

City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (279)

530-580 Burrard Street

535-567 Hornby Street

By-law No. 6884

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

Effective September 24, 1991

(Amended up to and including By-law No. 8169, dated March 14, 2000)

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(279), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) Cultural and Recreational Uses;
 - (b) Institutional Uses;
 - (c) Office Uses;
 - (d) Parking Uses;
 - (e) Retail Uses;
 - (f) Service Uses; and
 - (g) Accessory Uses customarily ancillary to the above uses.
- [7940; 98 10 09]
- 3 **Floor Area**
- 3.1 The total floor area of all buildings on the site, including only those floors having a minimum ceiling height of 1.25 m (4.10 ft.), both above and below ground level, and measured to the extreme outer limits of the building, shall not exceed 58 932 m² (634,357 sq. ft.), except that the following shall be excluded from floor area:
- (a) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.32 m (24.02 ft.) in length;
 - (b) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 5 212 m² (56,099 sq. ft.); and
 - (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. [8169; 00 03 14]
- 3.2 Where floor area is used for a hotel, the Director of Planning may permit an increase in the maximum floor area specified in Section 3.1, provided that the increase in no case exceeds a maximum of 15% of the floor area of the portion of the building having floor-to-floor dimensions of less than 3.1 m and used for guest accommodation and ancillary corridors, service and access areas. [7940; 98 10 09]
- 4 **Height**
- The maximum building height measured above the base surface shall be 137.2 m (450 ft.), except that mechanical appurtenances and decorative roofs which may be permitted to exceed this maximum height in accordance with Sections 10.11.1 and 10.11.2 of the Zoning and Development By-law. [7940; 98 10 09]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6884 or provides an explanatory note.*

5 **Off-Street Parking, Loading and Bicycle Spaces**

Bicycle spaces and off-street parking and loading spaces for vehicles must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that:

- (a) a minimum of 400 spaces must be provided for public parking purposes;
- (b) a minimum of 50 accessory parking spaces must be provided for the YWCA;
- (c) a minimum of 289 accessory parking spaces must be provided for mixed-use development including both hotel and office uses; and
- (d) in all other cases, the number of parking spaces will be in accordance with Area I of the Downtown District provisions of the Parking By-law.

[7940; 98 10 09]

6 **Acoustics**

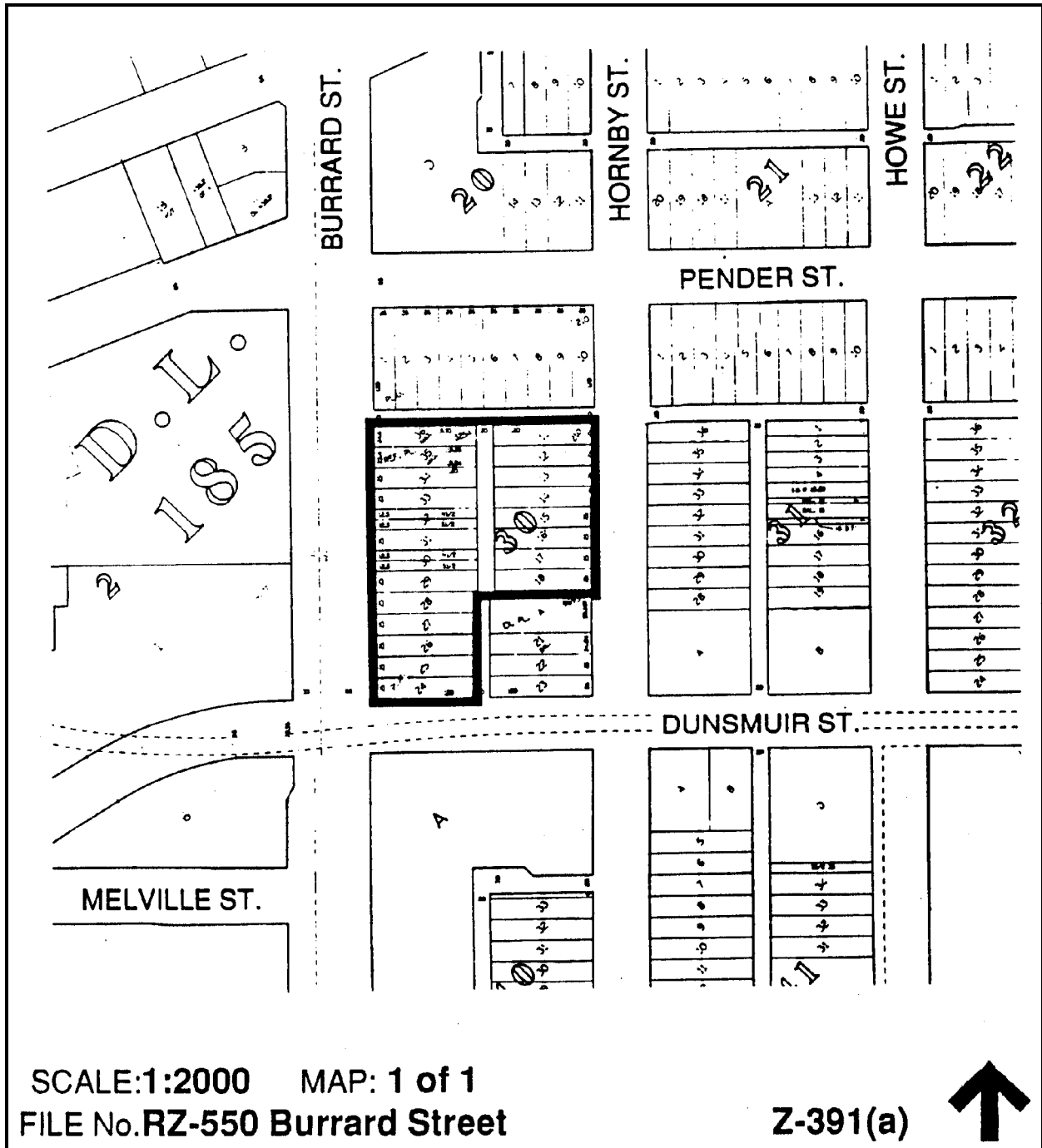
All Development Permit applications require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose 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.

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

[7940; 98 10 09]

7 *[Section 7 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 shown below (—) outlined in black is rezoned from DD to CD-1



CITY OF VANCOUVER
MEMORANDUM

550 Burrard

From: CITY CLERK

Date: May 17, 1991

To: City Manager
Director of Planning
Associate Director, Zoning Division
Director of Legal Services
City Engineer
Director of Housing & Properties
Director of Social Planning

Refer File: P.H. #247

Subject: Public Hearing - May 14, 1991

RECEIVED	
PLANNING DEPARTMENT	
MAY 21 1991	
NUMBER	171 3547
REFERRED TO	EDM/FAS
COPY TO	THE
ANSWER BY	

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of May 14, 1991, regarding the rezoning of 550 Burrard Street.

Please note any items contained therein for your attention.

Lois Hollstedt
DEPUTY CITY CLERK

JT:ci
Att.

Also sent to: Mr. Charles Bentall
Charles Bentall Architects
#3033 - 595 Burrard Street
Vancouver V7X 1J8

Mr. Al Poettcker
Bentall Development Inc.
Suite 3100, 3 Bentall Centre
P.O. Box 49001
Vancouver V7X 1B1

Ms. Lois Hollstedt, Executive Director
YWCA
580 Burrard Street
Vancouver V6C 2K9

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

2

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 14, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 2:05 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, Puil, Rankin,
Wilson and Yorke

CLERK TO THE COUNCIL: J. Thomas

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. Rezoning: 550 Burrard Street

An application of Charles Bentall Architects was considered as follows:

REZONING: 550 BURRARD STREET (Lots 11 to 18 inclusive and Lots 24 to 29 inclusive, South One-Half and North One-Half of Lot 30, Lot 31, South One-Half and North One-Half of Lot 32, Lots 33 and 34, Amended Lots 35 and 36 [Reference Plan 3254], all of Block 30, D.L. 541, Plan 210)

Present Zoning: DD Downtown 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:

- office uses;
- social service centre;
- child day care facility;
- cultural and recreational uses*;
- retail uses*;
- service uses*;
- underground parking garage for public parking purposes;
- accessory uses customarily ancillary to the above;
- maximum floor area of 58 932 m² (634,357 sq. ft.), with a maximum of 5 212 m² (56,099 sq. ft.) of social and recreational amenities and facilities excluded from the measurement of floor area; and
- maximum height of 134.72 m (442 ft.).

* The particular uses permitted are listed in the draft by-law.

(ii) 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 Charles Bentall Architects and stamped "Received City Planning Department June 26, 1990," and revised July 17, 1990, provided that the Director of Planning may allow minor alterations to this form of development when approving a development application as outlined in resolution (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - (i) provision of a minimum 3.048 m (10 ft.) setback from Burrard Street;
 - (ii) further design development of the podium, low-rise pavilion and plaza to improve usability, the relationship to adjacent buildings and uses, and to create an appropriate urban response at this significant corner;
 - (iii) provision of public art and the potential for inclusion of a child day care facility;
 - (iv) provision of a bicycle facility;
 - (v) provision of an adequate, conveniently located garbage storage area, including recycling and refuse containers; and
 - (vi) ensuring that the underground parking garage is adequately ventilated to prevent the build-up of noxious gases.
- (c) That, prior to enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:
 - (i) 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 550 Burrard Street (Lots 11 to 18 and Lots 24 to 36, Block 30, D.L. 541, Plan 210) are constructed and installed by Bentall Development Inc. at its costs, 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 the Director of Legal Services;
 - (ii) enter into a Section 215 covenant, in favour of the City, ensuring that the YWCA premises shall become a separate air space parcel, restricting the use of the air space parcel to recreational, cultural, educational, public service and charitable uses as the City shall approve, and prohibiting commercial uses;
 - (iii) enter into an Option to Purchase, in favour of the City, ensuring that the City may purchase, for \$1.00, the air space parcel if it is not used for the permitted purposes in (c)(ii) above for 18 months or more;

Clause No. 1 cont'd

(iv) enter into a Section 215 covenant ensuring that so long as 550 Burrard Street (Lots 11 to 18 and Lots 24 to 36, Block 30, D.L. 541, Plan 210) is comprised of more than one parcel, those parcels shall be a common development site and all buildings thereon (except the recreational facilities) shall be designed, built and operated as a single integrated development;

[NOTE: Conditions (c)(ii), (c)(iii) and (c)(iv) shall not apply to the closed lane and City-owned parcels. These obligations will automatically extend to the City land upon consolidation. Conditions (c)(ii) and (c)(iii) need only charge that part of 550 Burrard Street from which the YWCA air space parcel will come, and when created, only the air space parcel itself].

(v) pay to the City \$850,000 to deposit to a Childcare Endowment Fund; and

(vi) execute a legal agreement, satisfactory to the Directors of Legal Services, Social Planning, Planning and the City Engineer to ensure provision of public art.

(d) That, prior to enactment of the CD-1 by-law, the City Engineer shall make the necessary arrangements to close that portion of the lane which is to form part of the 550 Burrard Street site.

(e) That, following enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:

(i) enter into an agreement, satisfactory to the City Engineer and the Directors of Housing and Properties, and Legal Services, to complete the design and construction of approximately 400 parking spaces at 550 Burrard Street to replace the existing City parking structure. This agreement shall be in accordance with Council's decision of September 14, 1989; and

(ii) conclude the joint venture land transfers, long-term lease of the 550 Burrard Street City parking facility, and related agreements, to the satisfaction of the City Engineer and the Directors of Housing and Properties, and Legal Services, and in accordance with Council's decision of September 14, 1989, except that the Hornby Street-end site shall not be transferred to the City until after construction of the parking and surface open space by Bentall Development Inc.

(f) That, following enactment of the CD-1 by-law, the City Engineer, in consultation with the Director of Planning and the Director of Housing and Properties, shall report back on the details of the proposed underground link between the 550 Burrard Street site and the Park Place/Burrard Station tunnel, in accordance with Council's decision of June 27, 1989, and agreements satisfactory to the City Engineer and the Director of Legal Services be entered into with respect to its construction and use by the public.

Clause No. 1 cont'd

Mr. R. Jenkins, Planner, Central Area, referred to the original application for 550 Burrard Street, which was approved by Council on December 13, 1990. At that time the issue of an operating subsidy for the child day care centre was unresolved and staff were requested to report back on operational funding for the day care following discussion with the developers and YWCA, the organization that will operate the centre.

Mr. Jenkins reviewed the proposed amendments to two of the conditions approved by Council on December 13th, i.e.:

Condition (b)(iii) - changed from "provision of child day care facilities and public art" to "provision of public art and the potential for inclusion of a child care facility."

Condition (c)(v) - changed from "execute a legal agreement, satisfactory to the Directors of Legal Services, Planning & Social Planning, to ensure adequate provision of child day care facilities" to "pay to the City \$850,000 to deposit to a Child Care Endowment Fund."

Mr. Jenkins also reviewed the following changes set out in the agenda material.

