Baxter"  
City Clerk

I certify that this is a true copy of By-law No. 8716 enacted by the Council of the City of Vancouver on July 29th, 2003.

CITY CLERK

**1(a) Text Amendments: False Creek North CD-1s and ODP (Housekeeping Amendments)**

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

- Summary: The proposed text amendments would:
- remove allocation of floor area by sub-area within the individual CD-1s and permit transfer of floor area amongst CD-1s;
  - add 600 Pacific Street to the 500 Pacific Street By-law; and
  - update diagrams in the Official Development Plan.

The Director of Current Planning recommended approval.

Also before Council was a Memorandum dated May 27, 2003, from Phil Mondor, Rezoning Planner, regarding amendments to correct errors in the draft by-laws. The memorandum put forward the following recommendation:

THAT the draft amending by-laws prepared for consideration at the Public Hearing be amended to correct errors as follows:

- CD-1 By-law Nos. 7675 & 8109 (500 Pacific & 600 Pacific Street) to be amended in Section 4.3(g) to replace "8 000 m<sup>2</sup>" by "18 000 m<sup>2</sup>" which would correctly combined the figures in the existing by-laws, and
- False Creek North Official Development Plan to be amended in Figure 4 to replace the present incorrect total of "9,817,465" with the correct total of "9,717,464".

Also before Council was a Memorandum dated May 27, 2003, from Larry Beasley, Director of Current Planning, which provided additional information on floor area flexibility, non-market/affordable housing, and higher density for non-market/affordable housing. The memorandum put forward the following recommendation for Council's consideration:

THAT prior to enactment of the amending by-laws, a legal agreement be executed with the property owner, Pacific Place Developments Corp., requiring that after issuance of the occupancy permit for the last market housing development in Beach Neighbourhood, the property owner will reserve a minimum of 2,000 sq. ft. for the future use of residents in the False Creek North neighbourhoods west of Cambie Bridge through the normal development permit process, on terms and conditions satisfactory to the Director of Legal Services.

**Staff Opening Comments**

Larry Beasley, Director of Current Planning, responded to questions regarding the need of the Planning Department and the Development Permit Board to have floor area flexibility when required.

**Summary of Correspondence**

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

**Speakers**

The Deputy Mayor called for speakers for and against the application and none came forward.

**Council Decision**

MOVED by Councillor Louie

A. THAT the application by the Director of Current Planning to amend CD-1 By-law Nos. 6757, 7156, 7248, 7675, and 8109 to remove sub-area diagrams, allow small floor area transfers between CD-1s, consolidate By-laws Nos. 7675 & 8109, and correct errors generally in accordance with Appendix A of the Policy Report dated April 8, 2003, entitled "Housekeeping Amendments in the CD-1(Comprehensive Development) By-laws Nos. 6757, 7156, 7248, 7675, and 8109" be approved.

B. THAT the application by the Director of Current Planning to amend the False Creek North Official Development Plan, By-law No. 6650, to correct errors generally in accordance with Appendix A of the Policy Report dated April 8, 2003, entitled "Housekeeping Text Amendments in the False Creek North Official Development Plan By-law No. 6650 and CD-1 (Comprehensive Development) By-laws No. 7675 and 8109 (500 and 600 Pacific Street): Density Transfer to Complete the Approved Form of Development" be approved.

C. THAT the draft amending by-laws prepared for consideration at the Public Hearing be amended to correct errors as follows:

- CD-1 By-law Nos. 7675 & 8109 (500 Pacific & 600 Pacific Street) to be amended in Section 4.3(g) to replace "8 000 m<sup>2</sup>" by "18 000 m<sup>2</sup>" which would correctly combine the figures in the existing by-laws"; and

- False Creek North Official Development Plan be amended in Figure 4 to replace the present incorrect total of "9,817,465" with the correct total of "9,717,464".

D. THAT prior to enactment of the amending by-laws, a legal agreement be executed with the property owner, Pacific Place Developments Corp., requiring that after issuance of the occupancy permit for the last market housing development in Beach Neighbourhood, the property owner will reserve a minimum of 2,000 sq. ft. for the future use of residents in the False Creek North neighbourhoods west of Cambie Bridge through the normal development permit process, on terms and conditions satisfactory to the Director of Legal Services.

CARRIED UNANIMOUSLY

**1(b) Text Amendments: False Creek North ODP & Areas 1A/1B CD-1s (Density Transfer)**

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

Summary: The proposed amendments would transfer 80,000 sq. ft. of residential floor area to Beach Neighbourhood Areas 1A and 1B (500 and 600 Pacific Street) from Area 6A east of Cambie Bridge.

The Director of Current Planning recommended approval.

Also before Council was a Memorandum dated May 27, 2003, from Larry Beasley, Director of Current Planning, which provided additional information requested by Council on the use of the increase in value due to the transfer of density from east to west of Cambie to ensure the Alan Jacobs redesign of Pacific Boulevard is realized.