SUMMARY OF PROPOSED CHANGES

	CURRENT STATUS	PROPOSED REZONING APPROVED AT DECEMBER 13, 1990 PUBLIC HEARING	AMENDED PROPOSED REZONING (IF APPROVED)
Zone	DD (Downtown District)	CD-1	CD-1
Density (max.)	7.00 FSR	9.47*	58 932 m ² (634,357 sq.ft.)**
Height (max.)	permitted - 91.44 m (300 ft.) conditional - 137.16 m (450 ft.)	134.72 m (442 ft.)	134.72 m (442 ft.)
Floor Area Amenity Exclusion (max.)	lesser of 20% of allowable FSR or 929 m ² (10,000 sq. ft.)	5 000 m ² (53,821 sq. ft.)	5 212 m ² (56,099 sq. ft.)

* 2.47 FSR transfer of density from site at 901 West Hastings Street.

** Equivalent to 9.47 FSR.

There were no speakers for or against the application.

During discussion, some members of Council expressed concern, noting that the rezoning application unanimously approved by Council at the December 13th Public Hearing required a day care facility be included in the new development. With the changes now proposed, there was no guarantee that this would occur. Instead, there would be only the potential for inclusion of a child care facility.

Clause No. 1 cont'd

Mayor Campbell recalled the developer told the December Public Hearing he was willing to provide capital costs but was not prepared to pay the operating costs. The proposal now to require the developer to put \$850,000 into an endowment fund was the fairest and most equitable way to deal with the issue and provide day care operating allocations.

MOVED by Ald. Bellamy,
THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED

(Aldermen Davies, Eriksen, Rankin, Wilson and Yorke opposed)

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
SECONDED by Ald. Bellamy,
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 meeting adjourned at 2:25 p.m.

550 Burrard Street

BY-LAW NO. 6884

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-391(a) 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. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, which area shall be more particularly described as CD-1(279), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) office;
- (b) social service centre;
- (c) fitness centre;
- (d) club;
- (e) community centre;
- (f) child day care facility;
- (g) retail store;
- (h) grocery or drug store;
- (i) liquor store;
- (j) barber shop or beauty parlour;

- (k) catering establishment;
- (l) laundromat or drycleaning establishment;
- (m) neighbourhood public house;
- (n) photofinishing or photography studio;
- (o) print shop;
- (p) repair shop - Class B;
- (q) restaurant - Class 1;
- (r) restaurant - Class 2;
- (s) school - business;
- (t) school - arts or self-improvement;
- (u) school - vocational or trade;
- (v) parking garage; and
- (w) accessory uses customarily ancillary to the above uses.

3. Floor Area

The total floor area of all buildings on the site, including only those floors having a minimum ceiling height of 1.25 m (4.10 ft.), both above and below ground level, and measured to the extreme outer limits of the building, shall not exceed 58 932 m² (634,357 sq. ft.), except that the following shall be excluded from floor area:

- (a) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.32 m (24.02 ft.) in length; and
- (b) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 5 212 m² (56,099 sq. ft.).

4. Height

The maximum building height measured above the base surface shall be 134.72 m (442 ft.), except that mechanical appurtenances and decorative roofs which may be permitted to exceed this maximum height in

accordance with Sections 10.11.1 and 10.11.2 of the Zoning and Development By-law.

5. Off-Street Parking

Off-street parking shall be developed and maintained in accordance with the applicable provisions of the Parking By-law. The number of parking spaces to be provided shall be calculated in accordance with Area I of the Downtown District provisions of the Parking By-law except that a minimum of 400 additional parking spaces shall be provided for public parking purposes.

6. Off-Street Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

DONE AND PASSED in open Council this 24th day of
September , 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 24th day of September 1991, and numbered 6884.

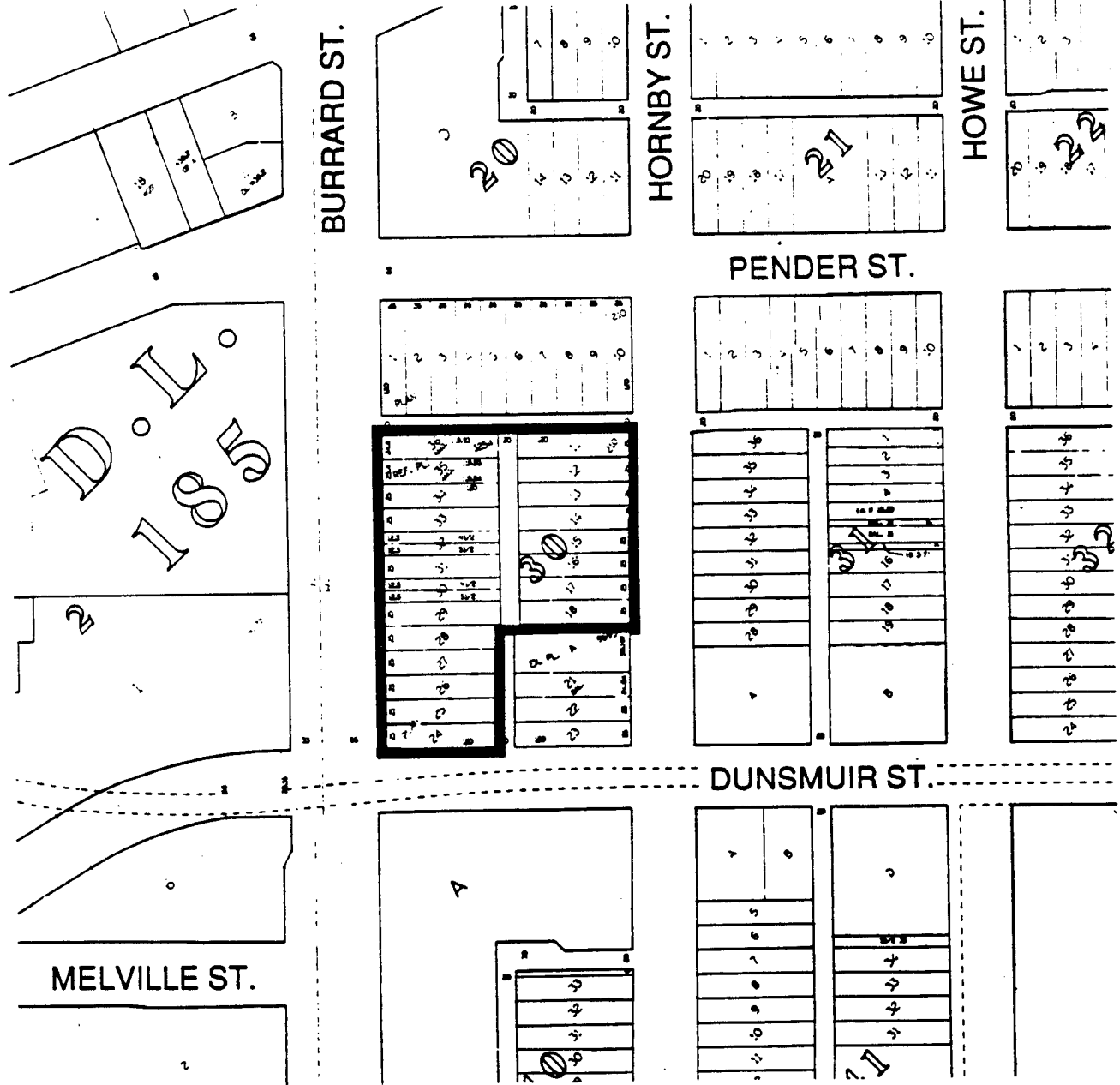
CITY CLERK "

BY-LAW No. 6884 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

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

FROM DD

TO CD-1



SCALE:1:2000 MAP: 1 of 1
FILE No. RZ-550 Burrard Street

Z-391(a)



BY-LAW NO. 6892

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:

"1041 S.W. Marine Dr.	CD-1 (276)	6876	B (C-2)
901 West Hastings St.	CD-1 (278)	6885	B (DD)
550 Burrard St.	CD-1 (279)	6884	B (DD) "

2. Schedule E is further amended by deleting therefrom the line
commencing with the words "1260 Nanaimo St."

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

DONE AND PASSED in open Council this 8th day of
October , 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 8th day of
October 1991, and numbered 6892.

CITY CLERK "

MUSSON
CATTELL
MACKEY
PARTNERSHIP

ARCHITECTS DESIGNERS PLANNING

January 18, 1993

City of Vancouver
Planning Department
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Attention: **Mr. Tom Fletcher**
Director of Planning

Dear Sir:

Re: **BENTALL V DEVELOPMENT PERMIT**
OUR FILE #9057.08
MINOR AMENDMENT APPLICATION
DP #DA212899 ZONE CD-1

We are applying on behalf of the Owner, Bentall Development Inc. for a minor amendment to the development permit for Bentall V at 550 Burrard Street. This application for approval by the Director of Planning is made in conformance with condition A.4.6 of the Development Permit Staff Committee Report and Recommendation dated September 4, 1991 to cover the proposed phasing of the project. The interruption in the completion of the development has been discussed with you previously and with Mr. Rick Scobie and Mr. Jonathan Barrett of your department, on December 17, 1992.

The intention is to complete and occupy the new YWCA building on Hornby Street and the north part of the underground parking garage. Construction would then cease until a more appropriate time to continue. The ground level of the parkade will serve as a landscaped parking area until construction begins on the office tower and palm court. This temporary use is illustrated in the drawings submitted with this application.

The proposed phasing is as follows:

1. **March 1993 begin excavation and shoring for the new YWCA and the north parkade.**
2. **June 1993 begin construction of the YWCA and north parkade.**

Mr. T. Fletcher, City of Vancouver
January 18, 1993
Page 2

P. 2 OF 2

3. September 1994 complete and occupy the YWCA and north parkade.
4. The earliest date for demolition of the existing YWCA building would be after the completion of the new building but will likely be delayed until the YWCA can complete their new hostel building.
5. Construction of the office tower, south parking levels and palm court will begin as soon as economic conditions allow.

Because we are uncertain as to when construction of the office tower could commence, we respectfully request the amended permit allowing the phasing remain in effect until 1995 with the right to renew thereafter.

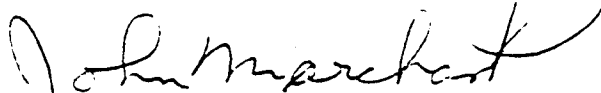
A list of the relevant architectural and landscape drawings is attached.

This application is for the proposed construction phasing; the daycare facilities on the roof of the YWCA will be the subject of a separate Development Permit Application to be submitted to you shortly by the YWCA.

Please advise if you require anything further from us in this regard.

Yours truly,

MUSSON CATTELL MACKEY PARTNERSHIP



John Marchant
M.R.A.I.C., M.A.I.B.C.

JM:ecm

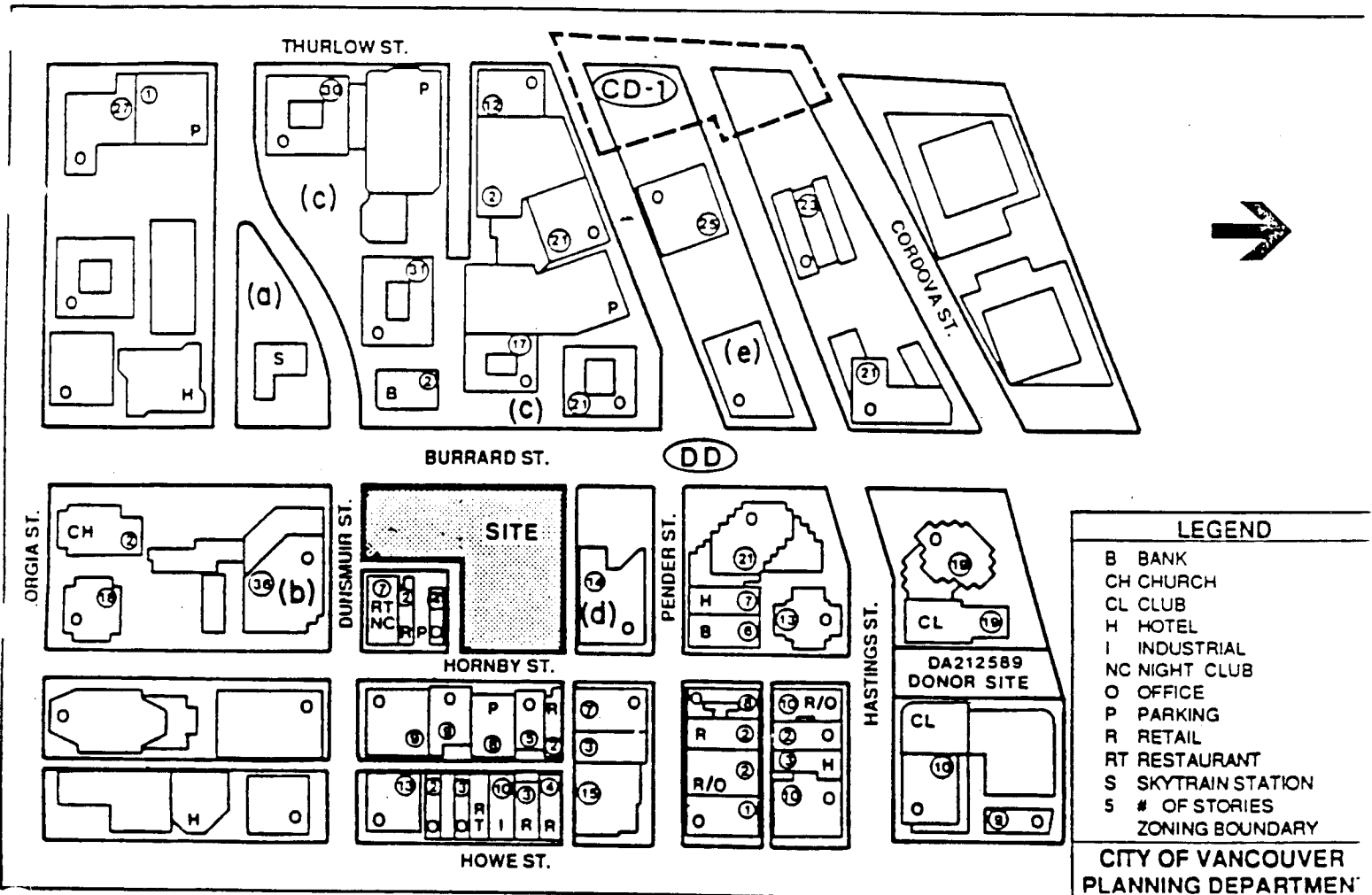
cc: Mr. Alan Whitchelo, Bentall Development Inc.

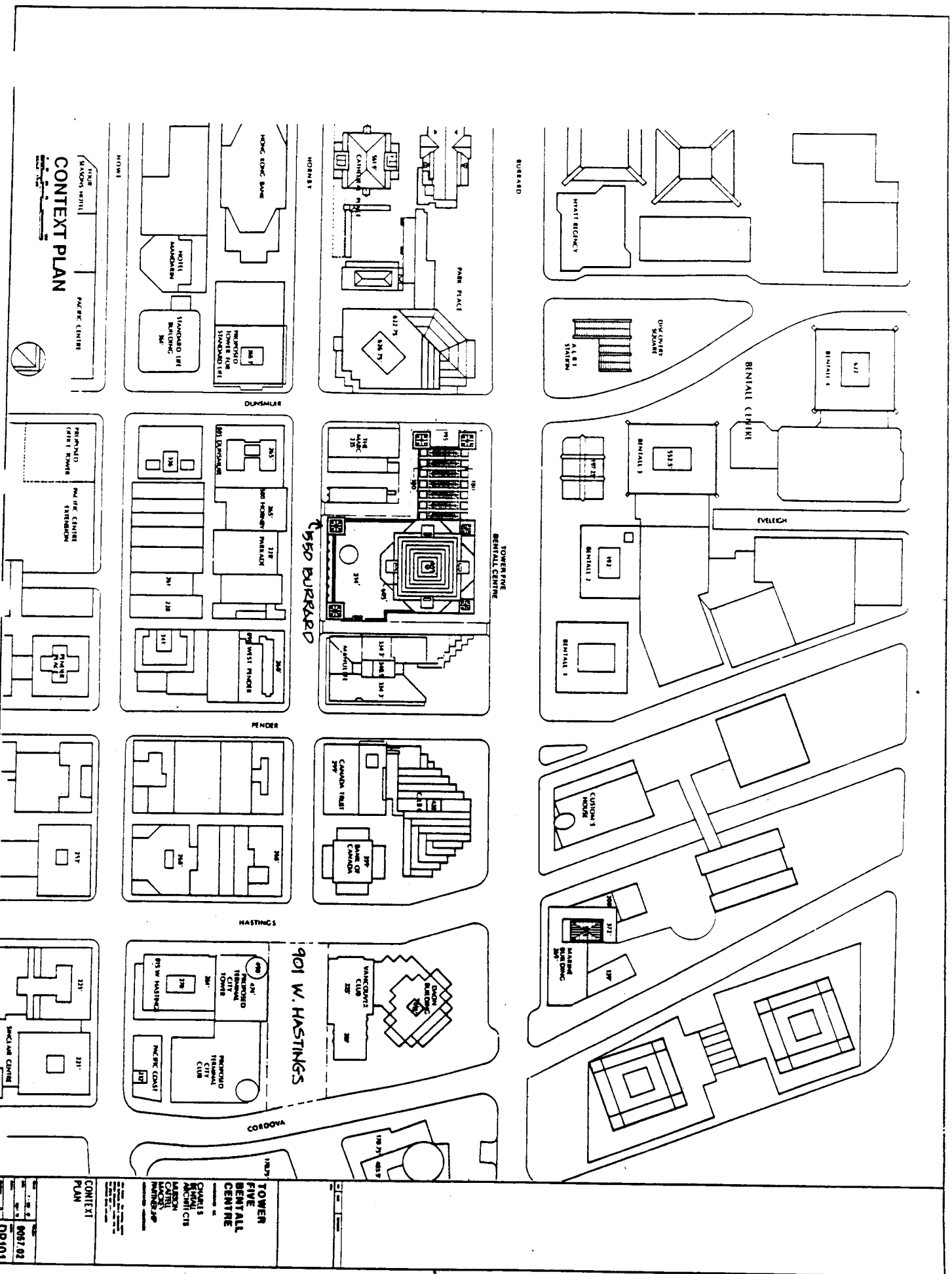
905706 \authority\aminmend

MUSSON
CATTELL
MACKEY
PARTNERSHIP

o **Context:** Adjacent development includes:

- (a) Burrard ALRT Station
- (b) Park Place
- (c) Bentall Centre
- (d) ManuLife Building
- (e) Customs House, a development site on which an office tower has been granted preliminary approval (DA211011).





CONTEXT PLAN

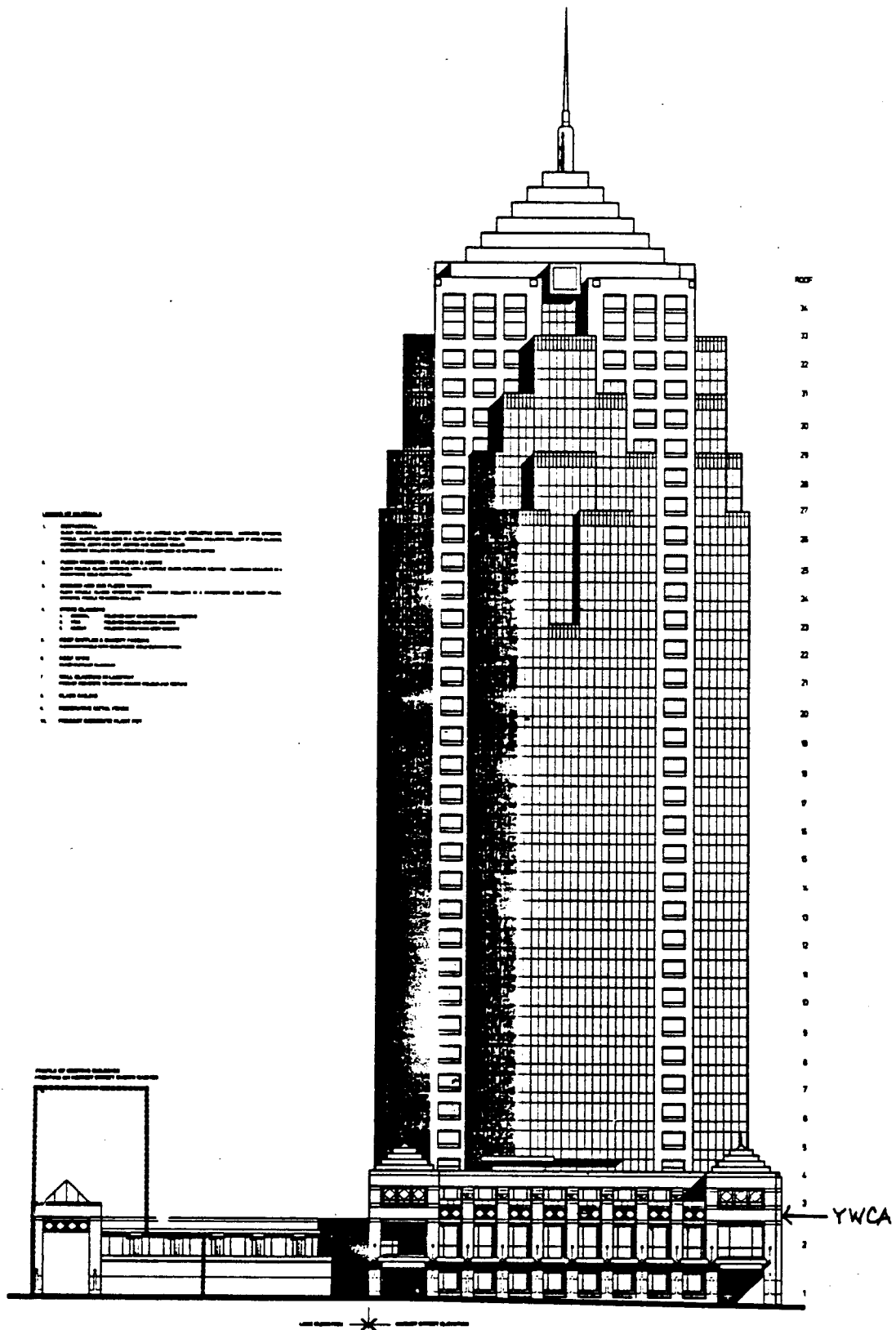
SKIDMORE OWINGS & MERRILL
PACIFIC CENTRE

CONTEXT PLAN

CHARLES
MASON
CARSON
ARCHITECTS
PACIFIC CENTRE
RENTAL CENTRE

**TOWER FIVE
RENTAL CENTRE**

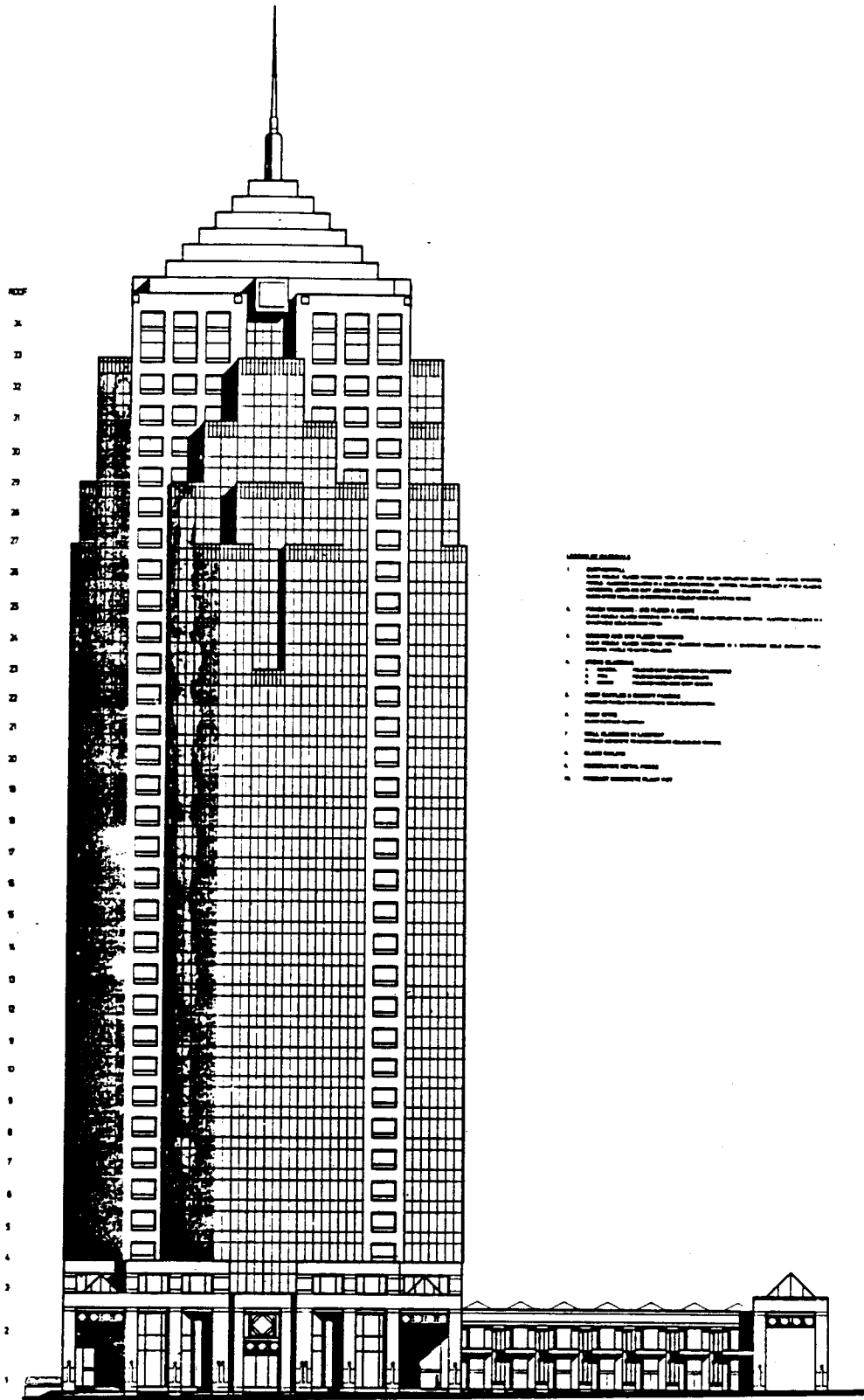
DATE: 08/21/02
DRAWN BY: DP101



- 1. General Notes
- 2. Materials
- 3. Construction
- 4. Finishes
- 5. Windows
- 6. Doors
- 7. Stairs
- 8. Elevation
- 9. Section
- 10. Foundation
- 11. Structural
- 12. Mechanical
- 13. Electrical
- 14. Plumbing
- 15. Fire Protection
- 16. Safety
- 17. Accessibility
- 18. Environmental
- 19. Other