Also before Council was a Memorandum dated May 27, 2003, from Phil Mondor, Rezoning Planner, regarding additional amendments to correct errors in the draft CD-1 By-law amendments. The memorandum put forward the following recommendation:

THAT the draft amending by-laws prepared for consideration at the Public Hearing be amended to correct errors as follows: CD-1 By-law Nos. 6757, 7156 and 7248 to be amended in section 3(b) and CD-1 Bylaw Nos. 7675 and 8109 to be amended in section 4.5(b) to replace "642 823" in Table 2 with the correct total of "650 255".

### Staff Opening Comments

Larry Beasley, Director of Current Planning, provided background and an overview of the application to amend the False Creek North ODP and Areas 1A/1B CD-1s to allow for transfer of density. Mr. Beasley clarified the transfer of density is necessary to allow buildings to be built the way they were originally approved, and to keep the intended shape of the neighbourhood. Mr. Beasley also reviewed plans for pay in lieu parking and the status of negotiations with Pacific Place Developments for the Alan Jacobs modified Pacific Boulevard design. If approved, the developer will proceed with the work and assume responsibility for associated cost risks.

### Summary of Correspondence

Council received the following correspondence on this application:

- 1 letter in support of the application;
- 2 letters in opposition to the application.

### Speakers

The Deputy Mayor called for speakers for and against the application. Hew McConnell spoke in general support of the application, but requested that a system be put in place to ensure accountability. Mr. McConnell also expressed concern that pre-purchasers were not notified regarding the permit issued to exceed height and the resulting impact on views. Mr. McConnell sought Council's assurance that the transfer of density will not allow for any additional height increases.

### Applicant Closing Comments

Matt Meehan, Pacific Place Developments Corp., explained the notification process. Mr. Meehan also clarified that changes in the market such as building larger balconies for the large units and the increased floor area required for townhouses resulted in the shortage of floor area.

### Staff Closing Comments

Larry Beasley put forward an additional condition for Council's consideration, that would help assure building height control.

### Council Decision

MOVED by Councillor Louis

A. THAT the application by the Director of Current Planning to amend the False Creek North Official Development Plan, By-law No. 6650, to transfer 7 432 m<sup>2</sup> of residential floor area from Area 6A to Areas 1A and 1B generally in accordance with Appendix A of the Policy Report dated April 8, 2003, entitled "Housekeeping Text Amendments in the False Creek North Official Development Plan By-law No. 6650 and CD-1 (Comprehensive Development) By-laws No. 7675 and 8109 (500 and 600 Pacific Street): Density Transfer to Complete the Approved Form of Development" be approved.

B. THAT the application by the Director of Current Planning to amend the CD-1 By-law for 500 and 600 Pacific Street (consolidation of By-laws Nos. 7675 and 8109) to increase residential floor area by 7 432 m<sup>2</sup> to achieve the overall development scheme generally in accordance with Appendix B of the Policy Report dated April 8, 2003, entitled "Housekeeping Text Amendments in the False Creek North Official Development Plan By-law No. 6650 and CD-1 (Comprehensive Development) By-laws No. 7675 and 8109 (500 and 600 Pacific Street): Density Transfer to Complete the Approved Form of Development" be approved;

C. THAT the draft amending by-laws prepared for consideration at the Public Hearing be amended to correct errors as follows: CD-1 By-law Nos. 6757, 7156 and 7248 to be amended in section 3(b) and CD-1 Bylaw Nos. 7675 and 8109 to be amended in section 4.5(b) to replace "642 823" in Table 2 by "650 255".

D. THAT all market buildings in the Beach Neighbourhood be built at or less than the height specified either in the approved neighbourhood guidelines (for unapproved buildings) or the approved development permits (for approved buildings); and THAT if any extra height is proposed for any building, which particularly might happen for non-market housing sites, this be brought forward initially for Council consideration before staff review.

CARRIED UNANIMOUSLY

## BY-LAWS

MOVED by Councillor Woodsworth  
SECONDED by Councillor Bass

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 2 to 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

**1. A By-law to for the operation of Mountain View Cemetery**

Council enactment of the By-law was referred to the Council meeting immediately following the Standing Committee on City Services and Budgets meeting on July 31, 2003.

- 2. A By-law to amend Building By-law No. 8057 regarding equivalents and equivalent fee increases (By-law No. 8710)**
- 3. A By-law to amend Subdivision By-law No. 5208 (4593 West 5<sup>th</sup> Avenue) (By-law No. 8711)**
- 4. A By-law to amend Street Name By-law No. 4054 (St Regis Lane and Menchions Mews) (By-law No. 8712)**
- 5. A By-law to amend Noise Control By-law No. 6555 to regulate construction noise (By-law No. 8713)**
- 6. A By-law to amend By-law No. 7675 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (500 Pacific and 600 Pacific Street) (By-law No. 8714) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 6)**
- 7. A By-law to amend By-law No. 7248 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (800-1100 Pacific Boulevard) (By-law No. 8715) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 7)**
- 8. A By-law to amend By-law No. 6757 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (1100, 1200, 1300 Blocks Pacific Boulevard) (By-law No. 8716) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 8)**
- 9. A By-law to amend By-law No. 7156 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (1200-1300 Pacific Boulevard South) (By-law No. 8717) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 9)**
- 10. A By-law to amend By-law No. 6650 to create new diagrams re residential units and office development (False Creek North Official Development Plan) (By-law No. 8718) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 10)**



**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)