HORNBY STREET ELEVATION

DRAWING NO. 9051 02 DATE DP203	PROJECT NO. 9051 02	SHEET NO. 01	TOTAL SHEETS 01	DRAWN BY J. H. H.	CHECKED BY J. H. H.	DATE 1987	PROJECT TOWER FIVE BENTALL CENTRE	CLIENT CHARLES HANSON ARCHITECTS 1000 BAYVIEW AVENUE SUITE 1000 VICTORIA, B.C.	ARCHITECT CHARLES HANSON ARCHITECTS 1000 BAYVIEW AVENUE SUITE 1000 VICTORIA, B.C.	ENGINEER J. H. H.	CONSULTING ENGINEER J. H. H.	ELEVATION TO HORNBY ST.
---	------------------------	-----------------	--------------------	----------------------	------------------------	--------------	--------------------------------------	--	---	----------------------	---------------------------------	-------------------------



- LEGEND**
- 1. EXTERIOR WALLS
 - 2. EXTERIOR WALLS - INSULATION
 - 3. EXTERIOR WALLS - FINISH
 - 4. EXTERIOR WALLS - WINDOW FRAMES
 - 5. EXTERIOR WALLS - WINDOW GLASS
 - 6. EXTERIOR WALLS - WINDOW SILL
 - 7. EXTERIOR WALLS - WINDOW HEAD
 - 8. EXTERIOR WALLS - WINDOW JAMB
 - 9. EXTERIOR WALLS - WINDOW CASE
 - 10. EXTERIOR WALLS - WINDOW LINENOTE
 - 11. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 12. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 13. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 14. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 15. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 16. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 17. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 18. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 19. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 20. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 21. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 22. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 23. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 24. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 25. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 26. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 27. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 28. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 29. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 30. EXTERIOR WALLS - WINDOW GLASS - FINISH
 - 31. EXTERIOR WALLS - WINDOW GLASS - INSULATION
 - 32. EXTERIOR WALLS - WINDOW GLASS - FINISH

BURRARD STREET ELEVATION

<p>TOWER FIVE BENTALL CENTRE</p> <p>DESIGNED BY CHAMBERS ASSOCIATES ARCHITECTS MASSON CATER & PARTNERS ARCHITECTS</p>	<p>ELEVATION</p> <p>10 BURRARD ST</p>	<p>NO. 10 0037 02 DP201</p>
--	---	---

ADMINISTRATIVE REPORT

Date: February 2, 1993
Dept. File No.: LR

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 550 Burrard Street (Bentall 5)
D.A. 212899 - CD-1 By-law Number 6884

RECOMMENDATION

THAT the approved form of development, including proposed project phasing, for the CD-1 zoned site known as 550 Burrard Street be generally approved as illustrated in Development Application Number 212899, prepared by Musson Cattell Mackey Partnership and stamped "Received, City Planning Department, February 12, 1992", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

At a Public Hearing on May 14, 1991, City Council approved a rezoning of this site from DD, Downtown District to CD-1, Comprehensive Development District. Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 6884 was enacted on September 24, 1991.

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. Council approval is also being sought for the proposed phasing of the development generally as illustrated in Appendix A and as outlined in a letter dated January 18, 1993, from Musson Cattell Mackey Partnership, attached hereto as Appendix B.

SITE DESCRIPTION AND BACKGROUND

The subject site, outlined in Appendix C, is located at the northeast corner of Burrard and Dunsmuir Streets. It comprises the YWCA, the DPC Parkade and a vacant lot fronting on Burrard Street, and includes a portion of the City lane. Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board on September 30, 1991 approved Development Application Number 212899. This approval was subject to various conditions, including Council's approval of the form of development. This latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The subject development, known as Bentall 5, formed part of a transfer of density from the site at 901 West Hastings Street which has been developed as an underground parkade with a public park at ground level. The proposed development contains an office tower on Burrard Street and the new YWCA building on Hornby Street. Underground parking for both the development and to replace the "to be demolished" DPC parkade are provided.

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

As a result of the downturn in the office market, the applicant does not wish to proceed with the office tower at this time; but, will be proceeding with the majority of the underground parking, including all the underground structure and elevator core for the tower, and the new YWCA building, as the first phase of development. The existing YWCA building at the corner of Burrard and Dunsmuir Streets would remain until the new YWCA building is completed and, as indicated in the applicant's letter, would likely continue to function as a hostel until a new site and replacement hostel can be constructed. Surface parking (on the top level of the underground parkade) is proposed for the portion of the site to be occupied in the future by the office tower. A site plan and elevations included in Appendix B illustrate the proposed first phase of the development.

CONCLUSION

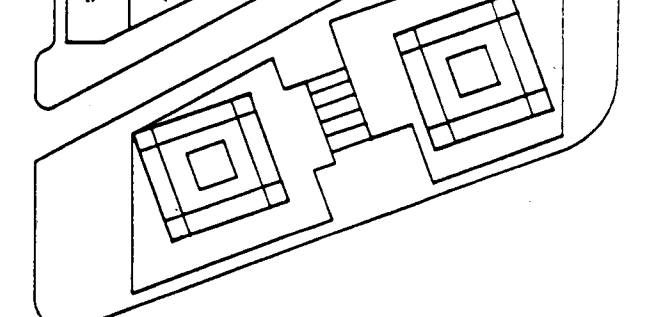
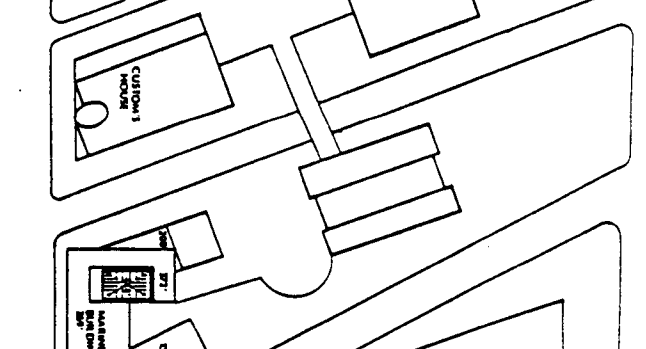
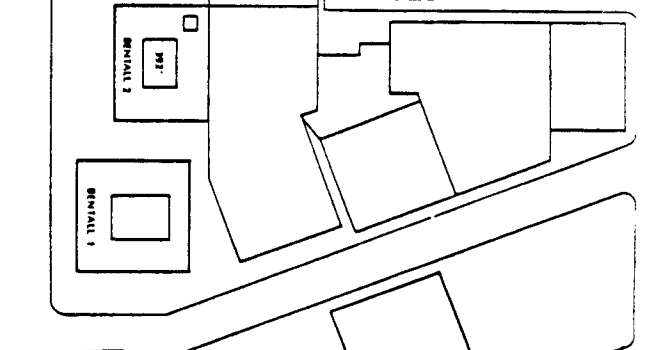
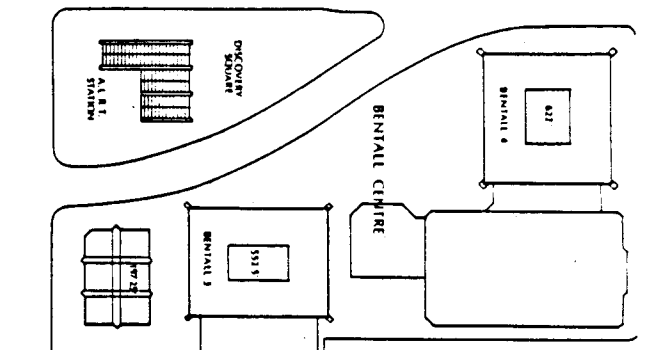
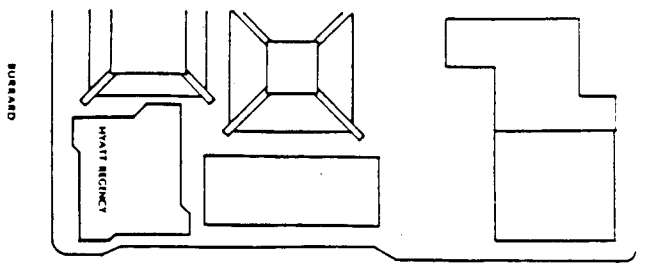
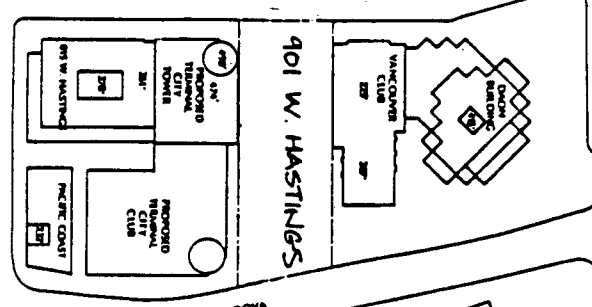
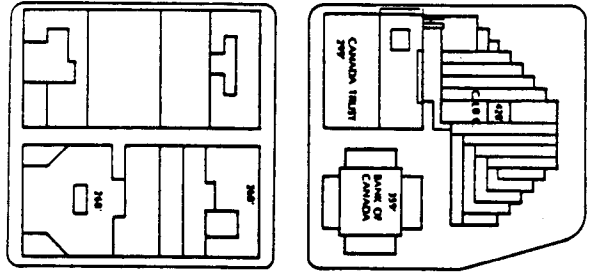
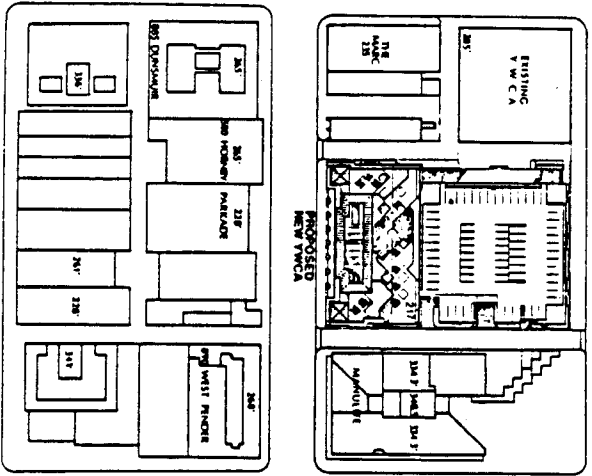
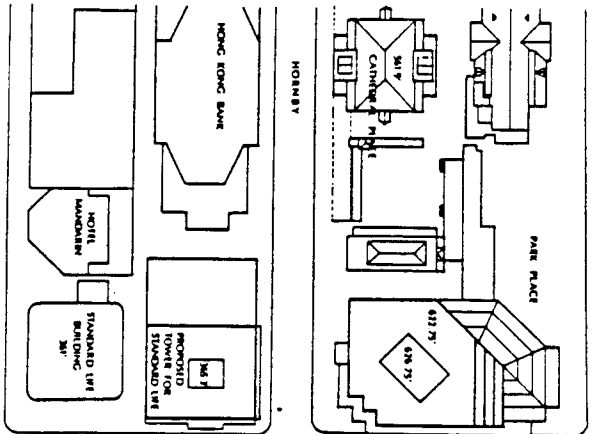
The Development Permit Board has approved Development Application Number 212899 subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council. The Director of Planning is also prepared to approve the proposed project phasing and recommends that this be reflected in Council's approval of the form of development.

* * * * *

CONTEXT PLAN

(SCALE 1:100)

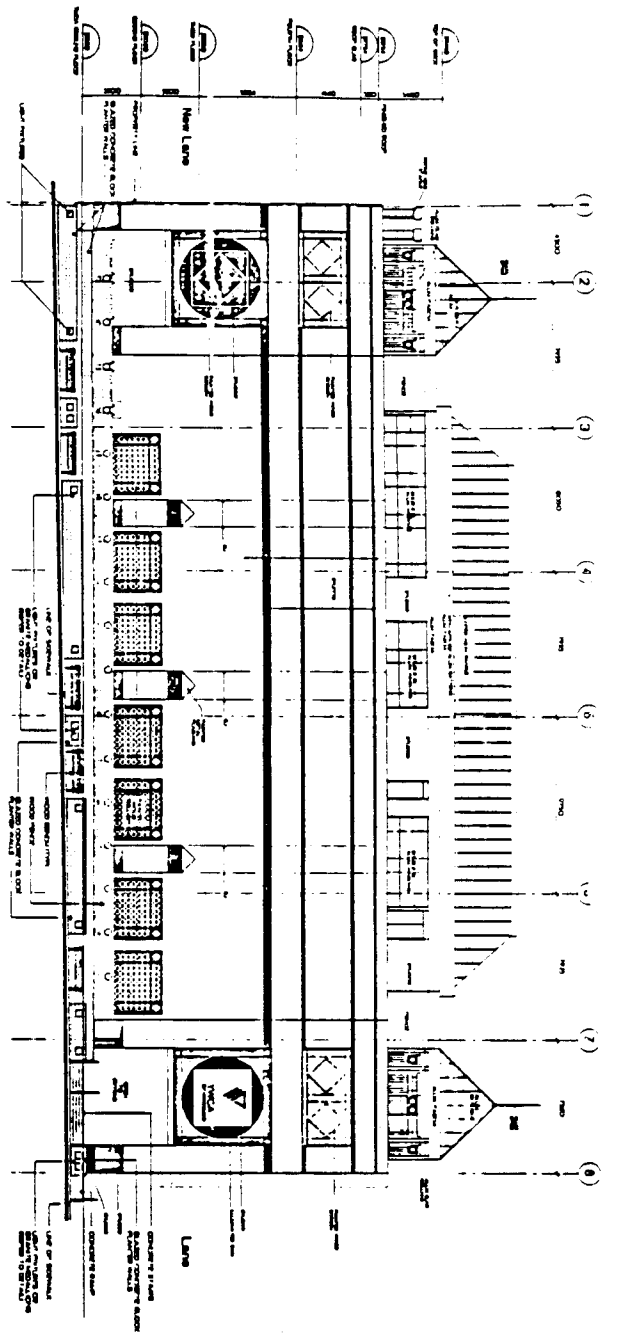
(SCALE 1:500)



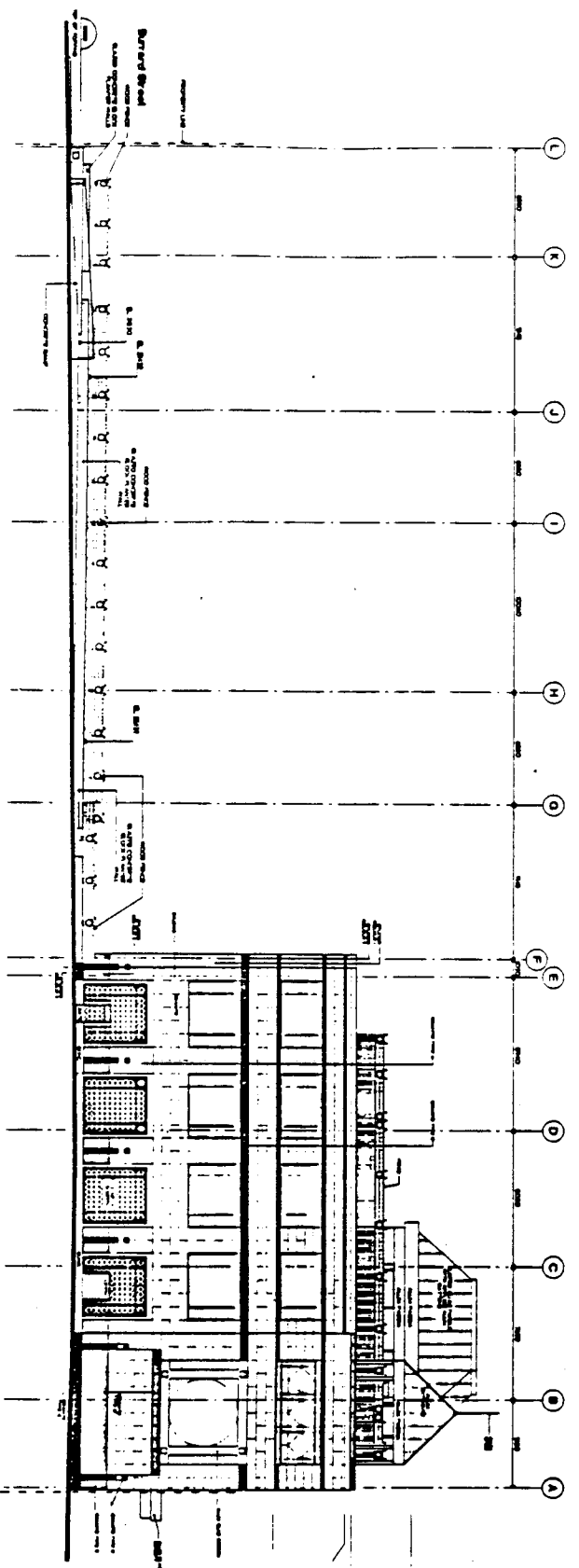
CONTEXT PLAN

TOWER FIVE BENTALL CENTRE
 CHARTERED ARCHITECTS
 1000 WESTERN AVENUE
 VANCOUVER BC V6E 1M8
 TEL: 604 255 1111
 FAX: 604 255 1112
 WWW.CHARTEREDARCHITECTS.COM

DP101
 09/12
 1:100
 1:500



BURRARD STREET ELEVATION
SCALE 1/200



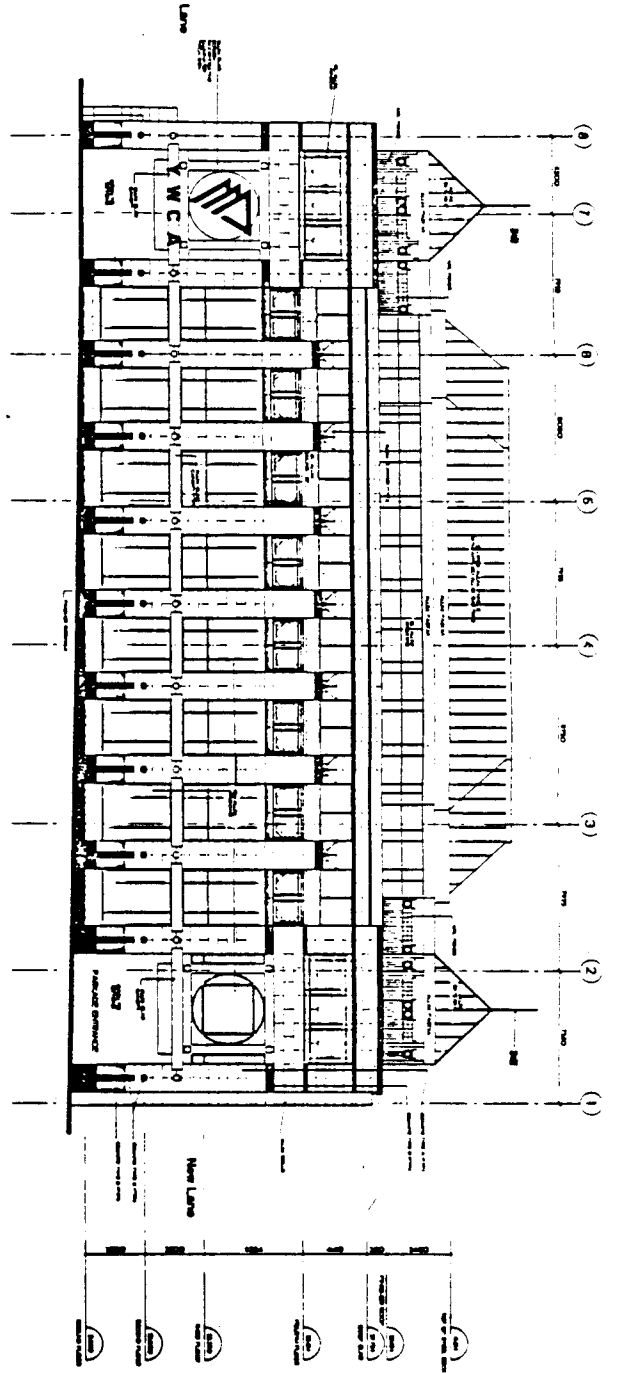
DUNSMUIR / LANE ELEVATION
SCALE 1/200

CHARLES
 BENTALL
 ARCHITECTS
 MUSSON
 CATELL
 MACKAY
 PARTNERSHIP
 ARCHITECTS

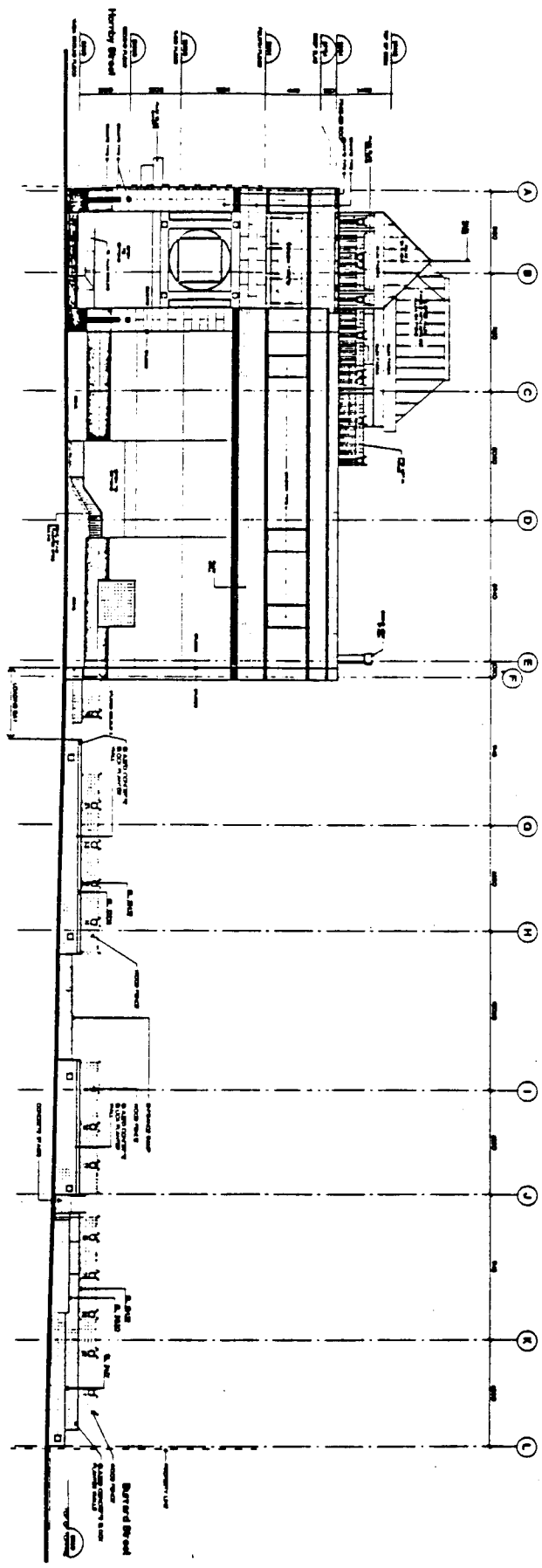
TOWER FIVE
 RENTAL CENTRE
 NORTH PARKADE
 AND YWCA

ELEVATIONS:
 BURRARD STREET
 DUNSMUIR / LANE

005712
 DP201

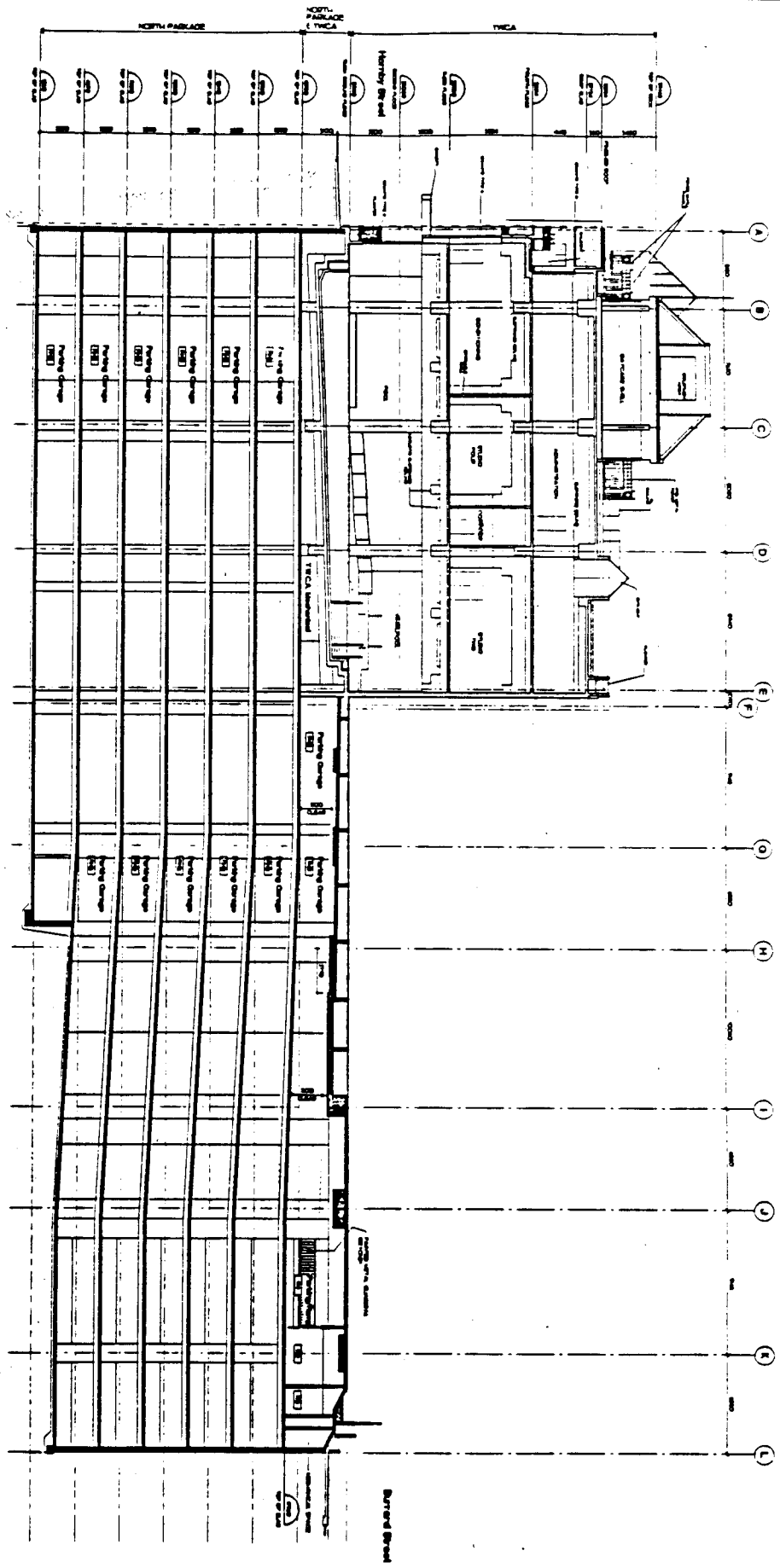


HORNSBY STREET ELEVATION
SCALE 1:100



NORTH LANE ELEVATION
SCALE 1:100

<p>CHARLES BENTALL ARCHITECTS MUSSON CATTELL MACKAY PARTNERSHIP</p>	<p>TOWER FIVE BENTALL CENTRE NORTH PARADE AND YWCA</p>	<p>ELEVATIONS: HORN BY STREET NORTH LANE</p>	<p>DATE: 05/12 DRAWING NO: DP206</p>	<p>PROJECT: TOWER FIVE BENTALL CENTRE</p>	<p>SCALE: 1:100</p>
---	--	--	--	---	---------------------



SECTION 8-B
PAGE 5

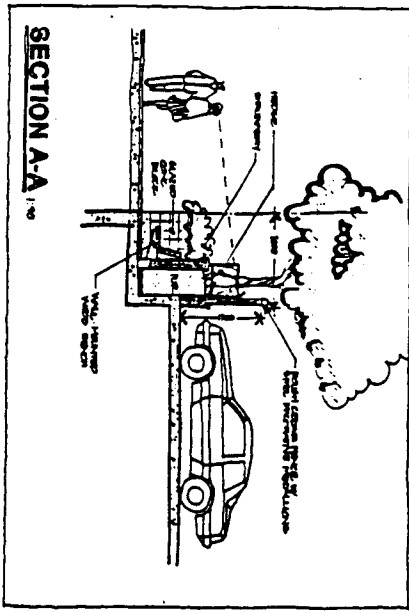
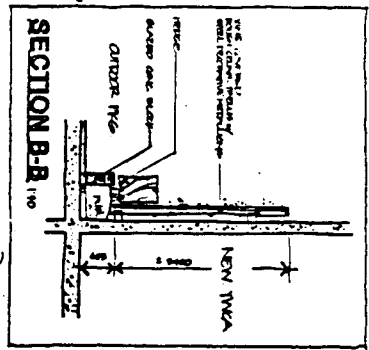
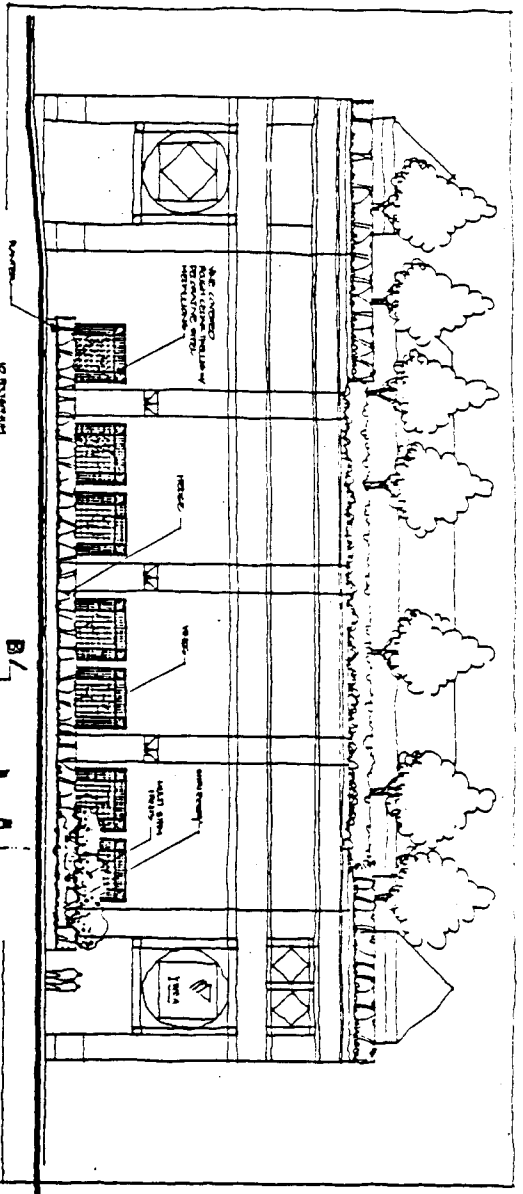
TOWER FIVE
 RENTAL CENTRE
 NORTH PARKADE
 AND TYCA

CHARLES
 BENJAMIN
 ARCHITECTS

MUSSON
 CATELL
 MACKAY
 PARTNERSHIP

SECTION 8-B

DP 302

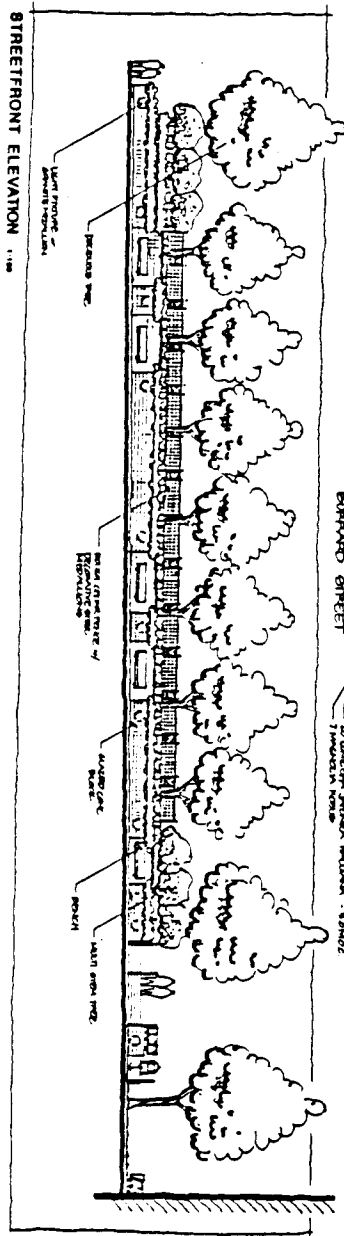


PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	PLANT NAME	QUANTITY	REMARKS
2	(Symbol)	PLANT NAME	QUANTITY	REMARKS
3	(Symbol)	PLANT NAME	QUANTITY	REMARKS
4	(Symbol)	PLANT NAME	QUANTITY	REMARKS
5	(Symbol)	PLANT NAME	QUANTITY	REMARKS
6	(Symbol)	PLANT NAME	QUANTITY	REMARKS
7	(Symbol)	PLANT NAME	QUANTITY	REMARKS
8	(Symbol)	PLANT NAME	QUANTITY	REMARKS
9	(Symbol)	PLANT NAME	QUANTITY	REMARKS
10	(Symbol)	PLANT NAME	QUANTITY	REMARKS



PLAN 1:100



2. **CD-1 Text Amendment: 550 Burrard Street**

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

Summary: The proposed text amendment would add hotel use and other uses that are permitted in the adjacent Downtown District, as well as an addition in permitted height from 134.7 m (442 ft.) to 137.2 m (450 ft.) and a reduction in required parking from 932 spaces to 739 spaces. Staff recommend 801 parking spaces, as reflected in the draft By-law. Floor space ratio would also increase in accordance with the 15% hotel bonus permitted in the Downtown District.

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval, subject to the following conditions as proposed for adoption by resolution of Council:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Musson Cattell Mackey Partnership, and stamped "Received City Planning Department, December 18, 1996", 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 (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - (i) design development to the tower base to contribute to animation of the Burrard sidewalk and to integrate the base with the entrance to the office tower;

Note to Applicant: Consideration should be given to lowering ground floor in relation to sidewalk elevations.
 - (ii) design development to provide a minimum setback of 0.75 m (2.5 ft.) to the ground floor of the building from the southerly property boundary (Dunsmuir Street);

cont'd....

Clause No. 2 (cont'd)

- (iii) design development to Dunsmuir Street ground floor to provide pedestrian interest along the full frontage.

Note to Applicant: Proposed baggage storage should be relocated and exit stairs reconfigured.

- (iv) design development at the Dunsmuir/Burrard Streets corner to provide greater visibility from the street of lobby activities;

- (v) design development to improve the podium roof to provide an attractive outlook from surrounding buildings;

- (vi) delete taxi spaces from the lane right-of-way;

- (vii) design development to the Burrard Street vehicular entry to accommodate right turns off Burrard Street onto the site;

- (viii) design development to the autocourt kiosk area to reduce its impact on pedestrians, giving careful consideration to details such as light level, landscaping, ceiling design and the interface with the sidewalk on Burrard Street;

- (ix) design development to improve visibility to the pedestrian arcade and autocourt area;

Note to Applicant: This can be achieved by extensive glazing in the office tower lobby and retail and by providing openings in the blank wall at the parking entrance.

- (x) design development to ensure that bicycle parking, showers and changing facilities conform to the requirements of the Parking By-law and the Building By-law;

- (xi) design development to reduce opportunities for theft in the underground;

cont'd....

Clause No. 2 (cont'd)

Note to Applicant: Theft from auto and bicycle theft are the most prevalent crime in the Downtown. Open exit stairs have shown to provide easy access to underground parking areas as well as creating nuisance opportunities. These exit stairs should be relocated within the building envelope, with only the door exposed.

- (xii) design development to delete the exit alcove on Dunsmuir Street; and

Note to Applicant: This can be achieved by relocating exit doors away from the property line.

- (xiii) suitable arrangements made to the satisfaction of the General Manager of Engineering Services and the Director of Finance, to provide payment-in-lieu for up to 15% of the required accessory parking (401 spaces) if it can be demonstrated that as much parking as is physically and economically reasonable has been planned for and will be provided.

- (c) That, prior to enactment of the amending By-law and at no cost to the City, the registered owner shall:

- (i) make suitable arrangements to the satisfaction of the General Manager of Engineering Services, for the relocation of the ALRT ventilation shaft onto the site.

Note to Applicant: This will require negotiations between the applicant, City, and B.C. Transit to determine an acceptable location and design.

Also before Council was a memorandum dated July 25, 1997 from the Director of Central Area Planning, advising staff have reviewed the option of acquiring a community amenity contribution (CAC) for the proposed Downtown Streetcar Network and, after discussions with the property owner and developer, Bentall Corporation, recommend the following:

THAT condition of approval (b)(xiii) be deleted and the following new condition be inserted as (c)(ii):

cont'd...

Clause No. 2 (cont'd)

"Make suitable arrangements for payment of a community amenity contribution, in an amount to be determined by Council, to be used at Council's discretion for improvements to Downtown transit and specifically, if possible, a Downtown streetcar network."

The Director also advised if Council adopts these amendments to the conditions of approval, then the following motion is required to ensure that the parking requirement in the amended by-law will reflect the negotiated number of parking spaces:

THAT Section 5(c) of the draft by-law be amended by deleting the figure 351 and substituting the figure 289.

Staff Opening Comments

Lynda Challis, Planner, advised the application will allow a mixed hotel and office development. The hotel use is consistent with the uses permitted in the adjacent Downtown District. The proposed amendment will increase the maximum height from 442 to 450 feet. Staff support the application and expect further design development to the tower base will result in an animated publicly accessible space.

Staff also support the parking requirement to be significantly reduced from the required parking spaces of 932, as different users will share the parking during different parts of the day. Staff previously have recommended the reduction of parking spaces to 801, but support the applicant's proposal of a reduction to 739 and the payment of a community amenity contribution.

Staff recommend the approval of the application as amended in the memorandum before Council this day.

In response to a question from a member of Council, Larry Beasley, Director of Central Area Planning, advised taxi, bus and courier loading and drop-off zones will be located off the public right-of-way and on the applicant's land off Burrard Street.

cont'd....

Clause No. 2 (cont'd)

Applicant Opening Comments

Alan Whitchelo, applicant, reviewed the parking issue, advising the Bentall Corporation believes the parking requirement should be set at 739 spaces and is offering payment-in-lieu for the reduction of 62 fewer spaces, at \$10,000 per space, for a total of \$620,000. Mr. Whitchelo also requested the deletion of condition c(i) which requires the applicant to relocate an ALRT ventilation shaft onto the site. He had been surprised to find the relocation as a condition of zoning. Relocating the shaft is very complicated. The shaft is filled with machinery and is a difficult item to be moved. In addition, the relocation will involve negotiations between the applicant, the City and BC Transit and would, therefore, take several months.

Frank Musson, Architect, elaborated on the difficulty of moving the shaft. The relocation would be a multi-million dollar exercise. Furthermore, the planned street tree plantings on the sidewalk could not be accommodated if the shaft is moved as proposed in condition c(i).

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

Staff Closing Comments

Bob Macdonald, Parking Engineer, responded to questions on the proposed relocation of the ALRT ventilation shaft. Engineering staff would like to have the shaft relocated to make bicycle road improvements on Dunsmuir Street.

MOVED by Cllr. Puil,

- A. THAT the application be approved, subject to the conditions as set out in this minute of the Public Hearing, with the exception of condition c(i);

- CARRIED UNANIMOUSLY

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Puil,

- B. THAT condition of approval (b)(xiii) be deleted and the following new condition be inserted as (c)(ii):

"make suitable arrangements for payment of a community amenity contribution, in an amount to be determined by Council, to be used at Council's discretion for improvements to Downtown transit."

- not put

MOVED by Cllr. Chiavario (in amendment),

- B. THAT condition of approval (b)(xiii) be deleted and the following new condition be inserted as (c)(ii):

"make suitable arrangements for payment of a community amenity contribution, in an amount to be determined by Council, to be used at Council's discretion for improvements to Downtown transit and specifically, if possible, a Downtown streetcar network."

- CARRIED

(Councillor Puil and the Mayor opposed)

MOVED by Cllr. Puil,

- C. THAT Section 5(c) of the draft by-law be amended by deleting the figure 351 and substituting the figure 289.

- CARRIED UNANIMOUSLY

550 Burrard Street

BY-LAW NO. 7940

A By-law to amend By-law No. 6884,
being a by-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 6884 is amended by deleting clauses (a) to (w) and substituting therefor the following:

- “(a) Cultural and Recreational Uses,
- (b) Institutional Uses,
- (c) Office Uses,
- (d) Parking Uses,
- (e) Retail Uses,
- (f) Service Uses,
- (g) Accessory Uses customarily ancillary to the above uses.”

2. Section 3 is amended

- (a) by numbering the first paragraph as sub-section 3.1, and
- (b) by adding the following new sub-section 3.2:

“3.2 Where floor area is used for a hotel, the Director of Planning may permit an increase in the maximum floor area specified in Section 3.1, provided that the increase in no case exceeds a maximum of 15% of the floor area of that portion of the building having floor-to-floor dimensions of less than 3.1 m and used for guest accommodation and ancillary corridors, service and access areas.”

PORTION OF DWELLING UNITS

NOISE LEVELS (DECIBELS)

bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45".

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

DONE AND PASSED in open Council the 6th day of October ,
1998.

(signed) Philip W. Owen

Mayor

(signed) Ulli S. Watkiss

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 6th day of October 1998, and numbered 7940.

CITY CLERK"

BY-LAWS

- 1. A By-law to amend By-law No. 6884, being a by-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (550 Burrard Street)**

MOVED by Cllr. Sullivan,
SECONDED by Cllr. Price,
THAT the By-law be introduced and read a first time.

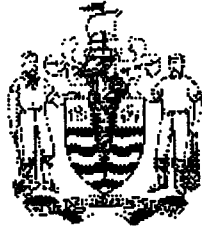
- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Sullivan,
SECONDED by Cllr. Price,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY



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.

* * * * *



Comments or questions? You can send us [email](#).

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver

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.

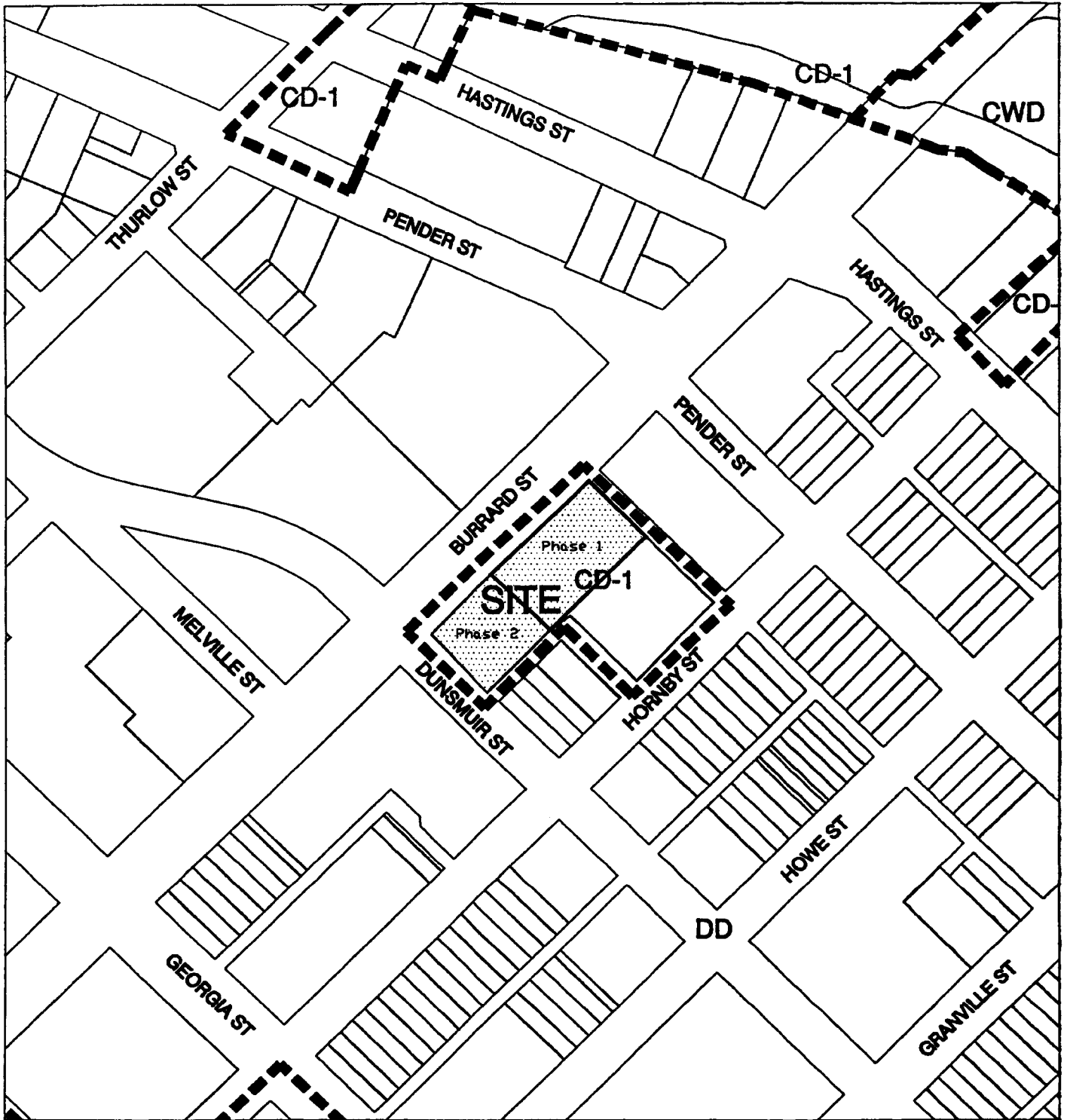
DONE AND PASSED in open Council this 14th day of March , 2000.

(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"



----- Zoning Boundary

550 BURRARD ST. DE 404803

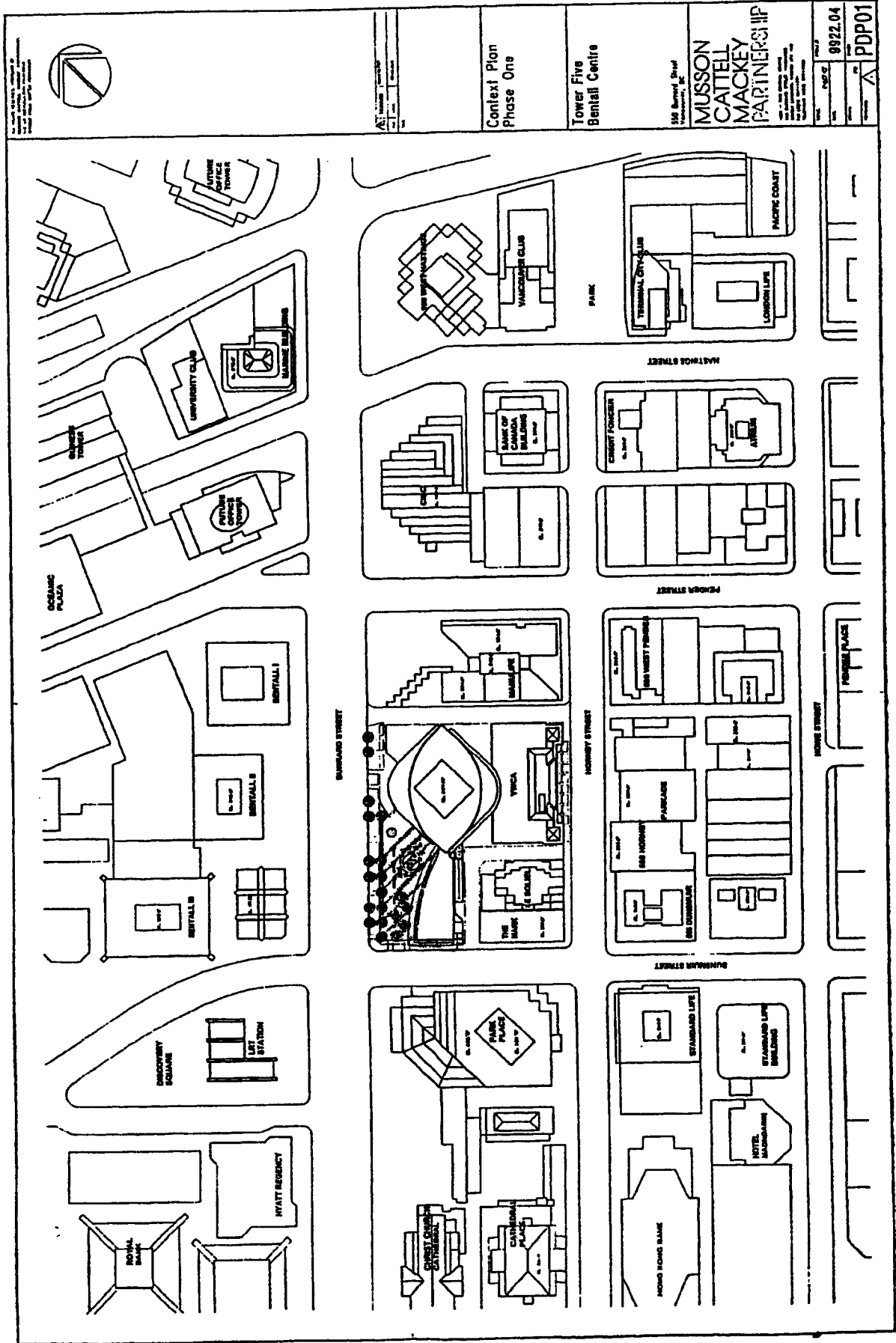
DATE 2000 06 01

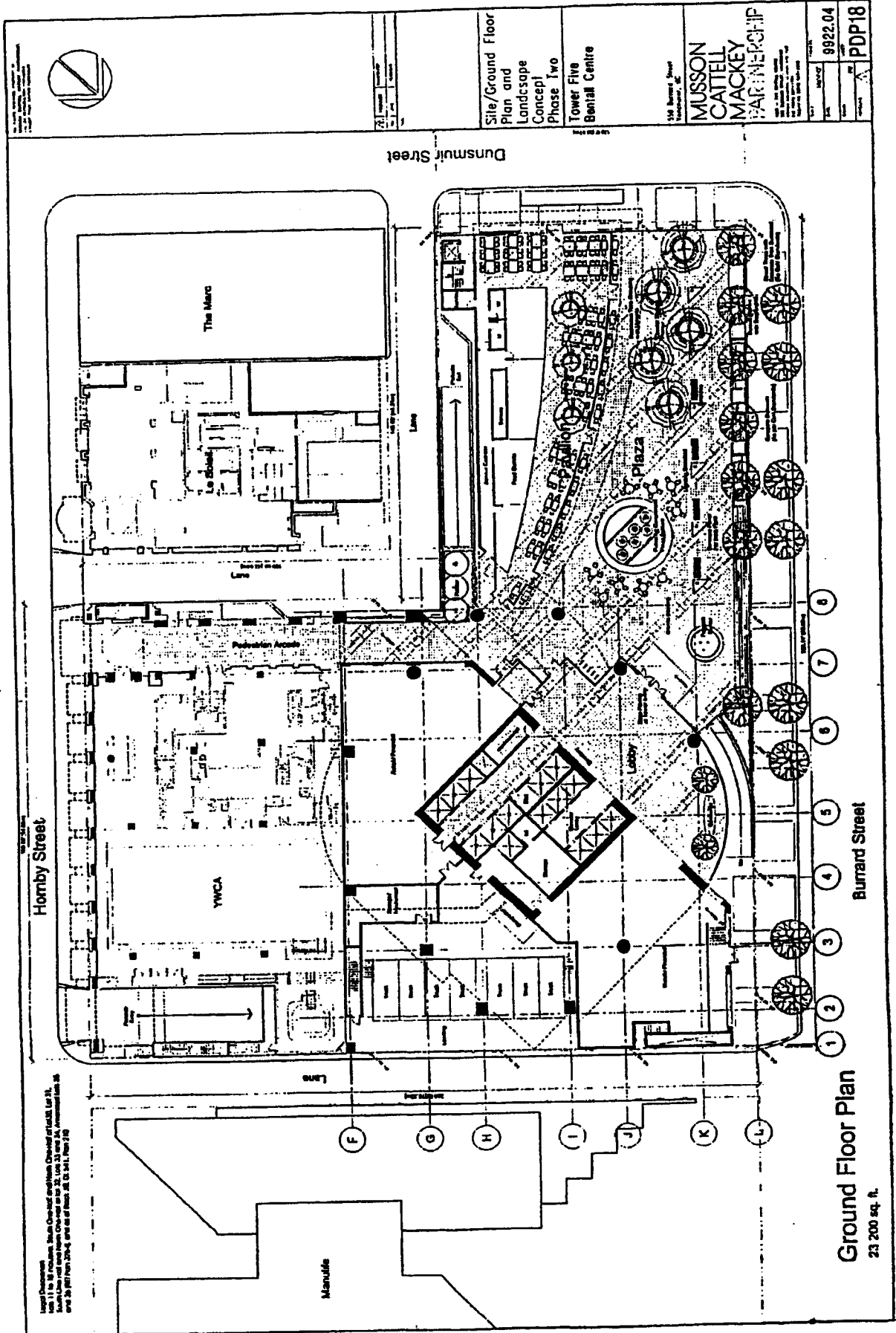
DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME :F:\FRMOPDEV\550BURRARD.DWG





Legal Description:
 Lots 11 to 14 inclusive, Block 10, District of Vancouver, City of Vancouver, Lot 11, 12, 13 and 14, and all other lands shown on the plan, and all other lands shown on the plan, and all other lands shown on the plan, and all other lands shown on the plan.

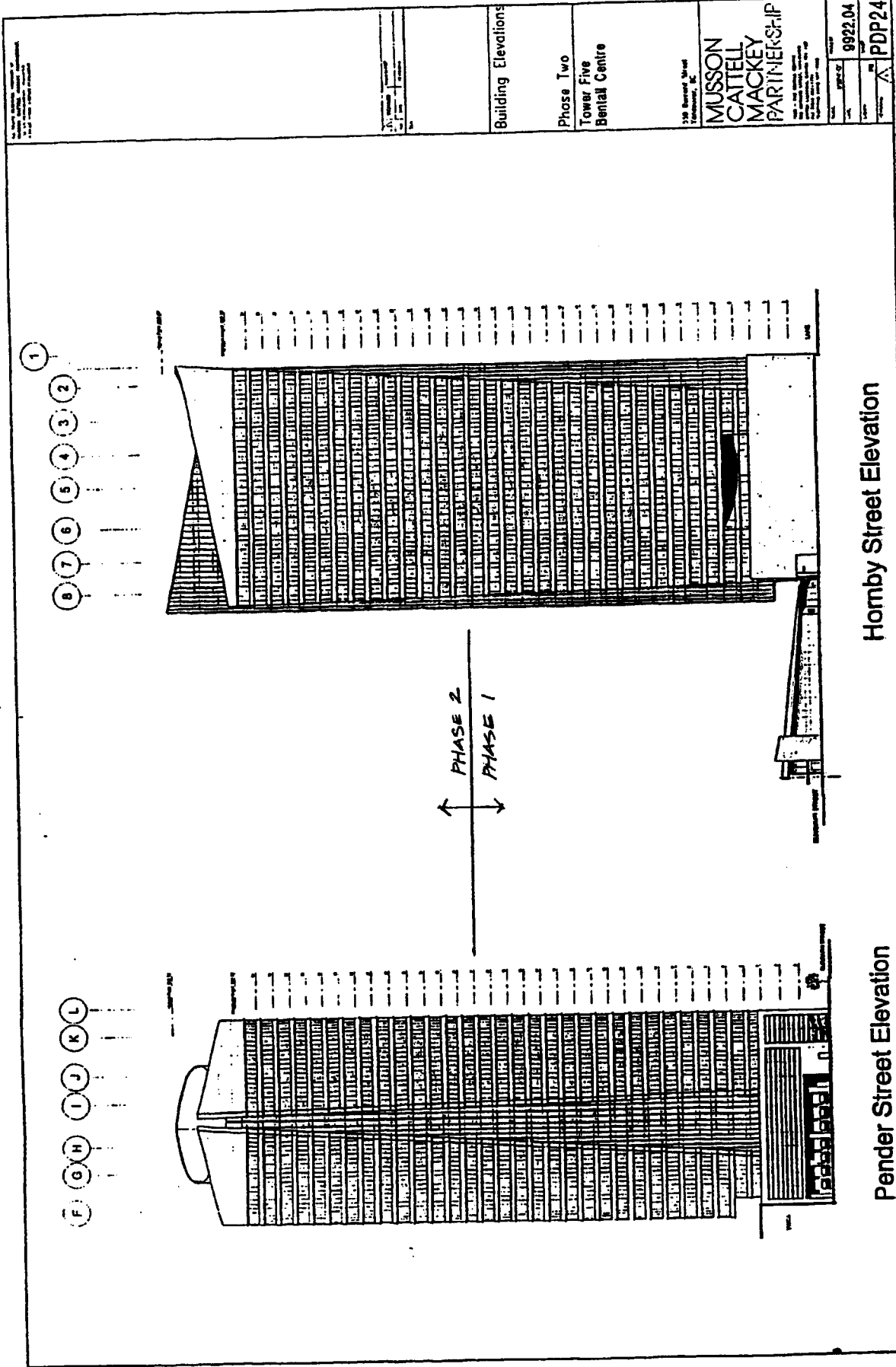


Site/Ground Floor
 Plan and
 Landscape
 Concept
 Phase Two
 Tower Five
 Retail Centre

114 Burrard Street
 Vancouver, BC
**MUSSON
 CATTELL
 MACKEY
 PARTNERSHIP**

DATE: 9922.04
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
PDP18

Ground Floor Plan
 23,200 sq. ft.



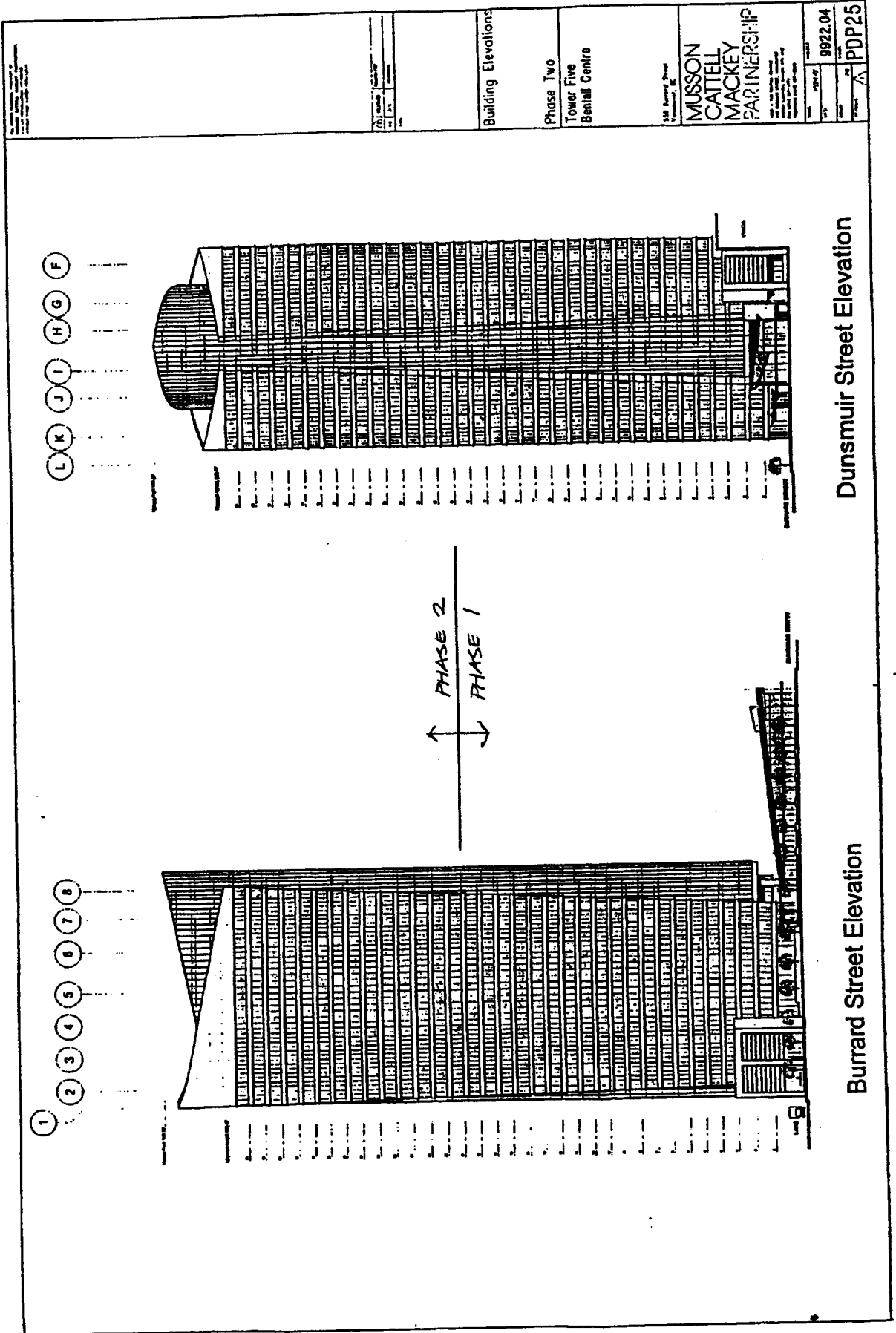
Building Elevations

Phase Two
Tower Five
Bentall Centre

310 Bentall Street
Vancouver, BC

MUSSON
CATELL
MACKEY
PARTNERSHIP

9922.04
PDP24





ADMINISTRATIVE REPORT

Date: June 6, 2000
Author/Local: M.Cho/6496

RTS No. 01535

CC File No. 2604

Council: June 13, 2000

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 550 Burrard Street

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 530 - 580 Burrard Street and 535 - 567 Hornby Street (550 Burrard Street being the application address) be approved generally as illustrated in the Development Application Number DE404803, prepared by Musson Cattell Mackey Partnership and stamped "Received, City Planning Department January 14, 2000", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on May 14, 1991, City Council approved a rezoning of this site from

DD Downtown District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 6884 was enacted on September 24, 1991.

On August 5, 1993, Development Permit Number DE215364 was issued for the construction of an office building on Burrard Street and the new YWCA building on Hornby Street. However, as a result of the downturn in the office market, the applicant did not proceed with the office building at that time, but proceeded with the majority of the underground parking, including all the underground structure and elevator core for the office building and the new YWCA building. This work was completed in 1995.

At a subsequent Public Hearing on July 29, 1997, Council approved an amendment to add hotel use and other uses that are permitted in the adjacent Downtown District, as well as an increase in height, a reduction in the required parking spaces and an increase in the floor space ratio. This amendment (By-law Number 7940) was enacted on October 6, 1998.

On February 24, 2000 at a Public Hearing, Council approved amendments which would provide floor space exclusions to provide construction incentives to control building envelope leaks. This amendment (By-law Number 8169) was approved on March 14, 2000.

The site is located on the east side of Burrard Street between West Pender Street to the north and Dunsmuir Street to the south. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved "in principle" Preliminary Development Application Number DE404803. This approval was subject to various conditions to be satisfied prior to the submission of a Complete Development Application.

DISCUSSION

The proposed development for this site involves the construction of a 34-storey office building with ground floor retail/office uses, a retail (food) pavilion, and a public plaza, in two phases. Phase 1 is for the construction of the first 20-storeys of the office building and a temporary plaza. Phase 2 is for the construction of the remaining 14-storeys of the office building, a retail pavilion, a permanent plaza and expansion of the top five (of seven) levels of the underground parking below the plaza.

The proposal has been assessed against the CD-1 By-law and responds to the stated objectives. The development application is therefore being forwarded for Council's review at the "Preliminary" Approval stage as the conditions for submission of the Complete Application are not expected to affect the form of development.

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

CONCLUSION

The Development Permit Board has approved, "in principle", Preliminary Development Application Number DE404803, subject to various conditions to be satisfied prior to the submission of a Complete Development Application. Should Council approve the final form of development now, it will not be necessary to return for Council's review at the

Complete Development Application stage.

* * * * *



Comments or questions? You can send us [email](#).

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver