



City of Vancouver *Zoning and Development By-law*
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planning@city.vancouver.bc.ca

CD-1 (297)

1200-1300 Pacific Blvd. South

By-law No. 7156

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

Effective July 29, 1993

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

Guidelines:

*Roundhouse Neighbourhood
(1200-1300 Pacific Boulevard)
CD-1 Guidelines*

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

2 **Intent**

The intent of this By-law is to permit the development of the district with primarily residential use, and with some local retail, office and service uses in a form which complements and is compatible with the character of adjacent areas, recognizing that the district is also to be the focus of community facilities for False Creek North, including a community centre, elementary school, child care facilities, and a large waterfront park.

3 **Definitions**

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

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

4 **Uses**

The area shown included within the heavy black outline on Schedule A, but not including the area outlined in black on Schedule B, shall be more particularly described as CD-1 (297), and the only uses permitted within the outlined area reduced by the deletion of the area shown on Schedule B, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are: [8134; 99 11 30]

- (a) a maximum of 1,030 dwelling units, not exceeding 114 620 m² in total gross floor area, provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 230 units (but not including the units provided under clause (ii) below) shall be for family housing, all of which shall be designed in accordance with the Council-adopted “Housing Families With Children at High Densities Guidelines”;
 - (ii) a minimum of 136 units shall be provided through government funded programs targeted for core-need households or through such other affordable housing programs or initiatives as Council may approve, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units and shall be designed for family housing consistent with clause (i) above; and [8651; 03 03 11]
 - (iii) a minimum of 70 units shall be provided through government funded programs targeted for core-need households or through such other affordable housing programs or initiatives as Council may approve, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units but need not be designed consistent with clause (i) above; [7324; 94 07 26] [8651; 03 03 11]
- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, and vehicle dealer;
- (c) service uses, but not including animal clinic, auction hall, bed and breakfast accommodation, body-rub parlour, drive-through service, funeral home, hotel, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, production studio, repair shop - class A, restaurant - drive-in, school - business, school - vocational or trade, and sign painting shop;
- (d) office uses;
- (e) cultural and recreational uses, but not including arcade, billiard hall, golf course or driving range, marina, riding ring, stadium or arena, and zoo or botanical garden;
- (f) parking uses;
- (g) institutional uses, but not including detoxification centre, hospital, and school - university or college;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7156 or provides an explanatory note.*

- (h) public utility;
- (i) accessory uses customarily ancillary to the above uses;
- (j) use of the existing building known as “The Roundhouse” as a temporary cultural or recreational facility until it is redeveloped as a community centre; and
- (k) other interim uses and accessory uses customarily ancillary thereto, provided that:
 - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
 - (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years.

5 [Reserved]

[8717; 03 07 29]

6 Floor Area and Density

6.1 The total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in section 4, but not listed in Table 1, is not limited by the sub-section 6.1

Table 1

| Use | Maximum Floor Area |
|---------------------------------|------------------------|
| Residential Uses | 114 247 m ² |
| Retail, Service and Office Uses | 1 858 m ² |

[8238; 00 07 25]

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

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface; [8566; 02 10 22]
- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]

- (g) amenity areas accessory to residential use, including the requirement of section 8.3 of this by-law, provided that for all uses, except for the non-market housing described in sections 4(a)(ii) and 4(a)(iii) above, the total area excluded does not exceed 3 000 m²; [7501; 95 12 12][7631; 96 10 08]
- (h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

6.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed. [7512; 96 01 11]
- (b) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 560 m²;
 - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council; and
- (c) windows recessed into the building face to a maximum depth of 160 mm.

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

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

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

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

[8717; 03 07 29]

7 Height

The maximum building height measured above the base surface, excluding the mechanical penthouse and roof, will be 86 m.

[8240; 00 07 25] [8717; 03 07 29]

8 Residential Component

- 8.1** Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.
- 8.2** Private, semi-private, and public outdoor spaces shall be clearly separated and distinguished from each other.
- 8.3** In every building intended to contain core-need households a community room shall be provided.

9 Parking

- 9.1** Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:
- (a) retail uses shall provide a minimum of 1 space for each 100 m² of gross floor area up to 300 m², then 1 space for each 50 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause;
 - (b) restaurant uses shall provide a minimum of 1 space for each 50 m² of gross floor area for the first 100 m² of gross floor area, then 1 space for each 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, then 1 space for each 20 m² over 500 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause;
 - (c) multiple dwelling uses, not including units designated for core-need or subsidized seniors housing, shall provide a minimum of 1 space for each 200 m² of gross floor area plus 0.9 spaces for each dwelling unit;
 - (d) office uses shall provide a minimum of 1 space for each 93 m² of gross floor area with a maximum of 1 space for each 80 m² of gross floor area; and
 - (e) recreational, cultural and institutional uses shall provide parking as determined by the Director of Planning in consultation with the City Engineer.
- 9.2** The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.
- 9.3** The Director of Planning, before granting any relaxation pursuant to section 9.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.
- 9.4** Multiple-Use Developments
For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.
- 9.5** Parking Space Requirement Exemptions
The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.
[8011; 99 04 13]

10 Loading

- 10.1** Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that one loading bay shall be provided for every 200 dwelling units.
- 10.2** The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.
- 10.3** The Director of Planning, before granting any relaxation pursuant to section 10.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.
- 10.4** Multiple-Use Developments
For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.
- 10.5** Loading Space Requirement Exemptions
The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.
[8011; 99 04 13]

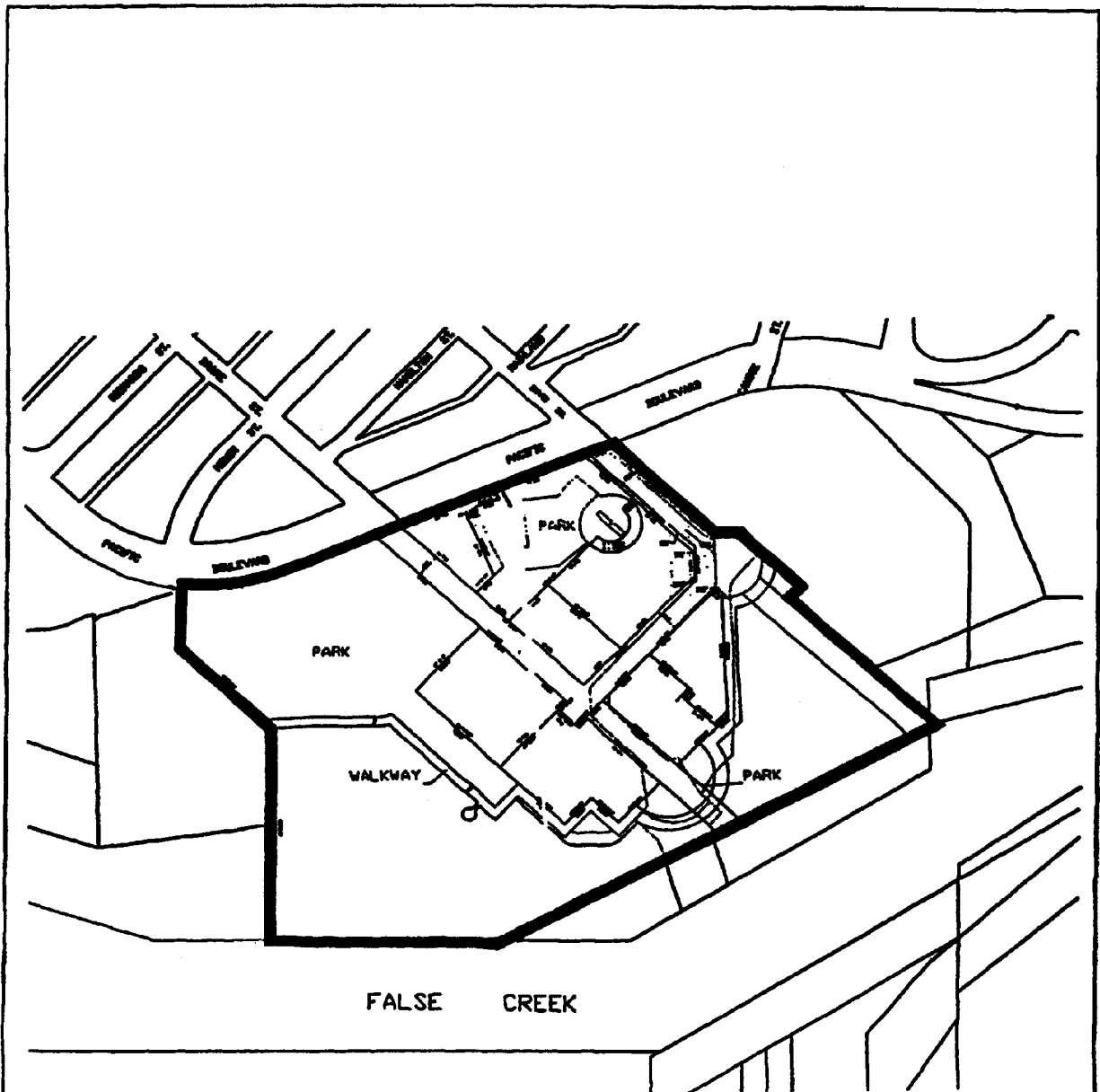
11 Acoustics

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

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

[7515; 96 01 11]

- 12** *[Section 12 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

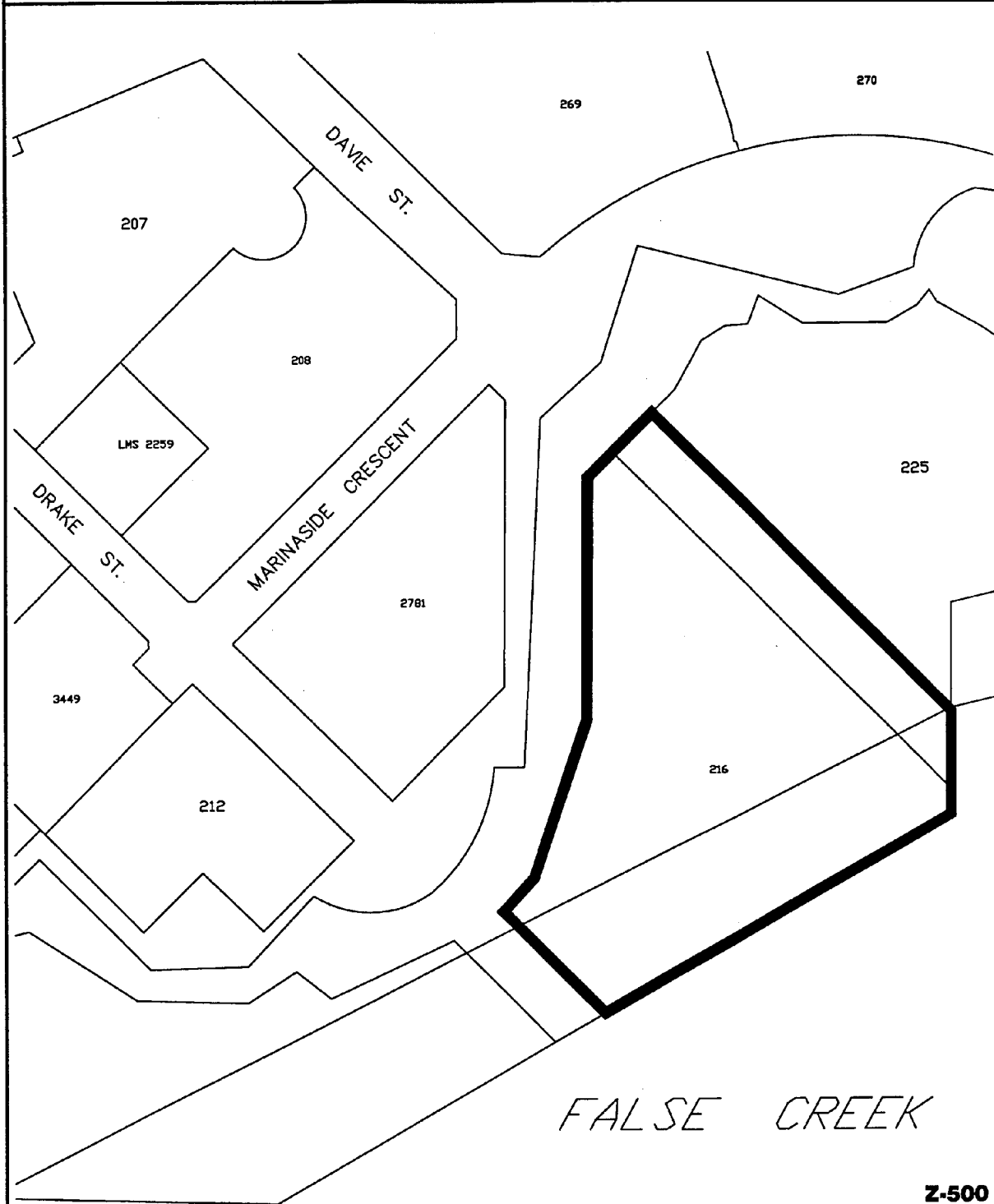


The property outlined in black (■) was rezoned:
 From **BCPED** to **CD-1** by By-law No. 7156

| | | |
|---|---------------------------|---|
| CD-1 (297) 1200-1300 Pacific Boulevard South City of Vancouver Planning Department | date prepared: Nov. 1994 |  |
| | sectional(s): N, O-10, 11 | |
| scale: 1:5000 | | |

By-law No. §134 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



Z-500

1088 Marinaside Crescent

map: 1 of 1

scale: 1:2000



City of Vancouver

CITY OF VANCOUVER
MEMORANDUM

C.D-1 Book

From: CITY CLERK

Date: February 28, 1992

To: City Manager
 Director of Planning
 → Associate Director, Land Use & Development
 City Engineer
 Director of Housing & Properties
 Director of Social Planning
 Director of Legal Services

Refer File: P.H. #258

Subject: Public Hearing - February 20, 1992

| | |
|---------------------|--------|
| RECEIVED | |
| PLANNING DEPARTMENT | |
| MAR - 6 1992 | |
| NUMBER | N 1603 |
| REFERRED TO | F 15 |
| COPY TO | THP |
| APPROVED | |

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of February 20, 1992, regarding various rezonings and text amendments.

CITY CLERK *JT*JT:ci
Att.

Also sent to:

Chairman and Members, Vancouver School Board
 1595 West 10th Avenue, Vancouver V6J 1Z8
 Chairman and Members, Board of Parks & Recreation
 2099 Beach Avenue, Vancouver V6G 1Z4
 Mr. Stanley Kwok, Director & Senior Vice-President
 Concord Pacific Developments Ltd.
 9th Floor, 1090 West Pender Street, Vancouver V6E 2N7
 Mr. Colin Floyd, Poon Gardner Billington, Architects
 #301 - 1770 West 7th Avenue, Vancouver V6J 4Y6
 Mr. Scott McDonald, Executive Director, B.C. Lung Association
 906 West Broadway, Vancouver V5Z 1K7
 Ms. Marilyn Kalman, Kitsilano Citizens Planning Committee
 #101 - 2618 Cypress Street, Vancouver V6J 3N3
 Kitsilano Chamber of Commerce
 2356 West 4th Avenue, Vancouver V6K 1P1
 Dunbar Business Association
 c/o Ms. Yvonne Clark, 4465 Wallace Street, Vancouver V6S 2J5
 Dunbar Residents Association
 c/o Mr. Norman Redcliffe, 4415 Crown Street, Vancouver V6S 2K4
 Mr. Graham Laxton, Manager, Vancouver Lawn Tennis &
 Badminton Club, c/o 1630 West 15th Avenue, Vancouver V6J 2K7
 Delegations
 Letter writers

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

6

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 20, 1992, in the Council Chamber, Third Floor, City Hall, at approximately 7:40 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 and Wilson

ABSENT: Alderman Yorke (Leave of Absence)

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: 1200-1300 S/S Pacific Boulevard - Roundhouse Neighbourhood

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

REZONING: 1200-1300 S/S PACIFIC BOULEVARD -
ROUNDHOUSE NEIGHBOURHOOD

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

- (i) If approved the draft by-law would rezone those properties zoned BCPED, and located within the heavy black outline on the map below, and incorporate the site into a new CD-1 by-law, which would accommodate use and development generally as follows:

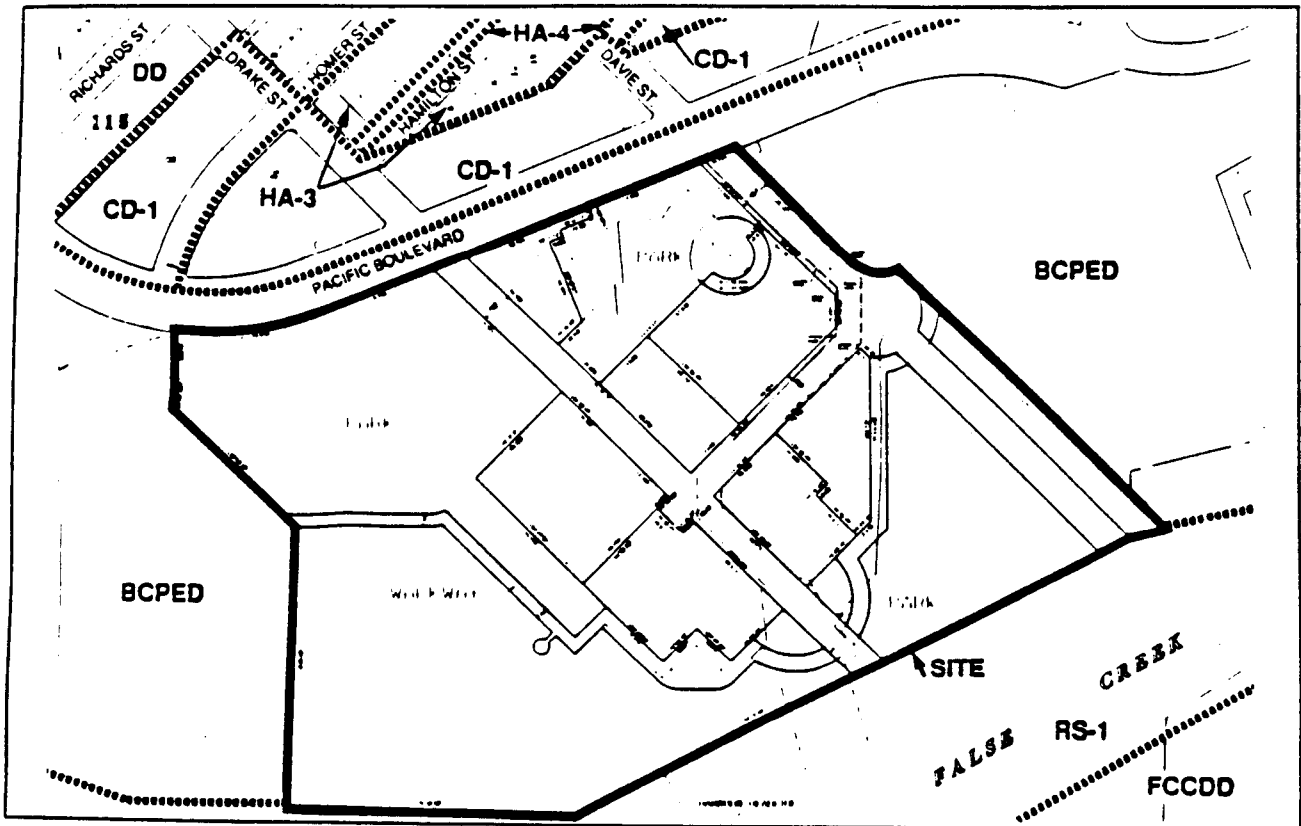
- maximum of 1,030 dwelling units within a maximum total of 114 620 m² (1,233,800 sq.ft.) of residential floor area;

Clause No. 1 cont'd

- provisions for social housing;
- provisions for family housing;
- retail, office and service uses, limited to a maximum total of 1 858 m² (20,000 sq.ft.);
- cultural and recreational uses, including a community centre and approximately 3.86 ha (9.54 acres) of park;
- institutional uses including a K-7 elementary school and child daycare facilities;
- public utility;
- accessory uses customarily ancillary to the above;
- maximum height set out on a sub-area basis, ranging from 49 m (161 ft.) to 86 m (282 ft.);
- acoustical provisions; and
- provisions regarding off-street parking and loading.

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

(iii) Any consequential amendments.



Clause No. 1 cont'd

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

- (a) THAT the proposed form of development be approved by Council, in principle, generally as shown on the plans stamped "Received City Planning Department September 24, 1990, and August 21, 1991", having specific regard to the siting of the buildings, development of the ground plane, general building heights and massing, providing that the Director of Planning may allow alterations to this form of development when approving the detailed scheme of development with guidance from (b) and (c) below.
- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval by the Director of Planning of any development application(s), with particular regard to the following:
- improving the massing relationship between the market and core-need housing on Drake near Pacific;
 - introducing more variation in the stepping and heights, and a finer residential scale in the low-rise buildings;
 - further refining tower massing and orientation to reduce bulk and better integrate with the low-rises;
 - developing a stronger open space hierarchy and transition from the public realm to private spaces;
 - further refining street treatment, on-site landscaping and adjacent uses to address livability for grade-oriented units, street animation, improved street terminations and neighbourhood edges;
 - development of shoreline and pedestrian/bicycle system concepts in accordance with Council policy; and
 - provision of bicycle parking facilities within each development as determined by the Director of Planning in consultation with the City Engineer.
- (c) The approval in principle of the document entitled "Roundhouse Neighbourhood CD-1 Guidelines" to be submitted for final approval at the time of by-law enactment.

Clause No. 1 cont'd

- (d) THAT, prior to the enactment of the Roundhouse CD-1 By-law the property owner shall, at no cost to the City:
 - (i) Obtain and submit to the City copies of all soils studies and the consequential Remediation Plan, approved by the Ministry of Environment. Enter into or cause to be entered into by the Province of British Columbia, agreements satisfactory to the Director of Legal Services, providing for the remediation of any contaminated soils on the Roundhouse site in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City, the Approving Officer, the Park Board and the School Board against any liability or costs which may be incurred as a result of the presence of contaminated soils on the Roundhouse site;
 - (ii) Submit to the City a remediation plan for all newly dedicated streets and utility rights-of-way required to serve the subject site, including utility construction plans compatible with the accepted remediation plan; together with any agreements deemed necessary by the City Engineer providing for the construction and installation of: remedial works; special utility designs; and monitoring systems for, among other things, water discharges and groundwater flows; and any other systems considered advisable by the City Engineer, all to the satisfaction of the City Engineer and the Director of Legal Services;

Clause No. 1 cont'd

- (iii) Execute an Indemnity Agreement, satisfactory to the Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City, the Approving Officer, the Park Board and the School Board from all liability arising out of or related to the presence of contaminated soils on the lands comprising the subject site; such agreement to commence immediately following the Public Hearing and to remain in force until the Ministry of Environment issues Confirmations of Compliance, in the form appended to the Certificate of Remedial Process issued by the Ministry of Environment on September 7, 1990, certifying that the subject site, including all roads, utility corridors, open spaces and parks contained therein, have been remediated to Provincial Standards as defined in the Confirmation of Compliance;
- (iv) Execute a Section 215 agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the subject site constructed pursuant to this rezoning until Confirmations of Compliance have been provided to the City by the Ministry of Environment;
- (v) Execute an agreement, satisfactory to the Directors of Legal Services and Housing and Properties, ensuring that the property owner will convey to the City at a cost acceptable to the City, sufficient numbers of parcels at locations acceptable to the Directors of Planning and Housing and Properties to achieve the social housing components identified for this site; and also:
 - (a) this agreement may require the property owner to arrange the design and construction of the social housing on behalf of a sponsor when a social housing project is approved; and
 - (b) the social housing sites may only be developed under the core-need program of the British Columbia Housing Management Commission or other housing program for those in need, as defined and approved by the City or BCHMC;

Clause No. 1 cont'd

- (vi) Execute an agreement, providing that occupancy or possession of dwelling units shall not be denied to families with children with the exception of units which may be designated as senior citizens' housing;
- (vii) Execute agreements, satisfactory to the Director of Legal Services, that there will be no occupancy of residential dwelling units on the subject site constructed pursuant to this rezoning, until the park and other public open space requisite for the occupancy of such residential dwelling units are constructed to the satisfaction of the General Manager of Parks and Recreation, and a Confirmation of Compliance in respect thereof has been provided by the Ministry of Environment;
- (viii) Execute an agreement, satisfactory to the Director of Legal Services and the Superintendent of Schools, to ensure:
 - a) that a site satisfactory to the School Board and the City is conveyed to the City at no cost, for school and community uses;
 - b) that the Property Owner pay for the parking podium on which the school will sit, the required parking and loading areas and all other school construction costs and programatic costs (including those required to incorporate the childcare programs into the school facility) over and above those typical of the lands elementary schools are ordinarily constructed upon; and
 - c) the timing of the provision of the school site, and if the School Board proceeds with the school, the City will convey the site required for school purposes to the School Board; however, if the School Board decides not to build the school, the entire site will be for community uses, including childcare and park uses. The agreement shall provide for public access to school parking during non-school hours;

Clause No. 1 cont'd

- (ix) Execute an agreement, satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation, to ensure that 4 087 m² (44,000 sq.ft.) of fully finished community space (i.e. ready for immediate occupancy) in the heritage Roundhouse building together with a new gymnasium and ancillary space immediately adjacent, including surrounding open space and underground parking and access, and that portion of park required by the False Creek North Official Development Plan to service the subject site, be conveyed to the City at no cost. These facilities and open spaces shall be designed and constructed to the satisfaction of the General Manager of Parks and Recreation and the completed facilities shall be conveyed to the City prior to occupancy of residential dwelling units on the subject site;

- (x) Execute an agreement, satisfactory to the Directors of Legal Services, Social Planning and Housing and Properties, to ensure that fully finished, furnished and equipped (i.e. ready for immediate occupancy) daycare, after-school care and family place facilities including outdoor play space and required underground parking, be provided and conveyed to the City at no cost. These facilities and outdoor spaces shall be included as part of the school facility to be developed on the school site, or, if that is not possible, at a location acceptable to the City, and shall comprise a minimum of 594 m² (6,394 sq.ft.) of fully finished indoor space and 650 m² (6,997 sq.ft.) of immediately adjacent fenced and equipped outdoor play space for the daycare and preschool facilities, and 186 m² (2,000 sq.ft.) of fully finished indoor space for the after-school care and family place facility, and must meet all requirements for community care and daycare facilities and the licensing thereof, and be satisfactory to the Directors of Social Planning, Housing and Properties and the Superintendent of Schools. Delivery of the completed facilities shall be accomplished within the time limited by the City;

Clause No. 1 cont'd

- (xi) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, to provide for an ongoing operating subsidy by the Property Owner for the daycare facility, if so required by Council, and on such terms as it may establish, from time to time (which may be or include a lump-sum payment prior to enactment);
- (xii) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, for the provision of public art in accordance with the Public Art Policy adopted by the City;
- (xiii) Execute a service agreement, satisfactory to the City Engineer and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are designed, constructed, and installed at no cost to the City, and to provide for the grant of all necessary street dedications and rights-of-way for the Services, all to the satisfaction of the City Engineer and the Director of Legal Services. Without limiting the discretion of the said City officials, this agreement shall include provisions that:
 - a) no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of all of the Services is completed to the satisfaction of the City Engineer;
 - b) the design of all the Services will be completed to the satisfaction of the City Engineer prior to: (i) tendering for the construction of any of the Services; or (ii) any construction of the services if the Property Owner decides not to tender the construction;
 - c) no occupancy of any buildings or improvements constructed pursuant to the rezoning shall be permitted until all Services are completed to the satisfaction of the City Engineer; and

Clause No. 1 cont'd

- d) in addition to standard utilities, necessary Services will include: i) bus shelters necessary for a transit system to serve the Concord Pacific development; and, ii) street beautification of Pacific Boulevard and adjacent streets as per the Council-approved plan;
- (xiv) Execute agreements, satisfactory to the City Engineer and the Director of Legal Services, obligating the registered Property Owner, at no cost to the City to:
- a) design and construct the shoreline works including a waterfront pedestrian/bicycle system (collectively called "Shoreline Works"), to the satisfaction of the City Engineer and the General Manager of Parks and Recreation where such improvements encroach on park areas. This agreement will include provisions that: i) the design of the Shoreline Works will be completed to the satisfaction of the City Engineer prior to tendering for the construction of these works, or the commencement of construction of the Shoreline Works if the Property Owner decides not to tender the construction; ii) no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of the Shoreline Works is completed to the satisfaction of the City Engineer; and iii) no occupancy of any buildings or improvements constructed pursuant to this rezoning shall be permitted until relevant portions of the Shoreline Works, as determined by the City Engineer, are completed to his satisfaction;
 - b) grant all requisite rights whether by dedication or grant of right-of-way, over lands containing the Shoreline Works and access thereto, to the satisfaction of the City Engineer and the Director of Legal Services. The form of the City's interest in these lands, whether fee simple or right-of-way, will be determined once the soil remediation is resolved;

Clause No. 1 cont'd

- c) assure access to, and support of, or obtain Provincial agreement for support of the Shoreline Works from both the uplands and the water lots, and grant rights-of-way therefor as required by the City Engineer, including a right-of-way over the water lots for access to the Shoreline Works for maintenance and repair purposes;
 - d) indemnify the City, to the satisfaction of the Director of Legal Services, for all costs and losses to the City relating to private utilities, including storm sewer outfalls, sited in the lands containing the Shoreline Works;
 - e) amend the temporary walkway agreement to the satisfaction of the City Engineer and Director of Legal Services to include provisions for maintenance, bypassing construction areas and timing of construction of improvements;
 - f) maintain the water lots, to the satisfaction of the City Engineer, in such a manner as to preserve the amenity value inherent in the Shoreline Works; including provisions that the water lots are to remain unfilled and undeveloped generally in accordance with the report on Conceptual Shoreline Designs - Coal Harbour and False Creek adopted by Council on October 24, 1991; and
 - g) obtain all necessary approvals and permits under the Navigable Waters Protection Act (Canada) and any ocean dumping permits which may be required by Federal authorities;
- (xv) Execute an agreement, satisfactory to the City Engineer and Director of Legal Services, for the connection of the Marina access facilities to the shoreline works;
- (xvi) Execute a flood plain covenant, satisfactory to the Director of Legal Services and the Ministry of Environment;

Clause No. 1 cont'd

- (xvii) Execute an agreement, satisfactory to the Director of Legal Services and the City Engineer incorporating, without limitation, the terms contained in that agreement made between Concord Pacific and the City, dated April 3, 1990, obligating the property owner to:
 - a) grant a statutory right of way for the salt water pump station facility (the "Facility", as defined in the April 3, 1990 Agreement) in favour of the City over such portions of the subject site as the City Engineer requires to contain the Facility;
 - b) contribute 50% of the cost incurred in designing, constructing, installing and commissioning the Facility; the location of the Facility shall be as determined by the City Engineer;
- (xviii) Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation to transport Engine 374 into the Roundhouse building, ensure its safe storage in the Roundhouse, and transport it out of the building when it needs to be removed to accommodate renovations to the Roundhouse for community centre purposes, all at the cost of the property owner.
- (xix) Re-evaluate, amend and/or release all existing covenants and rights-of-way to address the proposed development;
- (xx) Obtain approval and registration of a compatible subdivision plan;
- (e) The preceding agreements are to be tendered, at the option of the Director of Legal Services, for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law; such agreements are to have priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services;

Clause No. 1 cont'd

- (f) The preceding agreements shall provide security to the City, including equitable charges and letters of credit, as deemed necessary by and in a form satisfactory to the Director of Legal Services;
- (g) The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

The proposed changes were summarized as follows:

SUMMARY OF PROPOSED CHANGES

**1200-1300 S/S PACIFIC BOULEVARD
ROUNDHOUSE NEIGHBOURHOOD**

| | Current Status | Proposed Amendment (if approved) |
|---------|--|---|
| Zone | BCPED | CD-1 |
| Use | residential uses; institutional uses; industrial uses; marinas; commercial uses; commercial-recreational uses; parks and open spaces; exposition and trade fair uses; | multiple dwellings; retail and service; office; institutional; cultural and recreational; parks and open spaces; |
| Density | not specified | 114 620 m ² residential 1 858 m ² retail, office + service ----- 116 478 m ² TOTAL (1,253,800 sq.ft.) |
| Height | not specified | 86 m (282 ft.) |

Clause No. 1 cont'd

A staff presentation was introduced by Mr. Larry Beasley, Associate Director, Central Area Projects Division, who also noted revised wording for condition (d)(xviii) arising from Council's direction earlier today following a discussion on Locomotive 374 at the Standing Committee on Planning and Environment meeting.

The new condition (d)(xviii) reads as follows:

- (xviii) Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation to transport Engine 374 for temporary storage in the diesel shop of the Roundhouse building, ensure its safe storage in the Roundhouse, and transport it out of the building when it needs to be removed to accommodate renovations to the Roundhouse for community centre purposes, all at the cost of the property owner.

Mr. Beasley commented each of the sub-areas of False Creek North presented individual challenges for staff; the Roundhouse Neighbourhood was the first actually on the waterfront and also the first and only one with a heritage asset already in place. The False Creek North Policy Statement and the Official Development Plan establish the policy framework for development of the Roundhouse site as a residential neighbourhood and the focus of community facilities for the north shore of False Creek. These documents, together with the Pacific Boulevard Public Realm Design, Pedestrian Bikeway/Walkway Concept Plan and Seawall Design, Central Area land use plan and Council's policies on soils, views, public art and atmospheric improvement, have guided the work of the staff of many City departments who have participated in the process leading up to the Public Hearing. The departments involved include Planning, Engineering, Housing and Properties, Law, and Social Planning. School and Park Board personnel and the City's Planning Commission and Urban Design Panel have also participated in the process. All support the rezoning, believing it reflects the policies and principles of the Policy Statement and the Official Development Plan by satisfying public and private objectives with a density and design which integrates with the City and provides a high degree of livability, especially for families with children.

Mr. Beasley noted there had been 25 public meetings with interest groups and individuals and staff had been able to resolve most of the concerns raised.

Clause No. 1 cont'd

The important issue of soils remediation had also been resolved between the developer and the Province and there is an approved remediation strategy in place for the site.

Mr. Pat Wotherspoon, Planner, used slides in his presentation to set the site context and describe the various components proposed for the Roundhouse Neighbourhood. A great deal of time had been spent during the planning process in ensuring the public realm and the design concept maximizes the shoreline for the benefit of residents and visitors. The neighbourhood will provide a positive environment for children and families.

The approximately 19-acre site of land and water will accommodate 1,030 dwelling units in lowrise and terraced buildings and six towers ranging in height from 155 to 280 feet. Thirty-five percent (366 units) will be for families; 20 percent (206 units) of the total area will be for core need housing, to be located in three separate family unit components in the Davie/Drake precinct.

The Roundhouse and its plaza will be retained to become a major public space providing an amphitheatre for public events, and the proposed extension of Davie and Drake Streets will integrate the Roundhouse area with the City. The 9-acre David Lim Park will be located on the western portion of the site.

Asked by an Alderman when the housing units will come on stream if the rezoning is approved tonight, Mr. Beasley advised, given the time frame needed for the various processes - by-law enactment, form of development and development permit approvals - he would estimate 1½ to 2 years.

Mr. Stanley Kwok, President, Concord Pacific Developments Ltd., the applicant, urged Council approve the rezoning. He was convinced the development would be an example of the neighbourhood of the future and one of which Vancouver could be truly proud. Construction would commence as soon as the development permits are approved. Some work has already commenced in the Yaletown area.

Clause No. 1 (cont'd)

Referring to the discussion at the Standing Committee on Planning and Environment meeting earlier in the day, respecting a location for Locomotive 374, Mr. Kwok stated in view of the concerns expressed he would modify his plans and try to put the engine into the Roundhouse as soon as possible; however, since the Roundhouse is to become a community centre, negotiations will have to proceed with the Park Board on a precise location for the engine.

Mr. Kwok stated he would meet the expense of moving the engine into the Roundhouse but he is not prepared to provide a glazed addition to house it. Concord Pacific is already providing many public amenities including parks, a modern day care centre, and a school site.

The Mayor called for speakers and the following delegations addressed the Public Hearing:

Judi Tang, 1000 Block West 64th Avenue, supported the application as it would provide open space and many public recreational opportunities. As a landscape architect, she appreciated the fact the development provided for people, places and pleasure.

Walter Pruden, a Burnaby resident, urged the heritage aspects of the Roundhouse, reflecting Vancouver's early transportation history, be dealt with in a sensitive manner. The configuration and retention of the turntable were of particular concern.

Peter Morgan, President of the Alder Bay Co-op on the South Shore of False Creek, welcomed the new community to be established on the North Shore. The South Shore, with its pleasant neighbourhoods, security, comfort, green space and recreational opportunities could offer its experience to its North Shore neighbours.

Chris Wood, 900 Block West 21st Avenue, supported the development of a site that had been barren since Expo. The employment opportunities and enormous economic spinoffs would help the City weather the current recession.

Doug Omara, 200 Block West 11th Avenue, noted the design offered a very acceptable integration of family housing, open space and heritage. Overall, the development would stimulate the economy at a time when jobs were needed.

Eleanor Hadley, 1500 Block Burnaby Street, supported the application and expressed appreciation of Council's action respecting Engine 374, the first locomotive to pull train passengers across the country to Vancouver in 1887.

Clause No. 1 cont'd

Pamela Graham, 2000 Block West 18th Avenue, warned against deterioration in atmospheric air quality which would result from increased traffic. Parking should be restricted to discourage the use of cars and walking and cycling should be encouraged.

Norris Adams, 4000 Block West 36th Avenue, one of the team of volunteers who restored Engine 374 for Expo, stated the engine's historical place was in the Roundhouse where it should be given a permanent home.

Harold Holtby, 3000 Block East 28th Avenue, a member of the engine restoration team who worked for 3½ years in their spare time, stated Locomotive 374 should not only have a permanent home in the Roundhouse, but its own stall and form part of an educational feature showing a working railway roundhouse.

Gavin Ross, 300 Block West 15th Avenue, regretted the plans for the Roundhouse Neighbourhood did not include provision for a community garden. He felt three acres should be set aside for this purpose.

Paola Pela, 700 Block West Pender Street, supported the development and the recognition of the heritage features of a unique site.

Mark McLennan, 1400 Block Devonshire Street, complimented those who participated in the process and demonstrated a message of unity of purpose.

Keith Freer, President, False Creek Community Association, recommended early formation of a residents association for the North Shore False Creek community similar to the group that has been so effective on the South Shore.

Ben Bartholomew, 1200 Block Homer Street, stated he had spoken to other Yaletown property owners, who were all very positive about the proposed development and felt it would have a beneficial impact on the City's economy.

Steven Stark, Director of Special Projects, Canadian Historical Association, commended Council's decision to require that Engine 374 be located inside the Roundhouse and urged that it be done soon as the engine is continuing to deteriorate in its present location. Mr. Stark also proposed that the engine remain mobile and have access to the Roundhouse turntable at least once a year so that it can be proudly displayed as a symbol of Canadian unity.

Clause No. 1 cont'd

Letters circulated to Council members at the Public Hearing included:

- a letter dated February 11, 1992, from Vancouver School Board, commenting on the Parcel 2 remediation plan.
- a letter dated October 16, 1991, from the Special Advisory Committee on Seniors, recording its concerns about the lack of specific allocations to accommodate seniors needs in the community facilities proposed.
- a letter dated February 20, 1992, from Mr. Jim Harvey, relating to traffic circulation, street patterns and a public process for the future of the Roundhouse structure.
- two letters relating to Engine 374, from H.A. Luesley and Bea Leinback.

Following the delegations, Mr. Beasley reviewed some of the issues raised respecting the location of Engine 374. He noted:

- location of Engine 374: the engine will go into the existing building on a permanent basis. If money can be raised, it might go into an addition to the existing building - the zoning and the guidelines allow for both, leaving it to the discretion of future Park Board and Council and organizations that raise the money. Mr. Kwok has emphasized that the move into the Roundhouse will not wait until the enactment of the by-law, but will take place as soon as possible.
- turntable: if the money can be raised and the mechanical equipment can be provided, the turntable will be mobile - the guidelines will ensure that. The turntable will stay in its present location. It is a heritage feature and the design recognizes this.

During discussion, some Council members felt there should be greater emphasis on affordable family housing. They expressed concerns that there was no provision for assured rental units or co-op housing, and the 80% of market units would be beyond the financial resources of "ordinary" families. Also, there were no guarantees that the social housing component will actually be built.

Clause No. 1 cont'd

The Mayor commented no other area had been so well planned for families, with provision for day care, after school care, family place facilities, school and a community centre. While recognizing senior levels of government were cutting back on their funding for housing, Council was hopeful that the new Provincial Government will live up to its commitment and provide the funds to permit the core need component to go ahead quickly.

MOVED by Ald. Puil,

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, except that condition (d)(xviii) be amended to read:

- (xviii) Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation to transport Engine 374 for temporary storage in the diesel shop of the Roundhouse building, ensure its safe storage in the Roundhouse, and transport it out of the building when it needs to be removed to accommodate renovations to the Roundhouse for community centre purposes, all at the cost of the property owner.

- CARRIED

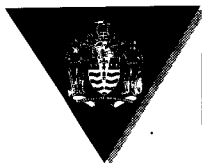
(Aldermen Davies, Eriksen, Rankin and Wilson opposed)

2. Text Amendment: 2675 Oak Street

An application by Poon Gardner Billington, Architects, was considered as follows:

TEXT AMENDMENT: 2675 Oak Street (Lots 11 and 12, Block 375, D.L. 526, Plan 991)

- (i) if approved, the draft by-law would amend CD-1 By-law 5863, in order to accommodate general office use, thereby eliminating the existing restriction of office use to professional organizations within the building industry;
- (ii) Any consequential amendments.



CITY OF VANCOUVER

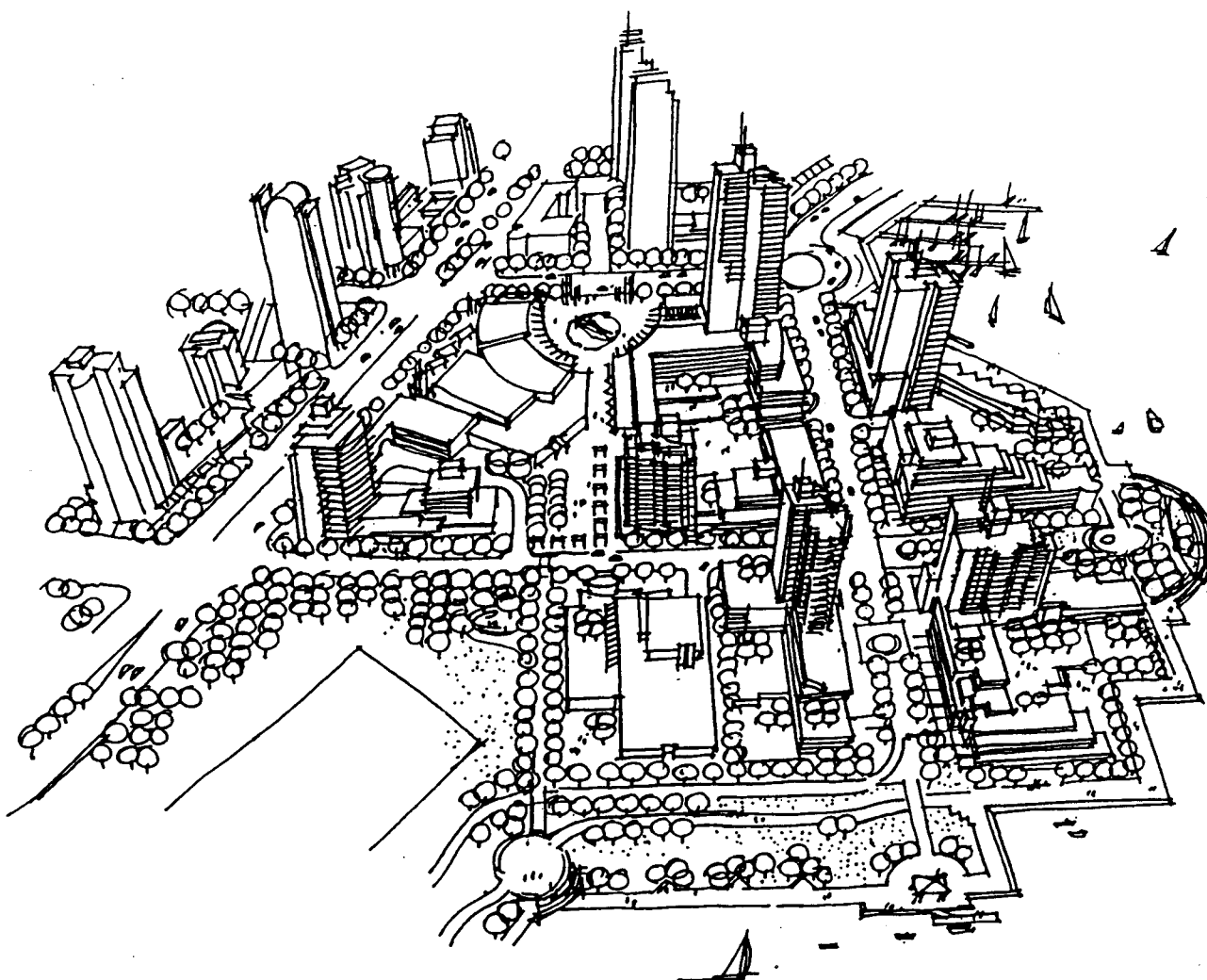
Planning

Price \$3.00
July 1993

Land Use and Development Policy and Guidelines

Roundhouse Neighbourhood (1200 - 1300 Pacific Boulevard) CD-1 Guidelines (By-law No. 7156) (CD-1 No. 297)

Adopted by City Council July 29, 1993



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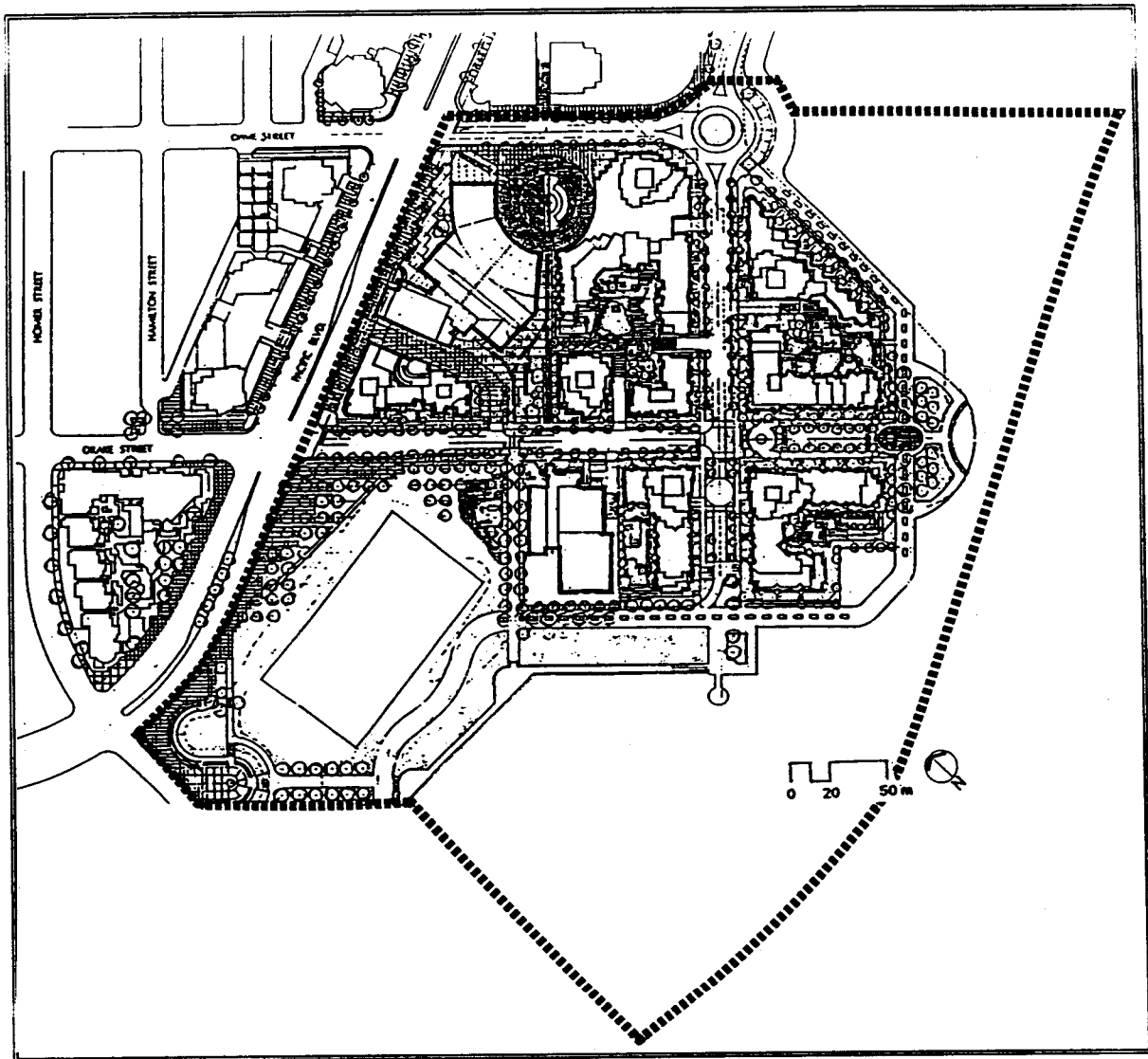
APPLICATION AND INTENT

These guidelines should be used in conjunction with the Roundhouse CD-1 By-law to guide development of this False Creek North sub-area. As well as assisting the development permit applicant, the guidelines will be used by City staff in evaluating proposed developments. Applicants should also refer to the City's False Creek North shoreline treatment and pedestrian/bicycle system concepts, and the False Creek North public realm design. These are available from the Planning Department.

The guidelines will ensure that the design of individual development is compatible with the overall design concept for the Roundhouse Neighbourhood and development on adjacent lands. Limited variations maybe considered where they improve this overall design.

The site consists of 15.2 ha of land and water. It is bounded on the south by False Creek and to the north by Pacific Boulevard. To the west, across the large waterfront park is sub-area 1, the Western Neighbourhood. To the east across Davie Street is sub-area 4, the Quayside Neighbourhood.

Figure 1. Roundhouse Neighbourhood Boundary



ORGANIZING PRINCIPLES

The site is organized around extensions of Davie and Drake Streets and a new connecting street called Marinaside Crescent. The neighbourhood is also the focus of community facilities for False Creek North, including a community centre in the heritage Roundhouse building, an elementary school, a child-care facility and a large waterfront park. Key organizing principles guiding the pattern of development are:

- (a) Recognizing the site as a prime family neighbourhood with a full range of community amenities and facilities;
- (b) Achieving a built form which responds to the prominent waterfront setting;
- (c) Ensuring that public access to the waterfront and full accessibility to the entire area is provided for all people, including the disabled;
- (d) Creating a local street system that serves the site but discourages through traffic;
- (e) Orienting towers to the downtown grid to preserve adopted public views and street-end views, with building heights stepping down towards the west and the water;
- (f) Defining and animating residential streets through low-rise buildings with grade-level units having their entrances on the street, street-end or the waterfront walkway, and landscaped setbacks which establish a comfortable relationship between the public and private realm;
- (g) Providing housing consistent with livability, environmental, and household and income mix objectives, particularly for families with children;
- (h) Creating a public open space system that provides a large unstructured park, and street-end parks and plazas linked by a pedestrian system;
- (i) Reinforcing the Roundhouse Community Centre and the school as the social focus of the community;
- (j) Enhancing the commercial nature and pedestrian experience along Pacific Boulevard and integrating the heritage Roundhouse with the public realm character envisioned for Pacific Boulevard;

- (k) Integrating with a future neighbourhood to the east containing a large commercial component that will attract many non-local visitors; and
- (l) Responding to the environmental objectives outlined in the "Clouds of Change".

3 OVERALL GUIDELINES

3.1 Siting

The location of buildings and open spaces should generally be as illustrated in the form of development approved in principle by Council on February 20, 1992, and described below:

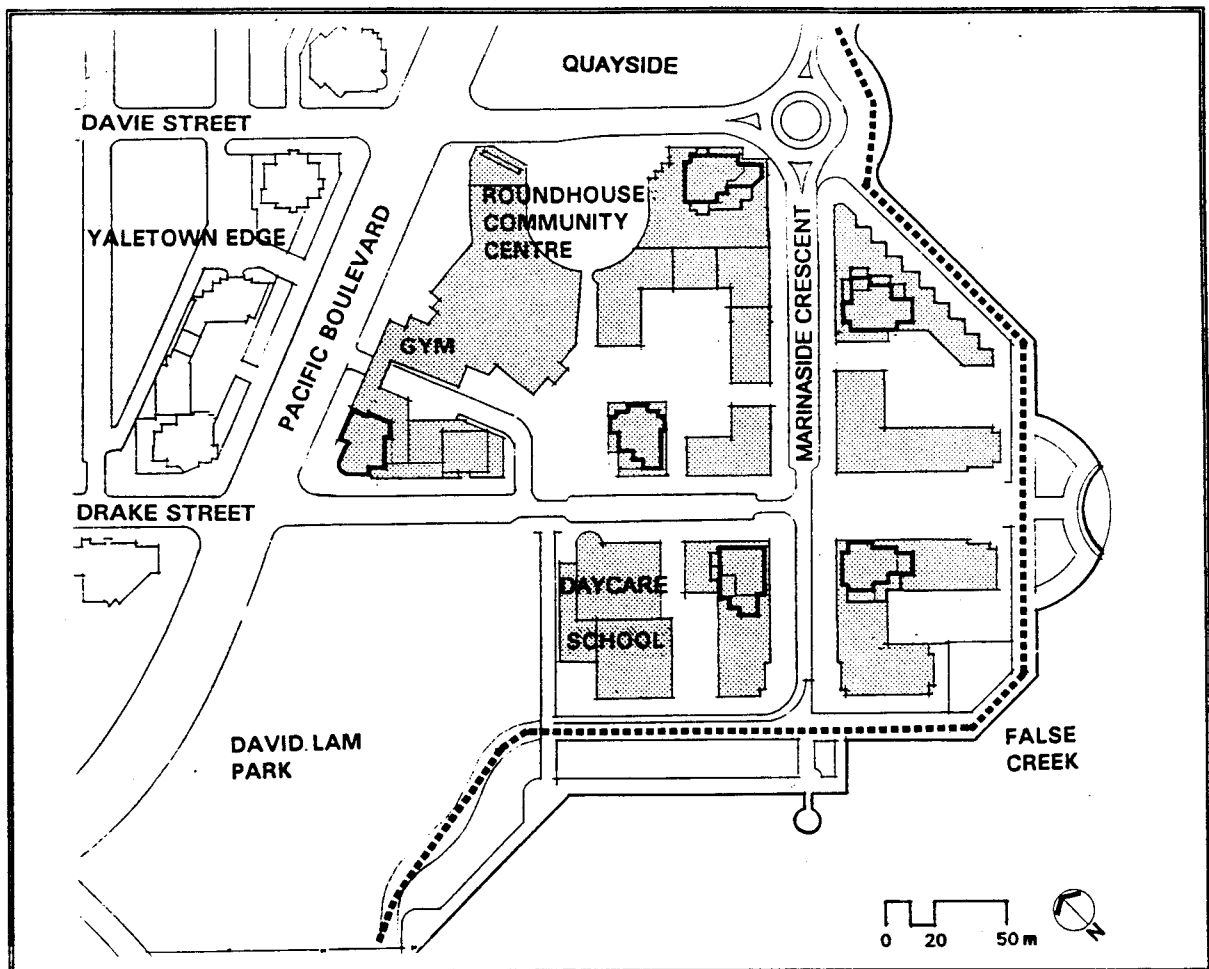
- (a) Along Drake Street and Marinaside Crescent, low-rise and terraced buildings should form a consistent street enclosure, with lower levels having a common setback of 3.7 m from the property line.
- (b) Open or enclosed balconies above the first storey may be permitted to encroach up to 1.0 m into the required setback.
- (c) On Pacific Boulevard and Davie Street building elements should define the street, generally at the property line.
- (d) On the shoreline, buildings should be set back a minimum of 7.6 m from the inside edge of the waterfront walkway.

Development sites are defined by an open space system organized in a pattern which creates an integrated network of paths and places including:

- (a) A waterfront walkway linking David Lam Park, the Drake Street promontory and the terminus of Davie Street;
- (b) A path system linking the Roundhouse Plaza, Neighbourhood Plaza, school site and David Lam Park;
- (c) The plaza next to the Roundhouse integrating the Roundhouse with Pacific Boulevard and Davie Street at the corner; and
- (d) Public access to the waterfront walkway along the closed portions of Drake Street and Marinaside Crescent.

Building massing and facades along these open spaces should reinforce their usability for the public by clearly defining the open space edge, providing overview security and doorways, windows and activity to animate spaces and paths.

Figure 2. Site Plan



3.2 Building Orientation

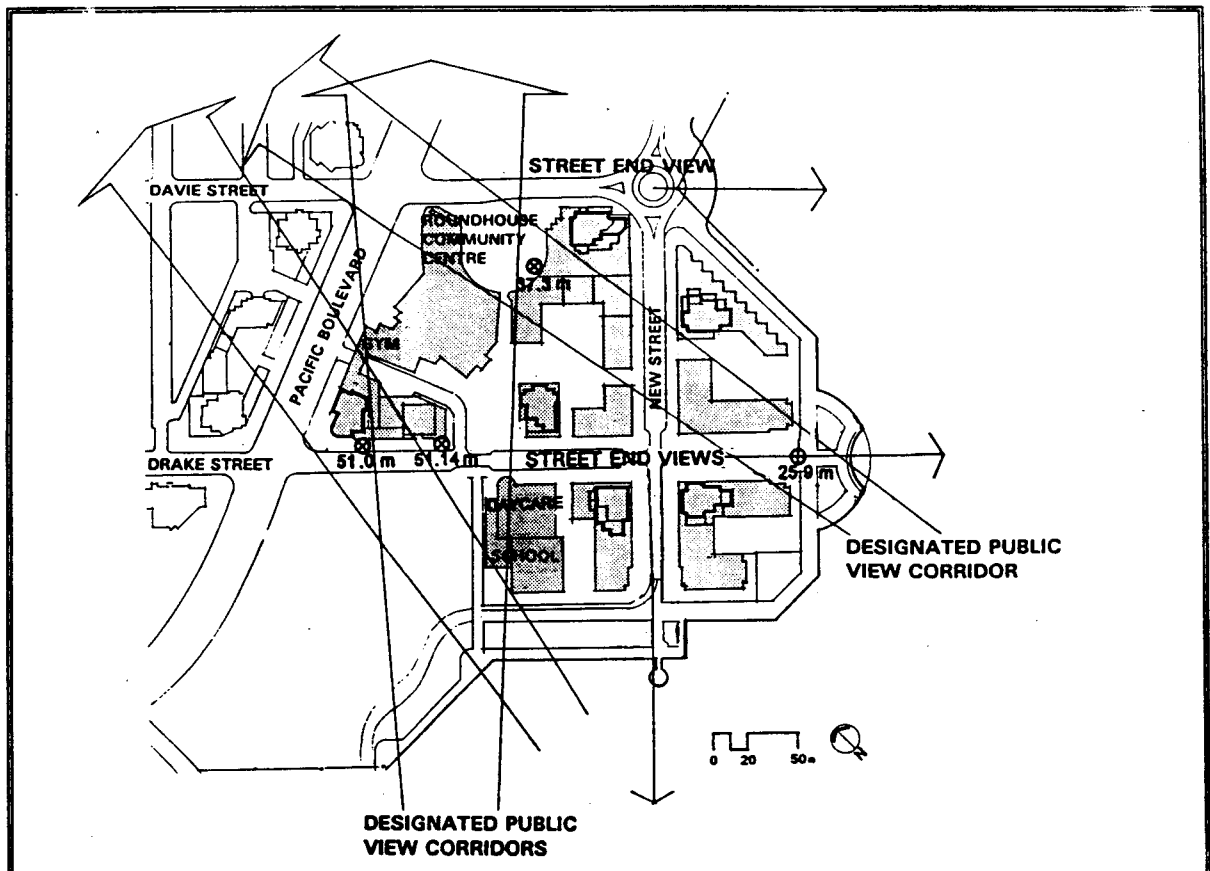
Street grids and patterns that should be considered include the Pacific Boulevard pattern, the Davie/Drake/Marinaside Crescent grid and the waterfront walkway pattern, so that:

- (a) Lower buildings are parallel to the adjacent street and shoreline; and
- (b) Higher buildings are oriented to the established city street grid extending into the site from the downtown.

3.3 Views

Figure 3 illustrates the principal public views across the site. Higher buildings should be located and massed to preserve these view corridors. In addition, views of the water should be preserved at the ends of Drake, Davie and Marinaside Crescent.

Figure 3. Public View Preservation



3.4 Massing Controls

3.4.1 Height

Building heights have been established in response to: the impact of height and massing on adjacent public and private views, including street end views; the provision of sunlight to ground level; and the overall neighbourhood skyline as seen against the downtown background.

Tower locations have been refined from the ODP Illustrative Plan to increase sunlight and widen spacing between buildings. Heights

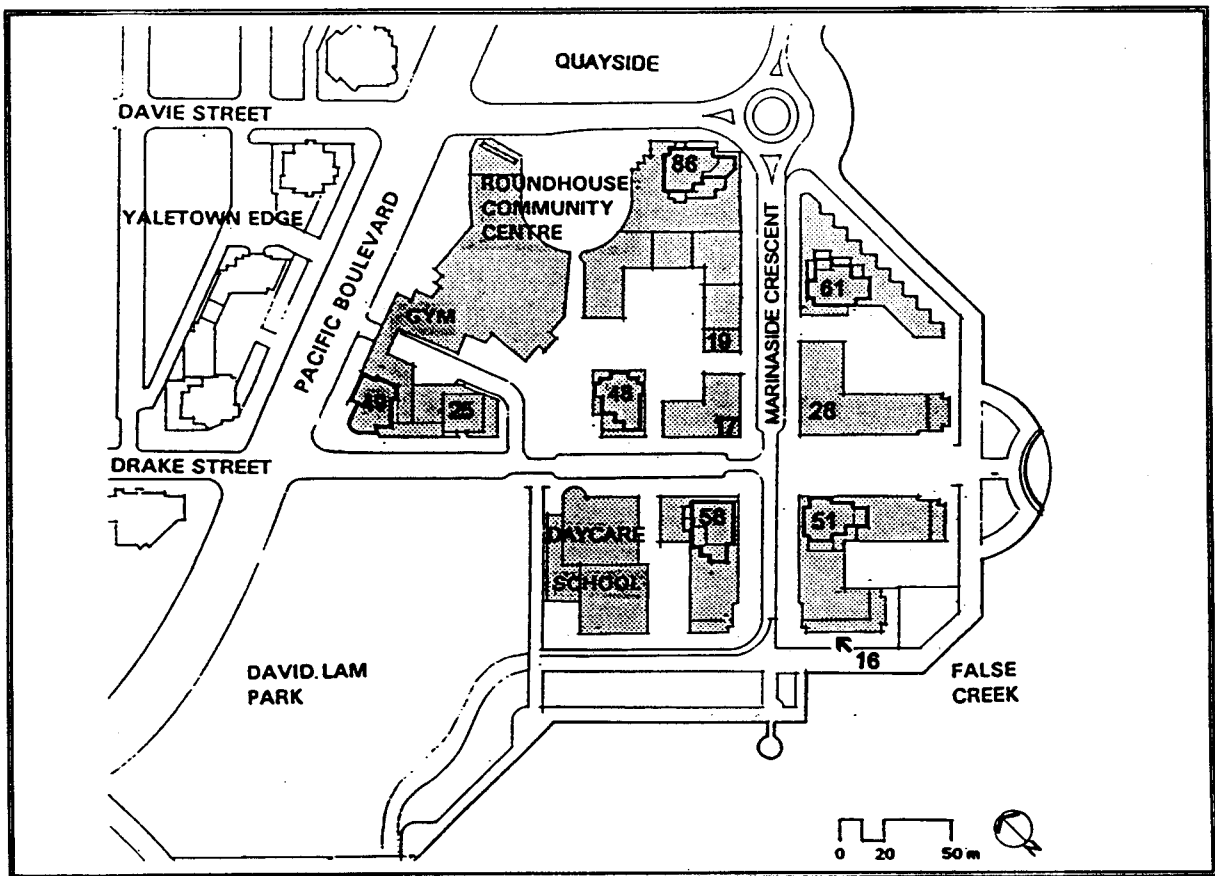
generally step down to the park and water, and maximize prime westerly views for tower residents. This reinforces the sense of stepping to be further emphasized in adjacent sub-areas, as illustrated in the ODP.

The height and massing of the two towers at the end of Marinaside Crescent should be treated to differentiate them, particularly as seen from the water.

Maximum building heights as measured above the base surface, excluding sloping, nonhabitable roofs, mechanical services and architectural appurtenances should not exceed the maximum heights outlined in Figure 4.

No projections are permitted into designated view corridors. The maximum height of the tower at Pacific Boulevard and Drake Street, including roofs, mechanical services, and appurtenances is limited by the view corridor to approximately 51.0 m. The maximum height of the terraced building within the view corridor at the northeast corner of Drake Street and Marinaside Crescent is limited to approximately 28.0 m.

Figure 4. Maximum Building Heights (in metres)



3.4.2 Street Enclosure Buildings

Low-rise buildings ranging from a minimum of two to a maximum of eight storeys, should strongly define the street. Periodic openings and articulation of the building face should be provided to break down the building scale and provide public views through to private landscaped courtyards.

These buildings will form part of the streetscape, and are important to the public realm and pedestrian character of the streets. Changes in material and fenestration, scale, and cornice lines should be used to achieve a comfortable pedestrian scale. Higher quality materials such as brick or masonry, decorative detailing and lighting should be used to enhance the "close up" view for the pedestrian.

A strong horizontal expression punctuated by vertical elements which demark individual units should be emphasized in each building. The horizontal expression may occur at the second floor in some buildings and at the third in others to relate to the pedestrian scale of the street and to break the facade into smaller components. Building mass above the sixth floor should be stepped back at least 2.0 m to reduce scale and increase sunlight to the street. This step back should be used for terraces or landscaped roof areas.

Low-rises along the waterfront walkway should be a maximum 4 storeys in height to ensure a comfortable pedestrian scale.

Grade level residential units should have individual entrances from the street, street-end, or waterfront walkway either directly into the unit, or through an entry courtyard, and should be raised approximately 1.0 m above grade level for privacy and security of both the unit and private outdoor space. Bay windows, raised entry courts and landscaping elements are encouraged to enhance pedestrian interest.

Individual units should be clearly identifiable and enhanced through the use of elements such as low walls, steps, special paving, and special planting features.

Grade level retail, office and services uses should be located on Pacific Boulevard and Davie Street. Maximum continuous frontage for individual tenancies should generally not exceed 10.0 m, except on corners where frontage could increase to permit the necessary commercial depth. All uses should be at actual grade and have direct pedestrian access. Display windows, signage and individualized tenancy design should be used to enhance pedestrian interest. Residential and commercial entries should be separate and clearly identified.

3.4.3 Terraced Buildings

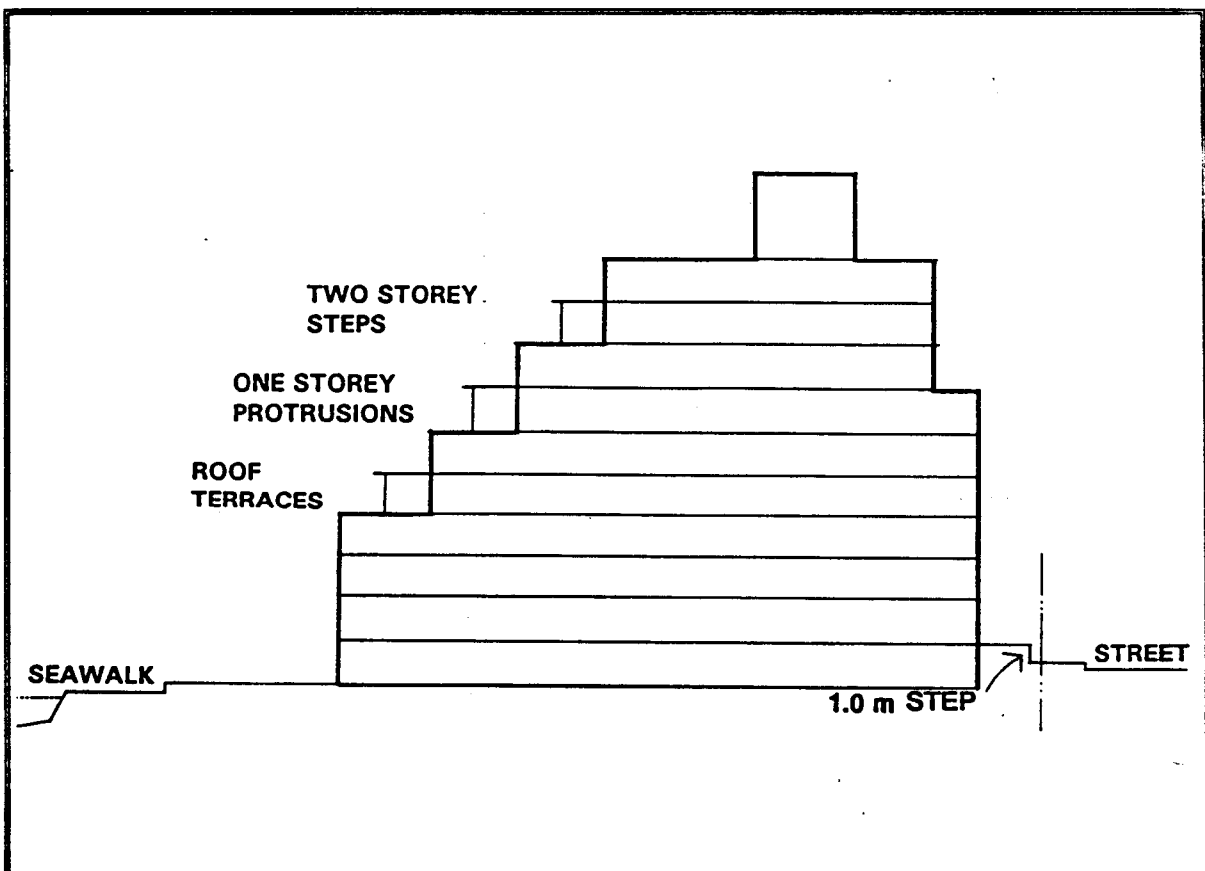
Terraced buildings are proposed on the waterfront at the closed portion of Drake Street and the end of Marinaside Crescent to provide a transition from the waterfront walkway to the higher buildings behind.

Terracing should begin above the 4 storey maximum at the waterfront walkway setback. Steps at least 3.0 m deep should generally occur in 2 storey increments as illustrated in Figure 5. Usable roof terraces and landscaping should be provided at each step.

At grade level, individual units should be clearly identifiable with prominent entries and windows facing the street.

The elevator penthouse should be incorporated into the stepping as much as possible.

Figure 5. Terracing



3.4.4 Towers

While towers should generally be integrated with the low-rises which form their base, limited portions of towers such as at corners and entry areas, may extend uninterrupted to grade as part of the street base.

Each tower should not exceed a maximum floor plate of 580 m² (gross) including interior storage space but excluding balconies, and be located in accordance with the site plan illustrated in Figure 2.

Towers should present their narrowest frontage and taper in plan towards the water to maximize the view for each dwelling unit and the view corridors through downtown from the south. They should be organized generally as shown in Figure 6 to provide a cohesive urban pattern. Tapering should be varied and not symmetrical. The tower on Pacific should relate to Pacific Boulevard and need not be tapered. The massing of towers at the end of Marinaside Crescent should be treated to differentiate them, particularly as seen from the water.

The tower envelope dimensions shown in Figure 6 are maximum dimensions. The actual building dimensions will need to be resolved through the development application process on the basis of detailed analysis by the applicant pertaining to such matters as the impact of massing on siting, views, shadowing, etc.

To ensure verticality and slenderness, building faces above 10 storeys should be articulated with distinct vertical planes.

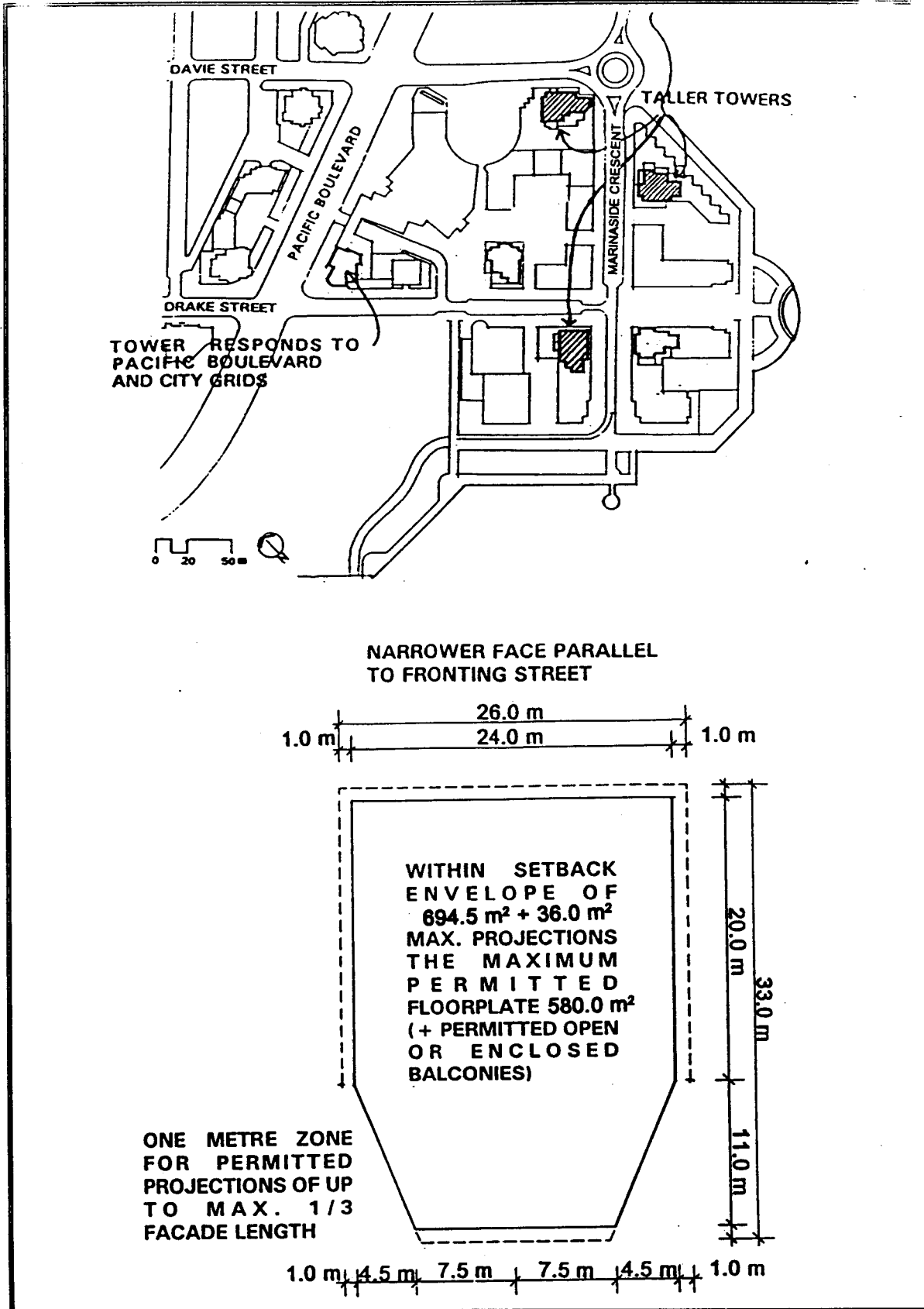
On the taller towers, at least the upper three floors should be stepped back in a series of roof terraces, especially on the south and west facades facing the water to reduce overall massing, create architectural interest, and add a distinctive identifiable building skyline. The area of these upper floors should be reduced to approximately 80% of the typical tower floorplate.

Simple typical floor plates are encouraged for lower towers which should not step back.

Changes in massing, fenestration size and/or shape and materials may all be used to emphasize the top of each tower. Tower tops should complement rather than dominate the architecture and be integrated with the architecture rather than appear as applied caps.

Elevator penthouses should be screened or integrated into a roof structure which is designed to complement the massing and roofscape.

Figure 6. Tower Orientation and Shape



3.5 Architectural Expression, Materials and Colour

A primary urban design objective is to establish a neighbourly human scale to the streetscape while dramatizing the unique nature of this neighbourhood's waterfront promontory setting.

This is to be achieved by designing the buildings to make a transition from the heritage influence of Yaletown and the Roundhouse at Pacific Boulevard to a more contemporary expression at the waterfront walkway.

The heritage significance of the Roundhouse precinct should be enhanced in the design of its open space and in the complementary character of adjacent low-rise buildings.

The remainder of the neighbourhood should emphasize contemporary architecture characterized by a generally horizontal emphasis of the low-rises and the streamlined vertical form of the towers.

Particular emphasis should be paid to the ground plane. For example, the streetscape may be animated by employing stepped, angled, or curved landscaped terraces and enclosures along the streets, which emphasize views up and down the street rather than focusing directly across it. Fences should be designed to integrate with the open space and provide both views and privacy.

The streetscape should be designed to encourage activity and security, through design elements such as individual entrances and porches facing the street. To enhance pedestrian interest, a complexity of architectural details should be provided along all streets and walkways, which should enhance the potential for casual social interaction between resident and passerby without compromising the privacy and security of either. This includes elevated entry courts and gardens and bay window projections above the first storey. Blank facades should be avoided.

Commercial uses located on the lower floors should present a pedestrian scale and image in treatment and detailing, avoiding large unbroken expanses of glass, mirrored surfaces etc. Retail uses should incorporate display windows, lighting, and outdoor display. Weather protection should be provided on all commercial frontages.

The Roundhouse CD-1 by-law permits a floor area exclusion for recessed windows. These are intended to be integrated into the design of the low-rises as part of a detailed masonry treatment. The floor area exclusion should be limited to this situation.

3.5.1 Materials

Dominant materials should be concrete and glass, combined with brick, pre-cast concrete, stone cladding or metal framework. Stucco should not be a principal building material.

The heritage importance of the Roundhouse and the contextual relationship with Yaletown should be reinforced with a predominantly brick expression at the base of the new buildings which face the Roundhouse, its Mews and Pacific Boulevard.

3.5.2 Colours

Throughout the site, the brightness associated with the shoreline setting should be expressed in the soft, light and subtle colours of the walls and intensity of accents and trims.

3.5.3 Roofs

Taller towers should contribute to the skyline through the stepping of upper floors.

Low-rise and terraced building roofs should be landscaped to be attractive when seen from above. Where this is not practical, careful attention should be paid to the choice of roofing material and colour to ensure compatibility with adjacent finishes.

Vents, mechanical rooms, equipment and elevator penthouses should be integrated with the architectural treatment of the roof or screened in a manner compatible with the building.

3.5.4 Interior Sidewalls

While the creation of large expanses of blank sidewall should be avoided, there will be cases where sidewalls will be exposed to neighbouring properties, either on a temporary or permanent basis.

Interior sidewalls should be designed to be attractive to neighbouring developments and passersby through the use of quality materials, colours, textures, articulation, and/or landscaping such as climbing or hanging plants.

3.5.5 Balconies

Balconies should be designed as an integral part of the building, rather than appearing "tacked on". Balconies should be partially recessed into the building face.

Balconies may be enclosed for acoustic purposes, subject to conformance with the Council-adopted "Balcony Enclosure Guidelines".

Balconies should generally appear "transparent". While low parapet walls are permitted, completely solid enclosures which exceed .6 m in height are discouraged, so as to minimize the apparent bulk of the building.

3.5.6 Awnings, Canopies and Arcades

Arcades should be provided around the Roundhouse Plaza and along Davie Street to define the plaza, provide weather protection and visually link the Roundhouse with the waterfront walkway.

Weather protection should be provided for all grade level commercial frontages. It should be expressed as a connected series of separate awnings or canopies with a minimum depth of 1.5 m to permit outdoor displays, as well as protect the walking space. Weather protection should also be provided at entries to residential and commercial uses. In addition, weather protection features are encouraged in non-landscaped areas where the public might congregate.

Weather protection features at entrances should be used to reinforce identity and a sense of address for buildings, dwelling units and stores.

3.5.7 Lighting

Particular attention should be paid to the lighting design. A hierarchy of fixture types will be designed by the City in consultation with the developer according to functional needs.

This hierarchy includes high-level general street lighting, pedestrian level lighting, and bollard lighting in localized areas, such as plazas, parks, stairways, seating areas, etc. The lighting along the waterfront pedestrian/bicycle system will reflect a "marine" character.

Particular care should be taken in integrating lighting in the development sites with public realm lighting. Lighting near residential units should minimize glare.

3.6 Residential Livability

- 3.6.1 Dwelling units designed for families with small children must comply with the Council-adopted "High Density Housing for Families with Children Guidelines" and should be located within 6 storeys of grade, or higher where the units have access to an appropriate above grade outdoor play area.

3.6.2 Residential livability of each development and dwelling unit should be designed with consideration of:

(a) Privacy and Territoriality:

- (i) Each unit should have direct access to a private outdoor space or enclosed balcony having a minimum depth of 2.0 m and a minimum area of 4 m²;

(b) Individuality and Identity:

- (i) Ground floors of all buildings should be designed to express individual units within a coherent massing; and
- (ii) Where landscaping of units occurs in the private zones of those units, it should permit reasonable customization by residents, e.g., planting bed and soft landscaping variations at grade, opportunities to place planters, at balconies, etc.;

(c) Choice and Convenience:

- (i) Each residential development should provide on-site amenities suitable for the anticipated population;

(d) Safety and Security:

- (i) Each residential development and unit should be designed to be safe and secure yet not fortress-like;
- (ii) Buildings should be designed to afford residents both "eyes on the street" and doors on the street;
- (iii) Public, semi-public and semi-private spaces should have some degree of overlook from residents' homes; and
- (iv) Landscaping and lighting should enhance security.

(e) Interaction with other people:

- (i) Each residential building should have its main entrance fronting the street;

(f) Interaction with the physical environment:

- (i) Habitable rooms should have access to daylight and where possible, direct sunlight;
- (ii) Units should have one unobstructed view of a minimum length of 25.0 m and should be oriented to longer views where these exist, and
- (iii) Semi-private outdoor spaces should be located so as to receive direct sunlight during most days of the year.

(g) Relationship to Street:

- (i) Two-storey units are encouraged along Drake Street and Marinaside Crescent to prevent walling off the public realm with bedrooms at grade. This will introduce vertical expression into the street base, with many doors on the street and privacy and security for bedrooms and balconies on the second floor.

3.7 Public Realm

3.7.1 Landscape

Landscape should be a major factor in the creation of a livable, healthy and environmentally responsive community, through:

- (a) Extensive use of soft landscape materials, particularly trees;
- (b) Using permeable materials and natural drainage processes, including channelling, ponding and percolation;
- (c) Incorporating seasonal and coniferous planting;
- (d) Avoiding monoculture planting except in special circumstances; and
- (e) Using successional planting.

Landscape is to be used to separate public, semi-public and private space. In the private realm, the scale, type and spacing of materials may be used to distinguish residential areas from public spaces.

In the public realm, landscape is to be used to integrate the neighbourhood with adjacent city areas and with the image of Vancouver as a 'green' city. This is further articulated in the False Creek North Public Realm design which established a special treatment for Pacific Boulevard, and portions of Davie and Drake Streets. Landscape is to be used as a unifying element, linking areas of the neighbourhood with adjacent streetscapes.

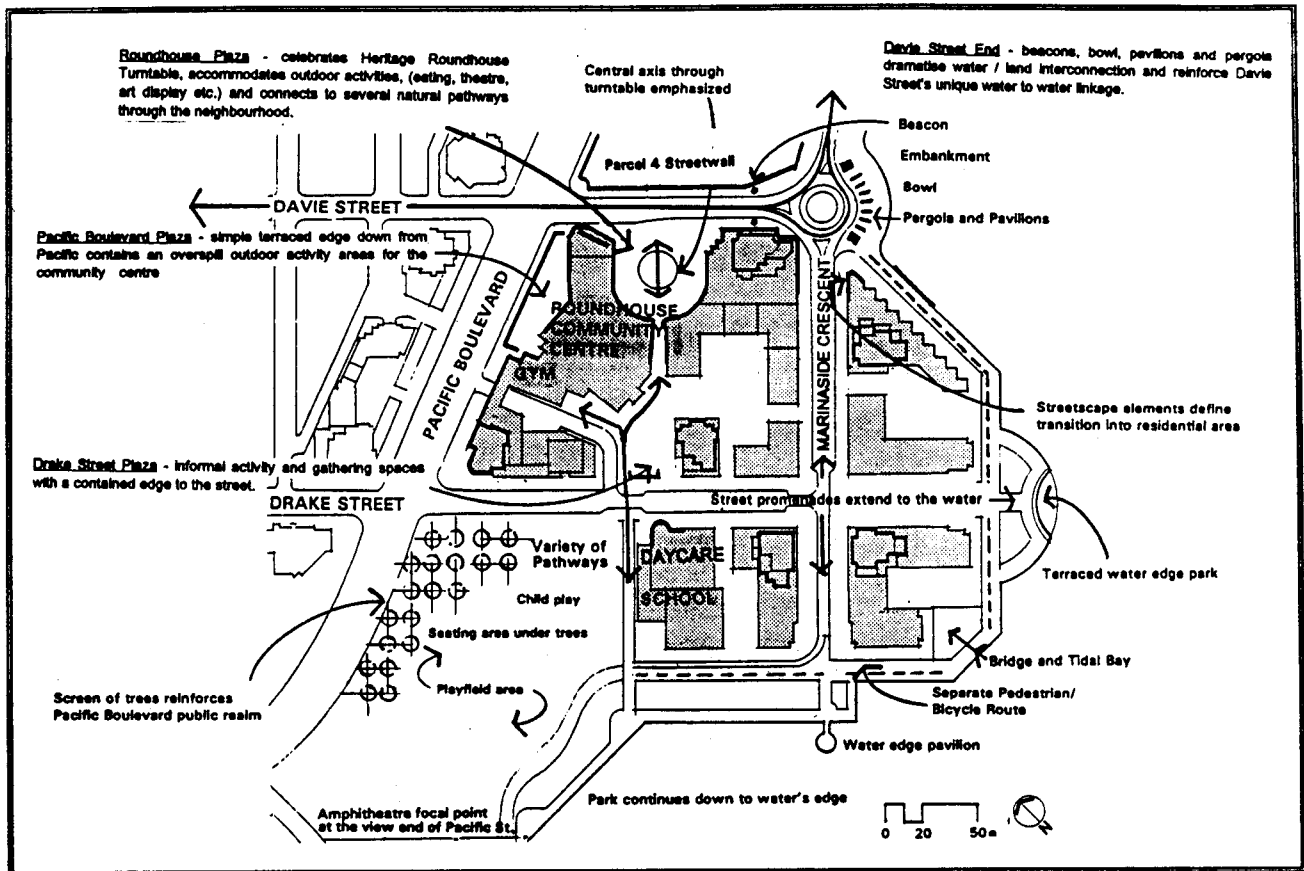
3.7.2 Parks and Open Spaces

The design of public space and linkages through development sites should reflect their neighbourhood context. The following ideas should be considered in the context of creating an integrated and linked open space system as shown in Figure 7:

- (a) Parks and other public spaces should be designed to provide for the active and passive recreational needs of residents and visitors;
- (b) Parks should be strongly defined as to access points, edges and grade changes, to facilitate use and security, and to clearly distinguish between public and other open spaces;

- (c) Parks, other public spaces and linkages through private development sites should be designed to promote safety and security, through the provision of visual observation from surrounding areas and the use of appropriate materials and equipment;
- (d) The strong, indigenous forms, topography and edge conditions should be used to relate development to its context;
- (e) Parks and public open space design should provide a range of opportunity for resident interaction with neighbours and the general public. The opportunities should allow for choice in the degree of interaction, so as to protect the residents' sense of privacy;
- (f) There should be diverse opportunities for walking and cycling circulation through the area to support the creation of a healthy environment, and to provide varied experiences;
- (g) Parks and public open space design should foster the growth of local community culture, with provisions for public art, gathering and community events;
- (h) Pedestrian circulation within parks should be natural extensions of the circulation patterns in nearby developments and the street system and be barrier free;
- (i) Parks should be designed to be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details;
- (j) There should be opportunities for diversity of play and landscape treatment, from urban/refined to less planned areas;
- (k) Consideration should be taken in the design of parks and the detailing of pathways, benches, etc. that these will be used in both fine and inclement weather; and
- (l) The design of plazas should conform to the Council-adopted "Plaza Design Guidelines."

Figure 7. Public Open Space Concept



3.7.3 Streets, Sidewalks and Walkways

Streetscape: To create a distinct neighbourhood character, streets in the Roundhouse area will be differentiated from other streets in the downtown by pavement widths, grass boulevards (except in front of the school), narrowing at crosswalks and other traffic control measures. The design and landscape treatment of adjacent development should be carefully co-ordinated so that sidewalk, paving, street furniture treatments, etc. are integrated. Grass boulevards and a double, staggered row of street trees are to be incorporated along Drake Street to the edge of David Lam Park and along Marinaside Crescent to reinforce a neighbourhood character. Large tree species will be located in the street right-of-way and small tree species should be located on the development sites. The Pacific Boulevard special treatment will extend down Davie Street to the Roundhouse Plaza and down Drake Street to the school site.

The importance of Davie Street as a link between English Bay and False Creek will be reinforced, such as by a public art element in the traffic circle to provide a symbolic terminus to the street. The transition from street to open space on Drake and the new street should be clear with changes in grade or width used to signal the change.

3.8 Water Access

A landing dock for the public ferry should be provided near the terminus of Davie Street. This should be connected to the waterfront pedestrian/bicycle system at a location and in a manner acceptable to the City Engineer.

3.9 Disabled Access

The pedestrian system, public open spaces, private walkways and principal entrance of all buildings should be accessible to the disabled.

3.10 Parking Access

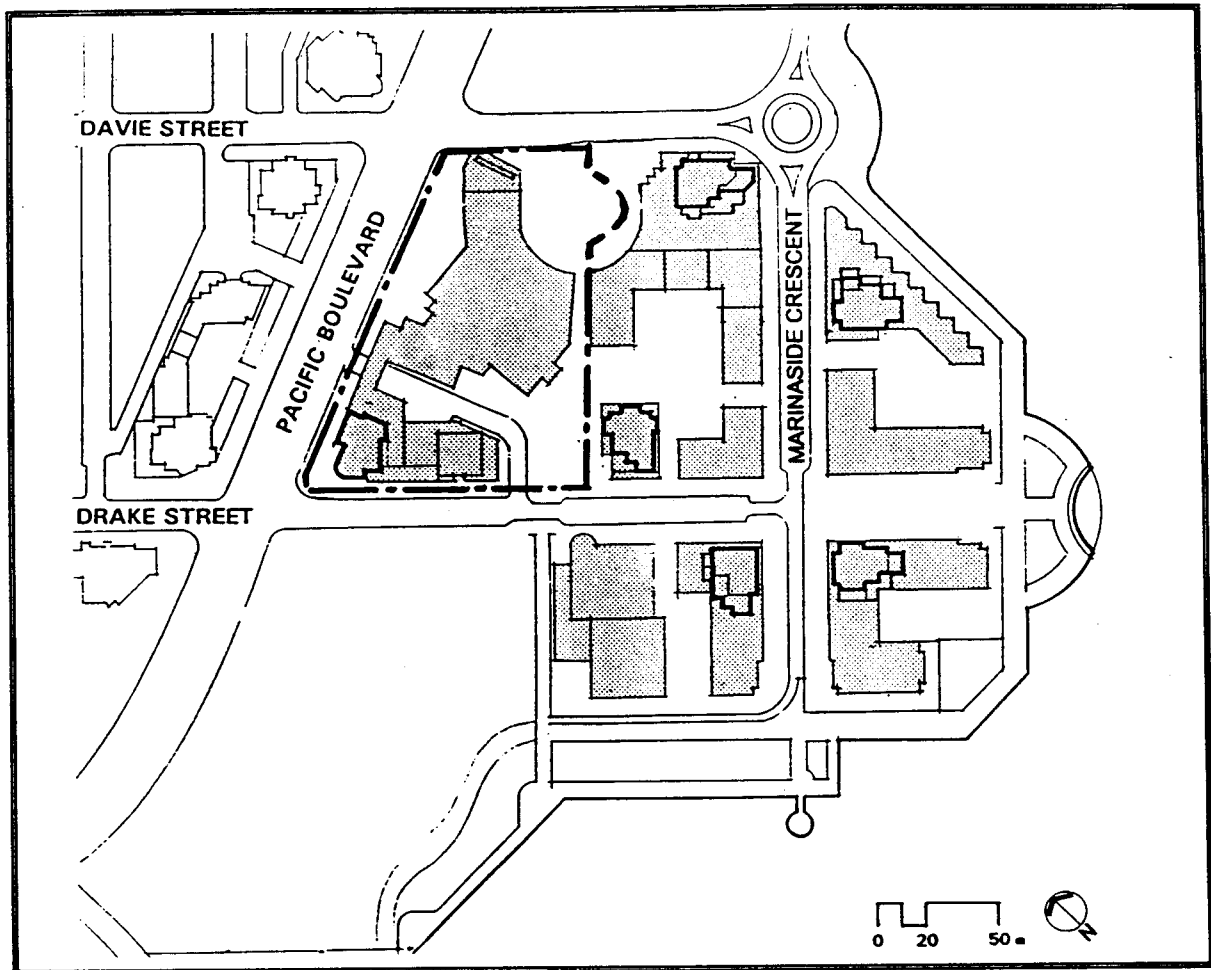
Parking entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided for vehicles at access points.

4 PRECINCT GUIDELINES

There are four distinct precincts within the Roundhouse Neighbourhood:

- (a) The Roundhouse precinct containing the community centre, Roundhouse Plaza and Engine 374 possibly showcased in a new addition to the Roundhouse at the Davie/Pacific corner, and street oriented retail with residential above at the Drake/Pacific corner;
- (b) The David Lam Park precinct with school and child-care adjacent to residential uses;
- (c) The Davie/Drake precinct with retail around the plaza and along Davie Street with towers rising from a strongly defined low-rise base along the street; and
- (d) The Shoreline precinct with low-rises and towers responding to the waterfront setting.

4.1 Roundhouse Precinct



The intent is to reinforce the heritage significance of the Roundhouse in the low-rise and open space environment of the precinct, with an emphasis on creative interpretation rather than the imitation of historic forms or details. This could include elements such as: a rail motif in the paving pattern of the pathways and at the radii of the heritage turntable; low brick walls and steel framework to create a sense of enclosure for the public open space; and masonry framework and detailing of low-rise buildings that continue the character of Yaletown Edge.

- 4.1.1 The community centre should have a strong public presence and a major entry at the Roundhouse Plaza side on Davie Street, a major entry at the Drake Plaza side that is clearly visible from Drake Street and an entry on Pacific Boulevard.

- 4.1.2 The gymnasium addition to the Roundhouse should align with Pacific Boulevard to strengthen the presence of the heritage building and integrate the expanded facility within the streetscape.
- 4.1.3 To reinforce a pedestrian character along Pacific Boulevard, at least one storey of commercial use should be provided in front of the gymnasium. This should be connected by a substantial archway across the driveway to the grade level commercial uses on Pacific which extend to Drake Street.
- 4.1.4 A substantial built form element should be provided at the corner of Pacific Boulevard and Davie Street to create pedestrian interest at this prominent corner, provide a sense of entry to the shoreline, and establish street definition for Davie. If funding for an addition to the Roundhouse can be secured, this element should be an enclosed pavilion to house Engine 374 which would be sympathetic in scale with the Roundhouse, but distinct in character from it.

Alternatively, if Engine 374 is located within the Roundhouse itself, the corner should become an important public gathering place. It should be integrated with the adjacent plaza on Pacific Boulevard and linked with the Roundhouse Plaza. The corner should be treated with paving, landscaping and furniture reflecting the approved Pacific Boulevard beautification. The corner could be further reinforced by a public art element.

- 4.1.5 Three major public open spaces are to be provided as follows:
- a) Roundhouse Plaza. The area between the Roundhouse and Davie Street, including the heritage turntable, should be shaped and detailed in a formal manner, with low walls and/or steps to define the transition to the street treatment and encourage the plaza's use as a public activity area where the main entrance to the community centre will be located. The commemorative and heritage bricks on the existing plaza are to be incorporated into the new plaza. The turntable should accommodate Engine 374 and be capable of rotating with the pit developed as a demountable stepped amphitheatre for public events with a backdrop of the turntable's mechanical components and structure.
 - b) Drake Street Plaza. The area between the Roundhouse and Drake Street provides a variety of neighbourhood pathways, including a major entrance to the community centre, and should function as an informal area for local community gatherings and play. The pedestrian connection between the Roundhouse and Drake Street plazas should emphasize the axis linking the school site to Davie Street. This should be reinforced by a pavement treatment which resembles a rail line. An extensive landscaped platform which

reinforces the railway motif on its walls and seating ledges and accommodates substantial trees and lawn area, should be located near Drake Street. The plaza should be separated from the street by a screened enclosure, such as a pergola above a low brick wall, which also allows clear visibility to both sides. A strong arcaded edge should be provided to separate the open space from the adjacent housing to the south.

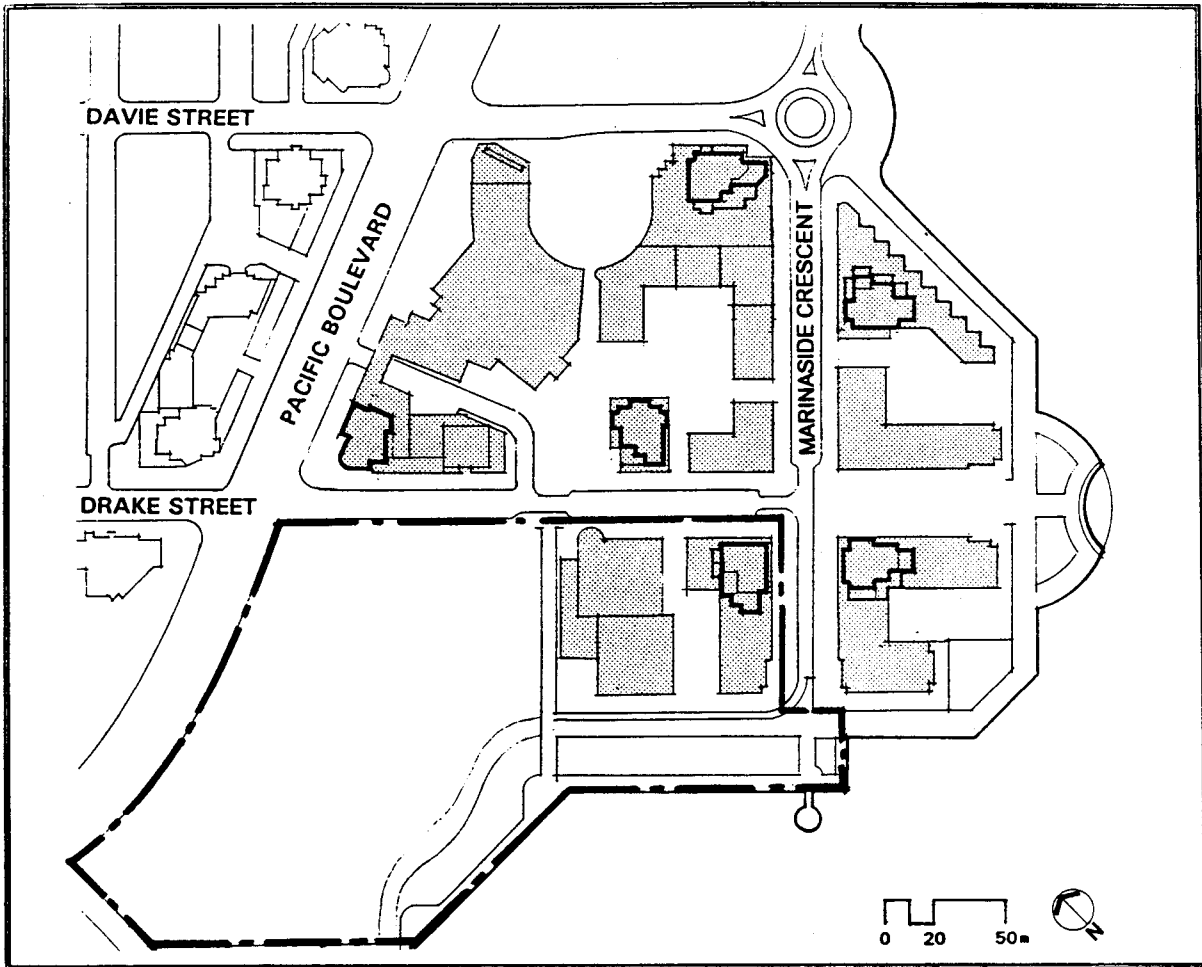
- c) Pacific Boulevard Plaza. The area between Pacific Boulevard and the Roundhouse should be designed as a semi-enclosed space which steps down from the street to the Roundhouse grade, and is integrated with the approved treatment for Pacific Boulevard. It should help animate the street by extending the Roundhouse activity areas along Pacific Boulevard including the entrance to the community centre.

4.1.6 The driveway between the community centre and adjacent housing should be detailed as a mews, with special paving and bollards, and not only as a service environment. It provides shared access to residential and community centre parking which should be readily visible. All garbage and service areas should be screened.

4.1.7 The eastern face of the non-market housing should be set back from the driveway to enable a clear line of sight from the Drake Street driveway to the community centre entrance. No residential units should be located at the ground floor level facing the community centre because of the service nature of this space.

4.1.8 Residential uses should be set back a minimum of 3.7 m from the property line to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the street to the dwelling unit. Grade level residential units should be raised approximately 1.0 m above grade. No setback is required for grade level commercial uses or upper floor residential uses on Pacific Boulevard. However, west of the mews a setback to permit a double row of trees is encouraged to implement the approved treatment for Pacific Boulevard.

4.1.9 The character of the residential buildings at Drake Street and Pacific Boulevard should be generally similar to Yaletown Edge at their low-rise base with a more contemporary architecture above.



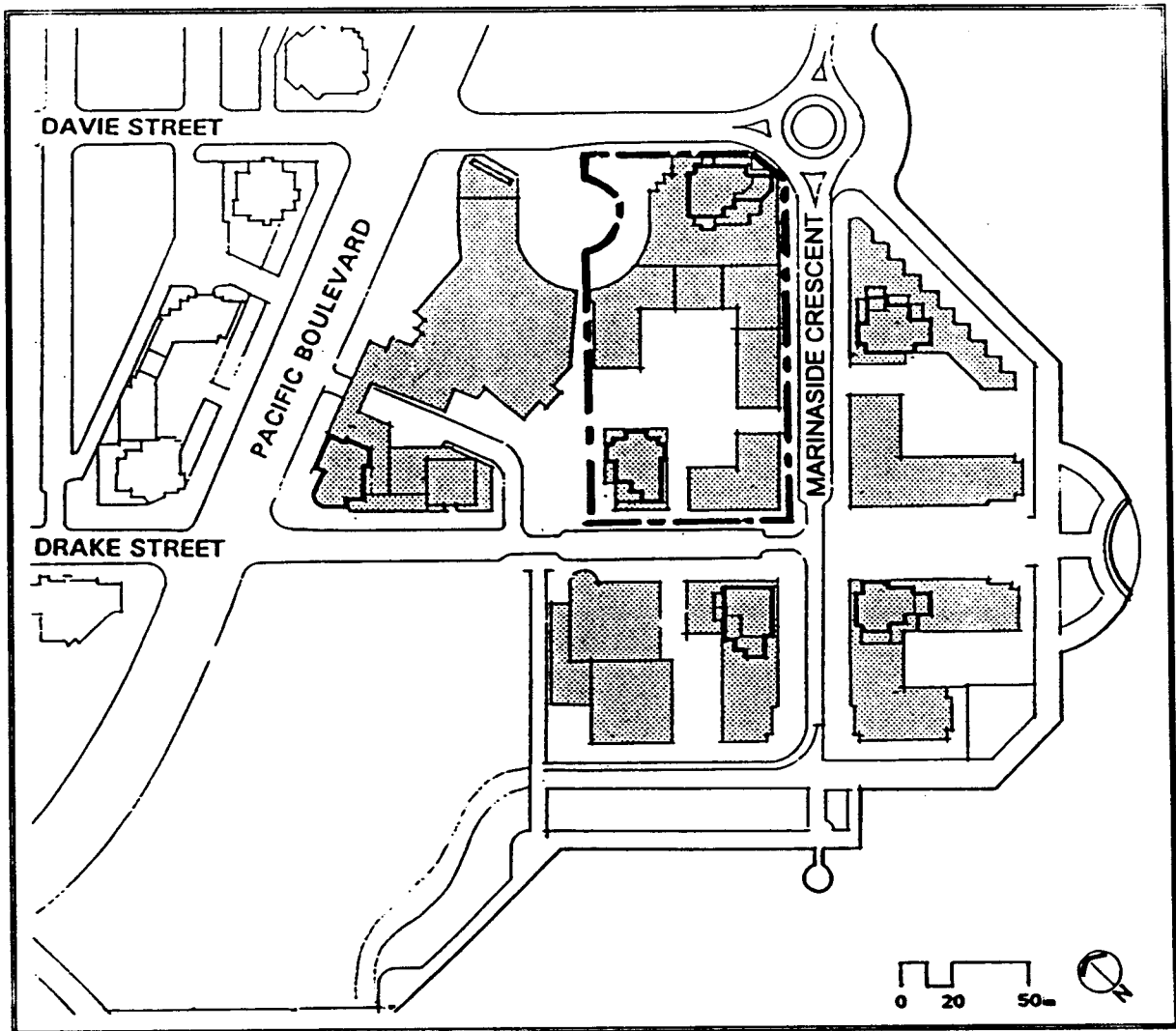
The intent of this precinct is to enhance the amenity of the public realm for residents and visitors in the variety and detail of open space and quality of public facilities.

- 4.2.1 David Lam Park should accommodate a playfield, children's play area next to the school, separated bicycle/pedestrian paths, and a feature plaza at Homer Street.
- 4.2.2 The special treatment approved for Pacific Boulevard is to be integrated into the park, including special paving and street trees and a major grove of trees near the corner of Drake Street and Pacific Boulevard.
- 4.2.3 The feature plaza at Homer Street should be designed to incorporate the saltwater pump station if required, and employ the change in grade to create opportunities for public viewing and events. Care should be taken to minimize the pump station's visual and access impacts on the park and Pacific Boulevard.

- 4.2.4 Waterfront elements including a pavilion and stepped edge to the park should be consistent with the approved plan for the shoreline.
- 4.2.5 The prominence of the school's location should be highlighted in its design which should contribute visual interest to the neighbourhood. The school should be carefully detailed and landscaped to provide a compatible interface with the street, David Lam Park and adjacent housing and private open space.
- 4.2.6 Child-care and community uses in the school should be accommodated on the second floor and also have their own contained outdoor play area.
- 4.2.7 The school's outdoor play area should be at grade level separated by a low wall and fence from the public park and pathway system.
- 4.2.8 The school should be set back 3.7 m from Drake Street, however, projections may be permitted, such as the main building entry and a screen or arcade to enclose outdoor play space.
- 4.2.9 A major built form element such as the building entry or stairs should be located on axis with the centre of the heritage turntable in the Roundhouse Plaza to visually link the school to Davie Street.
- 4.2.10 A fenced, landscaped setback of at least 1.5 m should be provided along the sides and rear of the school site.
- 4.2.11 The residential and school/child-care parking and service areas may share access from Drake Street. Separate and secure parking is to be provided for public uses such as school and child-care. Service areas should be screened from the street and from residential overview. Direct vertical access should be provided from underground non-residential parking to grade, with secure access to the main entrances of the school and child-care levels.
- 4.2.12 The private driveway at the end of Marinaside Crescent should be clearly distinguished from a standard city street and incorporate a vehicle turnaround, landscaping, designated bicycle route, residential underground parking access and emergency access to the waterfront walkway.
- 4.2.13 Residential open space should take advantage of sunlight and view opportunities. Separate spaces should be provided for outdoor seating and young children's play. The children's play area should be clearly visible from levels containing family units.
- 4.2.14 Residential open space should completely screen the parking podium, stepping down towards the shoreline in a series of landscaped terraces.

- 4.2.15 Residential uses should be set back 3.7 m from the property line to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the boulevard to the dwelling unit. Grade level units should be raised approximately 1.0 m above grade.
- 4.2.16 The residential building should continue the pattern of individual unit entrances facing Drake Street, Marinaside Crescent and the waterfront walkway. Terraced buildings along Marinaside Crescent should step down toward the water. Long uninterrupted facades should be broken down.
- 4.2.17 The residential tower should orient its narrowest frontage to the shoreline walkway with its longest dimension parallel to Marinaside Crescent to meet the intent of Section 3.4.4.

4.3 Davie/Drake Precinct

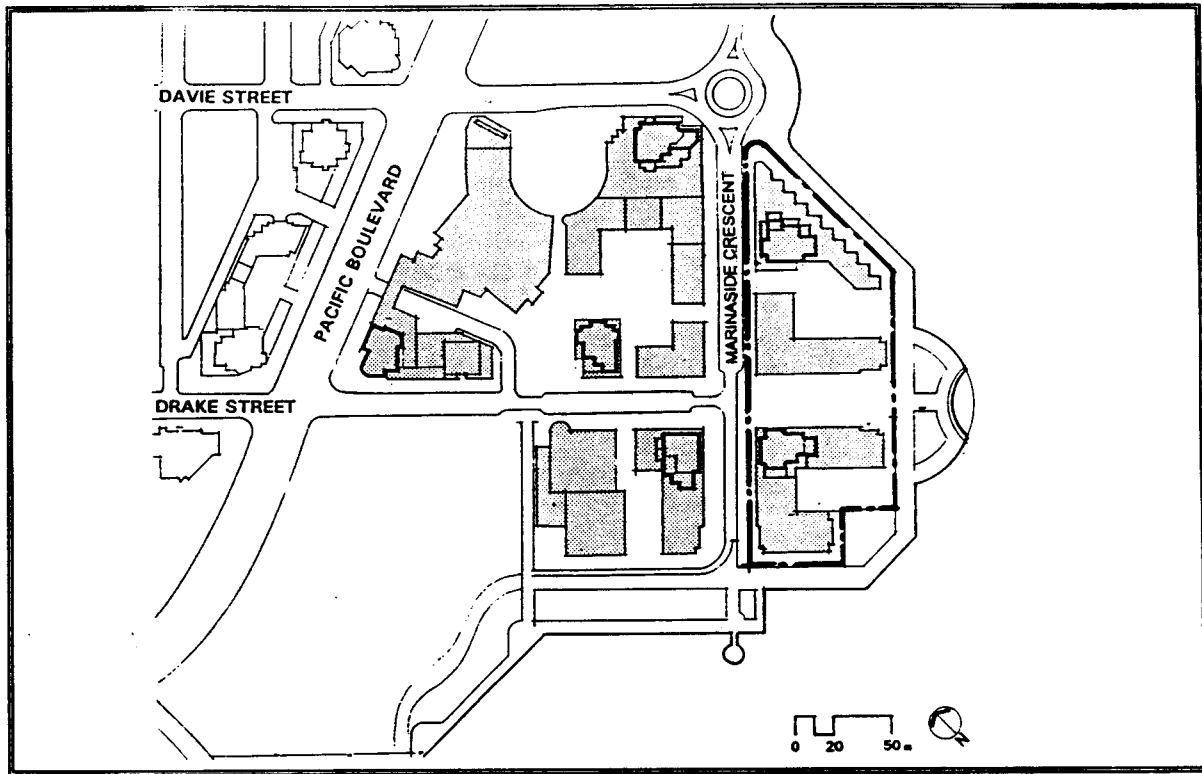


This precinct is intended to provide an appropriate transition between the public areas associated with the Roundhouse and the residential neighbourhood, including a significant portion of family housing proposed for this development site.

- 4.3.1 Grade level retail/service uses should be provided around the Roundhouse Plaza and along Davie Street. An arcade should create a formal streetfront to help define the plaza and the street. The building face could be cut back at the eastern corner to reinforce the pedestrian connection between the Roundhouse and the waterfront walkway.
- 4.3.2 Building form around the edge of the Roundhouse plaza should directly respond to the radial influence of this open space.
- 4.3.3 Davie Street should terminate in a memorable treatment which complements the character of the intersection of Davie and Denman Streets at English Bay. A matching pair of vertical elements should be located on either side of Davie near the Marinaside Crescent intersection to signal this space which is further defined with a pergola and pavilions at the waterfront walkway. A public art element may be considered in the traffic circle. The building alignments and grade level detailing of commercial uses on both sides of Davie Street should be similar so as to enhance the identity of the street terminus.
- 4.3.4 Residential uses should be set back 3.7 m from the property line, except that a portal, pergola or arcaded screen may extend to the property line on either side of Marinaside Crescent near the Davie intersection, to reinforce the transition to the neighbourhood from the commercial area to the east.
- 4.3.5 Residential parking access, loading and service areas may be shared by adjacent developments. Separate and secure parking is to be provided for each residential use with direct vertical access to each main building entrance. Service areas should be screened from the street and from residential overview.
- 4.3.6 The open space for the non-market family housing should provide a children's play area shared by all the non-market developments. In addition, separate outdoor spaces should be provided for outdoor seating and a young children's play area. The children's play area should be clearly visible from levels containing family units. Open space should take advantage of sunlight and provide a visual connection to the Drake Street Plaza. A gated access could be provided.
- 4.3.7 Residential buildings should continue the pattern of individual entrances facing Drake street and the adjacent plaza.

- 4.3.8 Residential uses on Drake Street and Marinaside Crescent should be set back 3.7 m from the property line to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the boulevard to the dwelling unit. Grade level units should be raised approximately 1.0 m above grade.
- 4.3.9 Dwelling units along the pedestrian mews between the Roundhouse and Drake Street Plazas should be oriented to give oblique views towards the park and should be set back a minimum of 7.6 m from the wall of the existing Roundhouse.
- 4.3.10 The continuity of the low-rise elements should be occasionally interrupted to provide views of the open space behind. On-site landscaping should be integrated with the streetscape. These breaks should be generally combined with the shared parking and service access, and should be designed to reflect the more formal nature of the streetscape. On-site open space should completely screen the parking podium.
- 4.3.11 The towers should orient their narrowest frontages to the shoreline with their longest dimensions perpendicular to the fronting streets to meet the intent of Section 3.4.4.
- 4.3.12 The semi-private open space for each tower may be located above grade, and should be visually attractive from above.
- 4.1.13 The scale and height of the tower podium on Davie Street should reflect the scale of the Roundhouse and relate to future development on the east side of Davie.

4.4 Shoreline Precinct



This precinct is intended to provide residential use in a built form which is complementary to the waterfront setting and sensitive to the adjacent pedestrian/bicycle system, while taking advantage of the opportunity for views and sunlight.

- 4.4.1 Building heights should be varied with frequent stepping to break down the scale of the development sites with their long frontages. This variety should be further emphasized in the detail of the building setbacks at and above grade, and in the contrasting tower elements which may extend from grade to building top.
- 4.4.2 Residential uses on Marinaside Crescent should be set back 3.7 m from the property line, except that a portal, pergola or arcaded screen may extend to the property line on either side of Marinaside Crescent near the Davie Street intersection, to reinforce the sense of transition from the commercial area to the east. The setback is intended to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the boulevard to the dwelling unit. Grade level units should be raised approximately 1.0 m above grade.

- 4.4.3 Residential uses should be set back 7.6 m from the inside edge of the waterfront walkway. The pattern of landscaping should provide for a transition from the private realm near the dwelling unit to the public zone at the walkway. Patios and terraces may extend a maximum of 3.0 m into the setback.
- 4.4.4 Residential parking access, loading and service areas may be shared by adjacent developments. Separate and secure parking is to be provided for each residential use with direct vertical access to each main building entrance. Service areas should be screened from the street and from residential overview.
- 4.4.5 Towers should orient their narrowest frontages to the waterfront with their longest dimensions perpendicular to Marinaside Crescent to meet the intent of Section 3.4.4.
- 4.4.6 The residential open spaces should take advantage of sunlight and view opportunities. Separate semi-private open spaces should be provided for outdoor seating and for young children's play. The children's play area should be clearly visible from levels containing family units.
- 4.4.7 The residential buildings should continue the pattern of individual unit entrances facing the street, street-ends and shoreline. Terraced buildings along Drake and Marinaside Crescent should step down towards the water. Long uninterrupted facades should be broken down.
- 4.4.8 On-site open space should completely screen the parking podium, and should step down towards shoreline in a series of landscaped terraces.
- 4.4.9 The continuity of the low-rise elements should be occasionally interrupted to provide views of the open space behind. On-site landscaping should be integrated with the street. These breaks should generally be combined with the shared parking and service access points, and should be designed to reflect the more formal nature of the streetscape.
- 4.4.10 The semi-private open space for each tower may be above grade, and should be visually attractive from above.
- 4.4.11 The development site nearest the waterfront walkway bridge provides an opportunity for an open space with direct access to the water. Particular attention should be paid to the treatment of the shoreline edge because of visibility from the public bridge.
- 4.4.12 The public green at the closed portion of Drake Street should clearly terminate the street by expressing a distinct transition from the character and grade of Drake. A strong visual connection should be provided to the water. The open space should consist of a central lawn area flanked on both sides by residential buildings and a continuation of the street trees from Drake Street. Seating should be provided at both ends focusing on the open space and the waterfront walkway.

WOT/008-1791

1200-1300 Pacific Boulevard South

BY-LAW NO. 7156

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-400(b) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this by-law, and Schedule "A" of this by-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Intent

The intent of this By-law is to permit the development of the district with primarily residential use, and with some local retail, office and service uses in a form which complements and is compatible with the character of adjacent areas, recognizing that the district is also to be the focus of community facilities for False Creek North, including a community centre, elementary school, child care facilities, and a large waterfront park.

3. Definitions

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

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

4. Uses

The only uses permitted within the area outlined in black on Schedule "A", which area shall be more particularly described as CD-1(297), subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

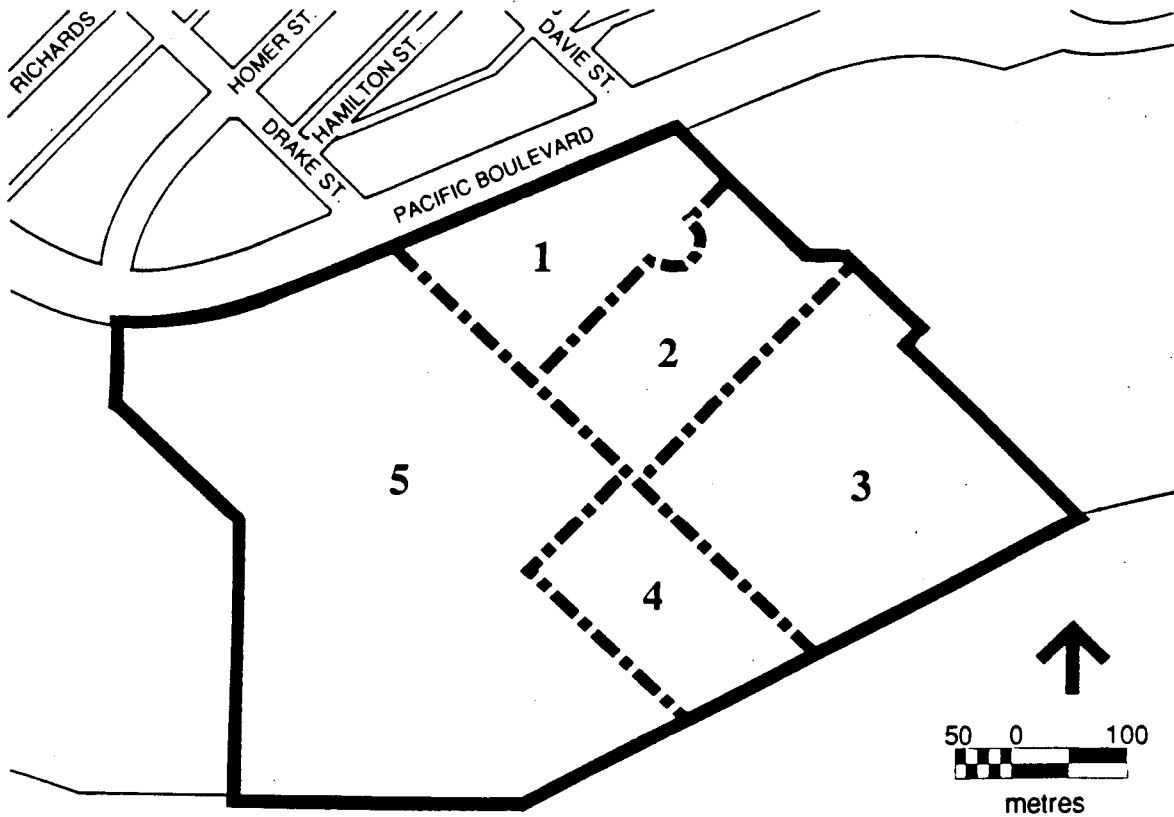
- (a) a maximum of 1,030 dwelling units, not exceeding 114 620 m² in total gross floor area, provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 230 units (but not including the units provided under clause (ii) below) shall be for family housing, all of which shall be designed in accordance with the Council-adopted "Housing Families With Children at High Densities Guidelines";
 - (ii) a minimum of 136 units shall be provided through government funded programs targeted for core-need households and shall be designed for family housing consistent with clause (i) above; and
 - (iii) a minimum of 70 units shall be provided through government funded programs targeted for core-need households, but need not be designed consistent with clause (i) above;
- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, and vehicle dealer;
- (c) service uses, but not including animal clinic, auction hall, bed and breakfast accommodation, body-rub parlour, drive-through service, funeral home, hotel, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, production studio, repair shop - class A, restaurant - drive-in, school - business, school - vocational or trade, and sign painting shop;
- (d) office uses;
- (e) cultural and recreational uses, but not including arcade, billiard hall, golf course or driving range, marina, riding ring, stadium or arena, and zoo or botanical garden;
- (f) parking uses;
- (g) institutional uses, but not including detoxification centre, hospital, and school - university or college;
- (h) public utility;
- (i) accessory uses customarily ancillary to the above uses;
- (j) use of the existing building known as "The Roundhouse" as a temporary cultural or recreational facility until it is redeveloped as a community centre; and
- (k) other interim uses and accessory uses customarily ancillary thereto, provided that:

- (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
- (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
- (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
- (iv) development permits are limited in time to periods not exceeding three years.

5. Sub-Areas

The district shall comprise 5 sub-areas, approximately as illustrated in Diagram 1 below.

Diagram 1



6. Floor Area and Density

6.1 The total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in section 4, but not listed in Table 1, is not limited by the sub-section 6.1

TABLE 1

| USE | MAXIMUM FLOOR AREA |
|---------------------------------|------------------------|
| Residential Uses | 114 620 m ² |
| Retail, Service and Office Uses | 1 858 m ² |

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

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the portion of a floor used for off-street parking and loading that, for each parking area, is at or below the base surface;
- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (f) residential storage space provided that where such space is located at or above the base surface, the maximum exclusion shall be 3.7 m² per dwelling unit; and

- (g) amenity areas accessory to residential use, including the requirement of section 8.3 of this by-law, provided that the total area excluded does not exceed 3 000 m².

6.4 The Director of Planning may permit the following to be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided;
- (b) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 560 m²;
 - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council; and
- (c) windows recessed into the building face to a maximum depth of 160 mm.

6.5 The total floor area in each sub-area for the uses listed in Table 2 shall not exceed the applicable totals set opposite such uses, and any use permitted by section 4 but not listed in Table 2 is not limited by this sub-section 6.5.

TABLE 2

MAXIMUM FLOOR AREA (in square metres)

| USE | SUB-AREA (from Diagram 1) | | | | |
|---------------------------------|---------------------------|--------|--------|--------|--------|
| | 1 | 2 | 3 | 4 | 5 |
| Residential Uses | 13 615 | 38 835 | 26 294 | 19 064 | 16 812 |
| Retail, Service and Office Uses | 604 | 1254 | N/A | N/A | N/A |

6.6 The maximum number of units in each sub-area shall be as set out in Table 3.

TABLE 3

MAXIMUM NUMBER OF DWELLING UNITS

| | SUB-AREA (from Diagram 1) | | | | |
|-------------------------|---------------------------|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 |
| Maximum Number of Units | 150 | 354 | 222 | 162 | 142 |

6.7 Notwithstanding section 6.6, the Development Permit Board may permit an increase in the maximum number of residential units by 5% in each sub-area, providing that the development total number does not exceed 1,030 units.

7. Height

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

TABLE 4

MAXIMUM HEIGHT (in metres)

| | SUB-AREA (from Diagram 1) | | | | |
|----------------|---------------------------|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 |
| Maximum Height | 49 | 86 | 61 | 51 | 58 |

8. Residential Component

8.1 Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.

8.2 Private, semi-private, and public outdoor spaces shall be clearly separated and distinguished from each other.

8.3 In every building intended to contain core-need households a community room shall be provided.

9. Parking

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

- (a) retail uses shall provide a minimum of 1 space for each 100 m² of gross floor area up to 300 m², then 1 space for each 50 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause;
- (b) restaurant uses shall provide a minimum of 1 space for each 50 m² of gross floor area for the first 100 m² of gross floor area, then 1 space for each 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, then 1 space for each 20 m² over 500 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause;
- (c) multiple dwelling uses, not including units designated for core-need or subsidized seniors housing, shall provide a minimum of 1 space for each 200 m² of gross floor area plus 0.9 spaces for each dwelling unit;

- (d) office uses shall provide a minimum of 1 space for each 93 m² of gross floor area with a maximum of 1 space for each 80 m² of gross floor area; and
- (e) recreational, cultural and institutional uses shall provide parking as determined by the Director of Planning in consultation with the City Engineer.

10. Loading

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

11. Acoustics

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

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

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

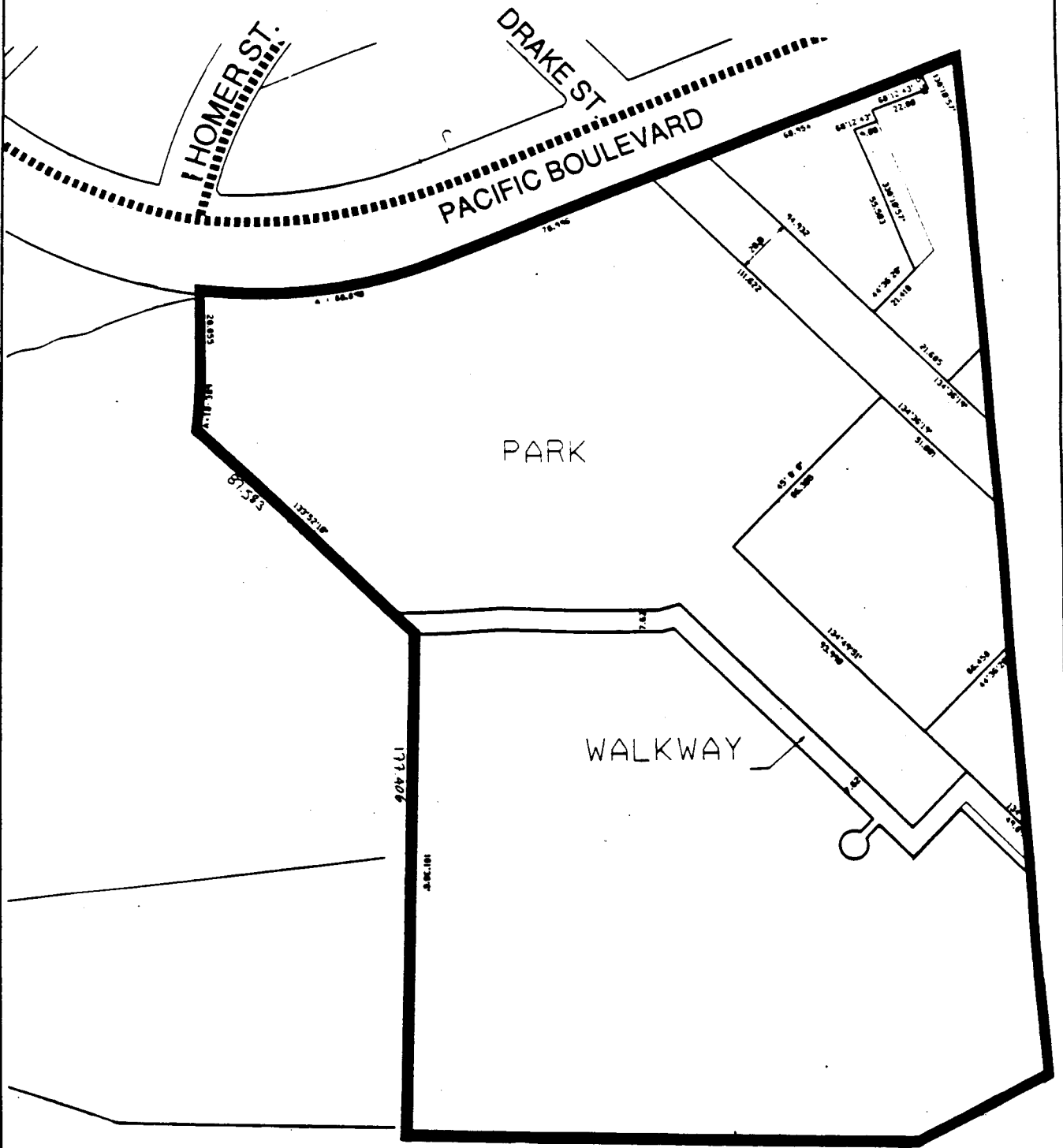
DONE AND PASSED in open Council this 29th day of
July , 1993.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 29th day of July 1993, and numbered 7156.

BY-LAW No. 7156 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (——) is rezoned:
From **BCPED** To **CD-1**

Z-400 (b)

RZ-1200 & 1300 Blocks (s/s) Pacific Boulevard

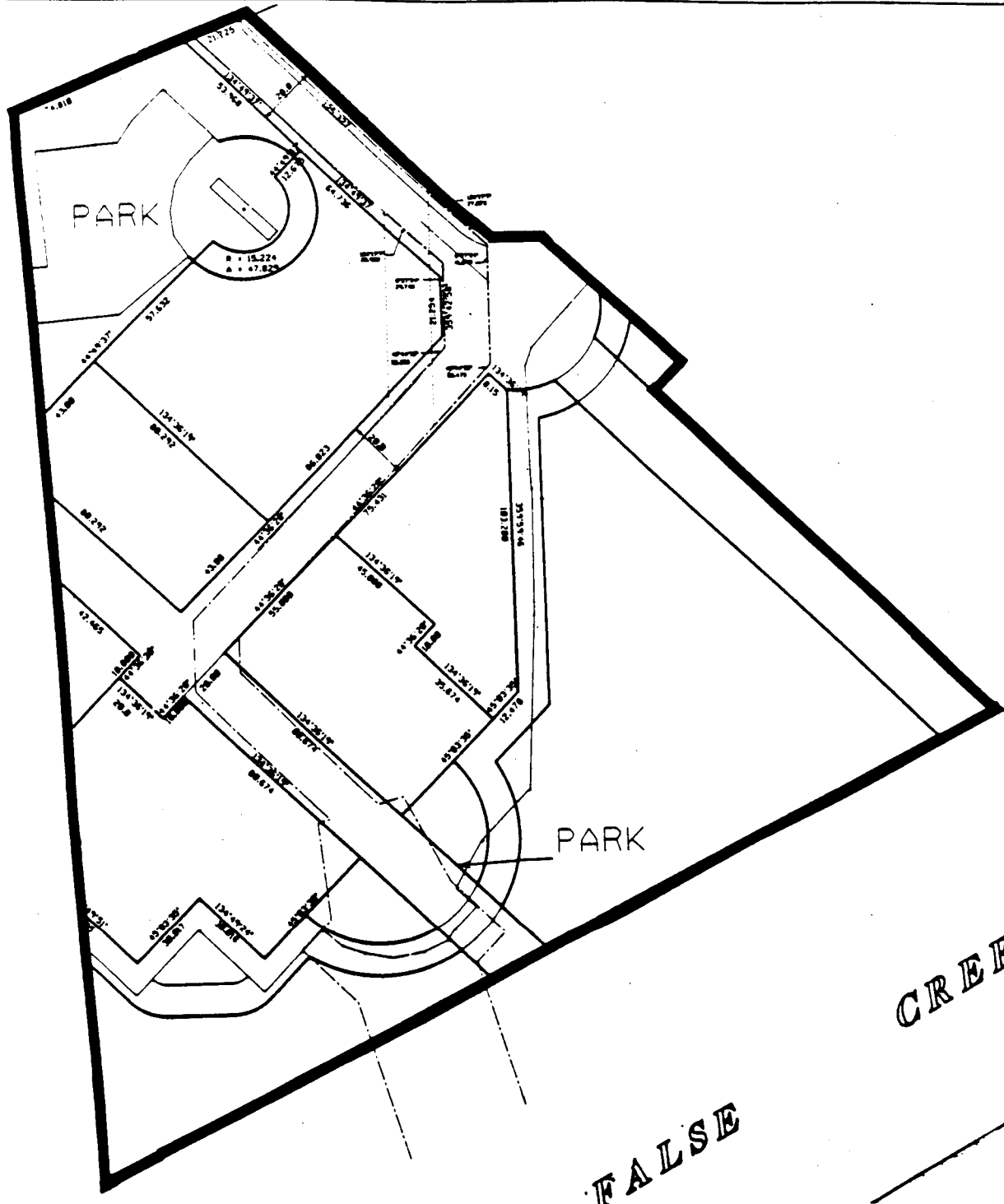
City of Vancouver Planning Department

map: 1 of 2

scale: 1:2000



BY-LAW No. 7156 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (——) is rezoned:
From **BCPED** To **CD-1**

Z-400 (b)

RZ-1200 & 1300 Blocks (s/s) Pacific Boulevard

map: 2 of 2

City of Vancouver Planning Department

scale: 1:2000





MEMORANDUM

From: Maria Kinsella, City Clerk

Date: 4th February 1994

Refer File: 2605-1

To: Ken Dobell, City Manager
Tom Fletcher, Director of Planning
Rick Scobie, Associate Director, Land Use & Development

| | |
|----------------------|--------|
| RECEIVED | |
| PLANNING DEPARTMENT | |
| FEB - 4 1994 | |
| NUMBER..... | Q 1064 |
| REFERRED TO..... | FAS |
| COPY TO..... | (THE) |
| ANSWER REQUIRED..... | |

Subject: FORM OF DEVELOPMENT: 101 DRAKE STREET
D.A. NO. 215938 - CD-1 BY-LAW NO. 7156

Please be advised that on February 3, 1994, City Council approved the following recommendation of the City Services & Budgets Committee, with regard to the above matter:

CD-1 (297)

THAT the approved form of development for the CD-1 zoned site known as 101 Drake Street be generally approved as illustrated in Development Application Number 215938, prepared by Eng and Wright Partners Architects and stamped "Received, City Planning Department November 30, 1993", 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 CLERK

TTuominen:mfm

Also sent to:
Mr. Dugal Purdie, Concord Pacific Management Ltd.
900 - 1090 West Pender Street V6E 2N7



MEMORANDUM

From: Maria Kinsella, City Clerk

Date: 4th February 1994

Refer File: 2608-1

To: Ken Dobell, City Manager
Tom Fletcher, Director of Planning
Rick Scobie, Associate Director, Land Use & Development

| |
|---------------------|
| RECEIVED |
| PLANNING DEPARTMENT |
| FEB - 4 |
| NUMBER Q 1063 |
| REFERRED TO FAS |
| COPY TO THF |
| ANSWER REQ'D |

Subject: FORM OF DEVELOPMENT: 1230 PACIFIC BOULEVARD
D.A. NO. 215011 - CD-1 BY-LAW NO. 7156

Please be advised that on February 3, 1994, City Council approved the following recommendation of the City Services & Budgets Committee, with regard to the above matter:

CD-1 (297)

THAT the approved form of development for the CD-1 zoned site known as 1230 Pacific Boulevard be generally approved as illustrated in Development Application Number 215011, prepared by Eng and Wright Partners Architects and stamped "Received, City Planning Department November 30, 1993", 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 CLERK

JS

TTuominen:mfm

Also sent to:

Mr. Dugal Purdie, Concord Pacific Management Ltd.
900 - 1090 West Pender Street V6E 2N7

CITY OF VANCOUVER



MEMORANDUM

From: City Clerk

Date: June 2, 1994
Refer File: 2607-1

To: Ken Dobell, City Manager
Tom Fletcher, Director of Planning
Bob Maki, City Building Inspector
John Mulberry, Director of Legal Services

RECEIVED
PLANNING DEPARTMENT
JUN 2 1994

5010

Downs Pacific Architects (THI)

Subject: Form of Development: 1200 Marinaside Crescent
D.A. 216563 - CD-1 By-law Number 7156 (CD-1 LEGAL)

On May 31, 1994, Vancouver City Council approved the following recommendation contained in a May 19, 1994 Administrative Report (A16):

THAT the approved form of development for the CD-1 zoned site known as 1200 Marinaside Crescent be generally approved as illustrated in Development Application Number 216563, prepared by Downs Archambault and Partners and stamped "Received, City Planning Department February 22, 1994" , 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.

M. Kinsella

CITY CLERK

JS:rk

Letter to: Mr. Mike Harrison, Downs Archambault Architects
#200 - 1014 Homer Street, Vancouver V6B 2W9

5. Text Amendment: Kent Avenue South Building Line

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

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

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

The Director of Planning recommended approval.

There was no correspondence received on this matter.

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

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

- CARRIED UNANIMOUSLY

6. Text Amendment: Affordable Housing Amendments

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

TEXT AMENDMENT; AFFORDABLE HOUSING AMENDMENTS

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

cont'd..

Clause No. 6 (cont'd)

The Director of Planning recommended approval.

There was no correspondence received on this matter.

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

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

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

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

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

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

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

cont'd..

Clause No. 6 (cont'd)

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

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

- CARRIED

(Councillor Kwan opposed)

7. Text Amendment: Insufficient Quorum -
Outstanding Rezoning Applications

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

TEXT AMENDMENT: INSUFFICIENT QUORUM - OUTSTANDING REZONING APPLICATIONS

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

The Director of Planning recommended approval

There was no correspondence received on this matter.

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

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

- CARRIED UNANIMOUSLY

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

BY-LAW NO. 7324

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

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

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

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

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

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

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

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

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

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

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

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

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

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

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

CITY CLERK"

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

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

Staff Closing Comments

Staff offered no additional comments.

Council Decision

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

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

Amended Balcony Enclosure Guidelines and Policies are also proposed.

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

Staff Opening Comments

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

Correspondence

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

Speakers

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

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

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

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

3. Text Amendment: 1202-1398 Pacific Boulevard
(Roundhouse Neighbourhood)

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

The proposed text amendment to CD-1 By-law No. 7156 would increase the maximum amount of amenity space excludable from density calculation, by 500 m² (to 3,500 m²), in order to permit the construction of a 69 unit seniors' housing project.

The Director of Land Use and Development recommended approval.

Summary of Correspondence

There were no letters received regarding this application.

Speakers

Mr. Sam Campbell enquired whether this application is the proper manner in which to proceed given the fewer funds that exist to build social housing.

Staff Comments

Mr. Cameron Gray, Manager of the Housing Centre, responded to the comments from the delegation and advised the issue before Council relates to the amenity space required to accommodate the seniors. There is limited funding available for seniors housing, and the City is trying to accomplish some affordable housing gain given the funding availability.

MOVED by Cllr. Price,
THAT this application be approved.

- CARRIED UNANIMOUSLY

1202 - 1398 Pacific Boulevard

BY-LAW NO. 7501

A By-law to amend
By-law No. 7156,
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 6.3 of By-law No. 7156 is amended in clause (g) by deleting the figure "3 000 m²" and substituting the figure "3 500 m²".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 12th day of
December , 1995.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 12th day of December 1995, and numbered 7501.

CITY CLERK"

Balcony Exclusions
Option A.2

BY-LAW NO. 7512

A By-law to amend By-law Nos.
6421, 6688, 6710, 6731, 6757, 6787, 6817, 7006,
7156, 7173, 7189, 7193, 7200, 7204, 7209, 7223,
7224, 7232, 7246, 7248, 7317, 7337, 7340, 7381,
7431 and 7461, being by-laws which amended the Zoning
and Development By-law by rezoning areas to CD-1

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

1. The following By-laws are each amended by deleting section 3.4
and by substituting the following new section 3.4:

"3.4 The Director of Planning may permit the following to be excluded in
the computation of floor space ratio:

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

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

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

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

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

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

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

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

3. By-law No. 7246 is amended in section 3.5 by deleting clause (a) and by substituting the following new clause (a):

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

- (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
- (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;"

4. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 6.4 by deleting clause (a) and by substituting the following new clause (a):

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

- (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
- (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;"

5. By-law No. 7317 is amended in section 6.4 by deleting clause (a) and by substituting the following new clause (a):

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

- (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
- (ii) no more than fifty percent of the excluded balcony floor area may be enclosed."

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

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

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

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

7. By-law No. 6757 is amended in section 7.4 by deleting clause (a) and by substituting the following new clause (a):

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

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

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

8. By-law No. 7204 is amended in section 7.4 of Schedule "B" by deleting clause (a) and by substituting the following new clause (a):

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

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

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

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

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

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 11th day of January 1996, and numbered 7512.

CITY CLERK"

Acoustic Requirements

BY-LAW NO. 7515

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

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

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

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

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

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

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

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

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
10. By-law No. 6744 is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
12. By-law No. 5381 is amended in section 4.8.1 by
 - (a) deleting clause (d), and
 - (b) relettering clauses (e) and (f) as (d) and (e), respectively.
13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).
14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).
15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

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

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

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

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

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

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

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

CITY CLERK"

Extract from the Minutes of the Special Council Meeting
(Public Hearing) of September 10, 1996

CONFLICT OF INTEREST

Prior to consideration of Item #4, Councillor Ip declared a conflict of interest, because she is a property owner in the immediate area. Councillor Ip left the meeting at this point and did not return until the conclusion of the vote on this item.

4. CD-1 Text Amendment: 1202-1389 Pacific Boulevard
(Roundhouse Neighbourhood)

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

The proposed text amendment would reduce the maximum amount of amenity space excluded from floor space ratio calculation from 3 500 m² to 3 000 m² and exempt non-market housing from this maximum.

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

Staff Comments

Staff offered no additional comments on this application.

Summary of Correspondence

There was no correspondence received on this matter.

Speakers

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

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

- CARRIED UNANIMOUSLY

(Councillor Ip was not present for the vote)

BP

1202-1389 Pacific Boulevard

27

BY-LAW NO. 7631

A By-law to amend
By-law No. 7156,
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 6.3 of By-law No. 7156 is amended by deleting clause (g) and substituting the following:

"(g) amenity areas accessory to residential use, including the requirement of section 8.3 of this by-law, provided that for all uses, except for the non-market housing described in sections 4(a)(ii) and 4(a)(iii) above, the total area excluded does not exceed 3 000 m²".

2. 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, 1996.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the City of Vancouver on the 8th day of October 1996, and numbered 7631.

CITY CLERK"

ADMINISTRATIVE REPORT

Date: November 20, 1996
Dept. File No. 5304-3

TO: Vancouver City Council
FROM: Director of Land Use and Development
SUBJECT: Form of Development - 183 Drake Street
D.E. 401574 - CD-1 By-law Number 7156
Owner of Development - C.A.R.E. Housing Society

RECOMMENDATION

THAT the approved form of development for this portion of the CD-1 zoned site known as 1200 - 1300 Pacific Boulevard (183 Drake Street being the application address) be generally approved as illustrated in Development Application Number DE401574, prepared by Bing Thom Architects and stamped "Received, City Planning Department, October 28, 1996", 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 final form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 20, 1992, City Council approved a rezoning of this site from B.C. Place/Expo District (BCPED) to CD-1. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7156 was enacted on July 29, 1993, and companion guidelines (Roundhouse Neighbourhood 1200 - 1300 Pacific Boulevard CD-1 Guidelines) were also adopted by Council resolution at that time.

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE401574. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of a nine-storey seniors housing development containing 74 dwelling units.

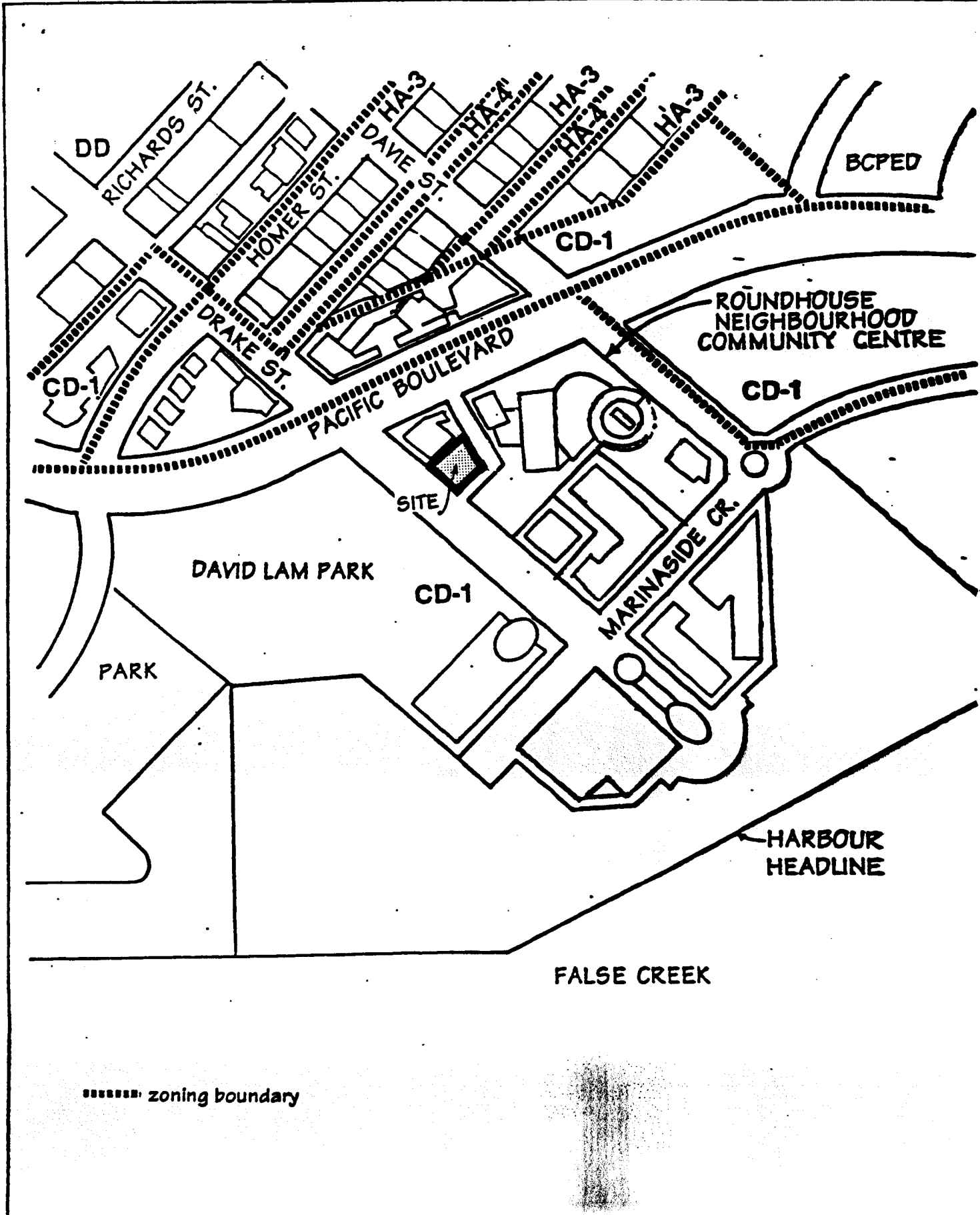
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

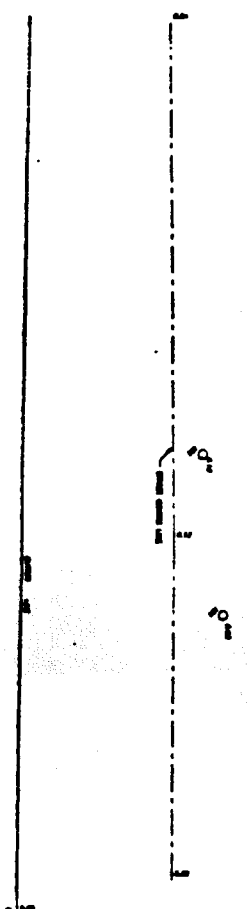
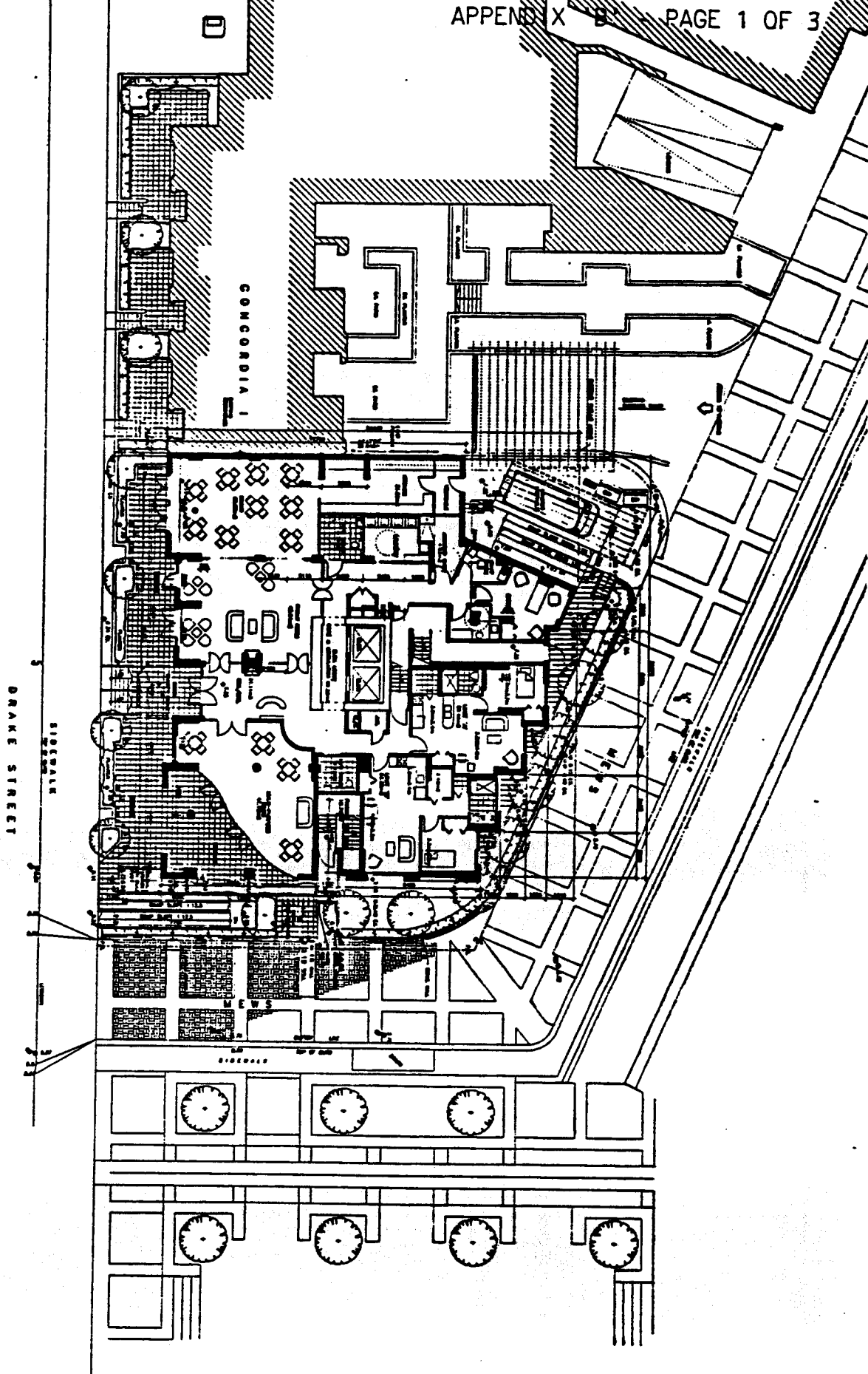
The Director of Planning has approved Development Application Number DE401574, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * *



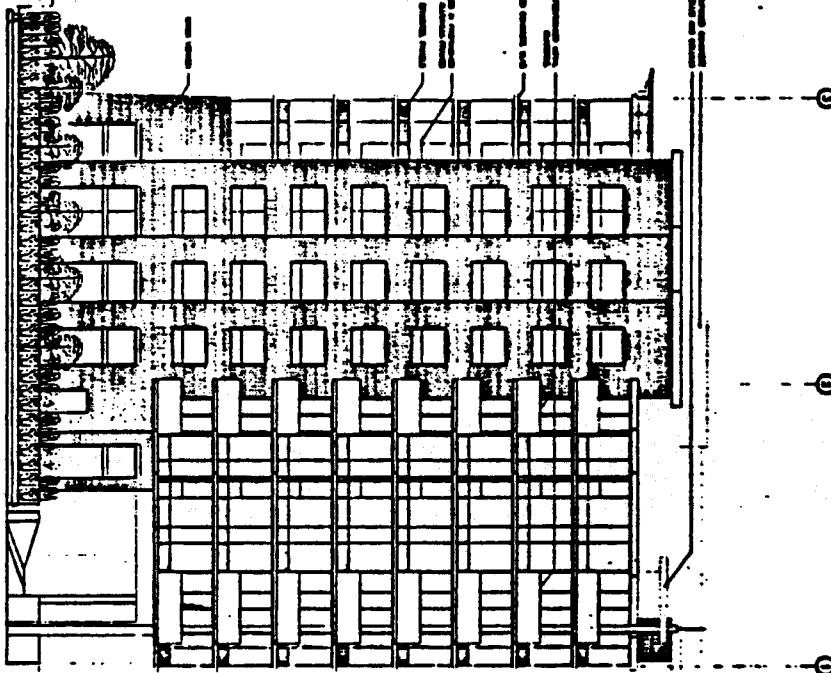
----- zoning boundary

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|---------------------------------------|----------|-------------------|---|
| 183 DRAKE STREET | DE401574 | Date NOV. 19 1996 | ↑ |
| City of Vancouver Planning Department | | Drawn BP | |
| | | Scale NTS | |

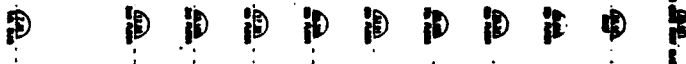
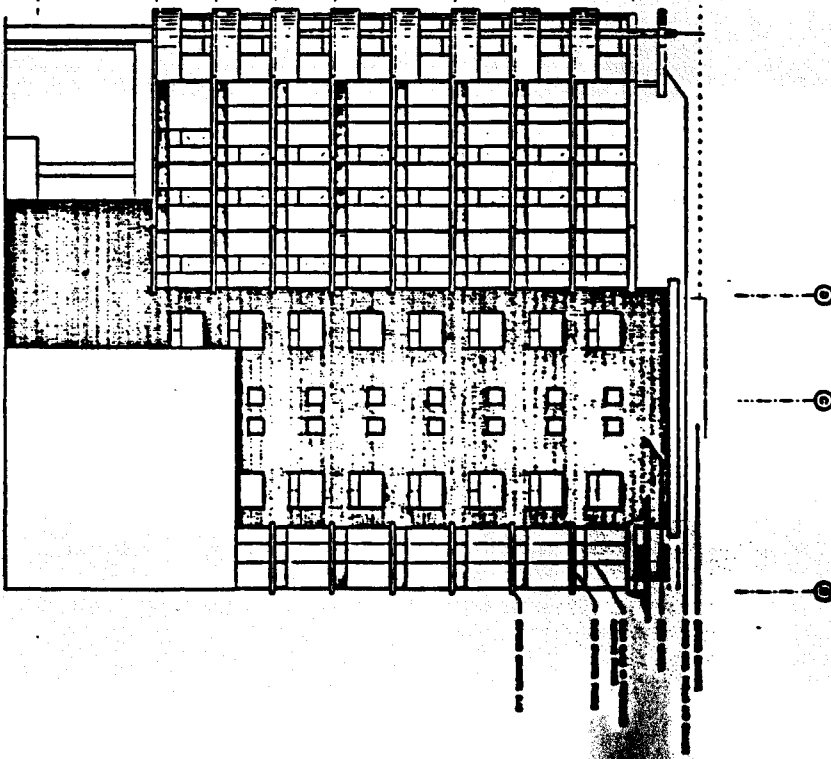


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| <p>BING THO ARCHITECT</p> <p>1000 ...</p> | <p>DATE: 04/27/04</p> <p>SCALE: 1/8" = 1'-0"</p> |
| | <p>PROJECT: ...</p> |
| <p>SITE PLAN</p> | <p>SCALE: 1/8" = 1'-0"</p> |
| <p>A-4</p> | <p>...</p> |

EAST ELEVATION



NORTH ELEVATION



BING THOM ARCHITECTS
 ARCHITECTS
 1000 15th St., N.W.
 WASHINGTON, D.C. 20004
 TEL: 202-462-1000
 FAX: 202-462-1001
 WWW: BINGTHOM.COM

SCALE FACILITY

ELEVATIONS

A-9

ADMINISTRATIVE REPORT

Date: November 28, 1996
Dept. File No. WB

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development: 1300 Marinaside Crescent
D.E. 401051 - CD-1 By-law Number 7156
Owner of Development - Concord Developments Ltd.

RECOMMENDATION

THAT the approved form of development for this portion of the CD-1 zoned site known as 1200 - 1300 Pacific Boulevard (1300 Marinaside Crescent being the application address) be generally approved as illustrated in Development Application Number DE401051, prepared by Henriquez & Partners Architect and stamped "Received, City Planning Department September 17, 1996", 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 final form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 20, 1992, City Council approved a rezoning of this site from B.C. Place/Expo District (BCPED) to CD-1. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7156 was enacted on July 29, 1993, and companion guidelines (Roundhouse Neighbourhood 1200 - 1300 Pacific Boulevard CD-1 Guidelines) were also adopted by Council resolution at that time.

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, Development Application Number DE401051. This application was subsequently approved, in complete form, by the Director of Planning. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves construction of a seventeen-storey building containing a total of 97 residential units and two levels of underground parking.

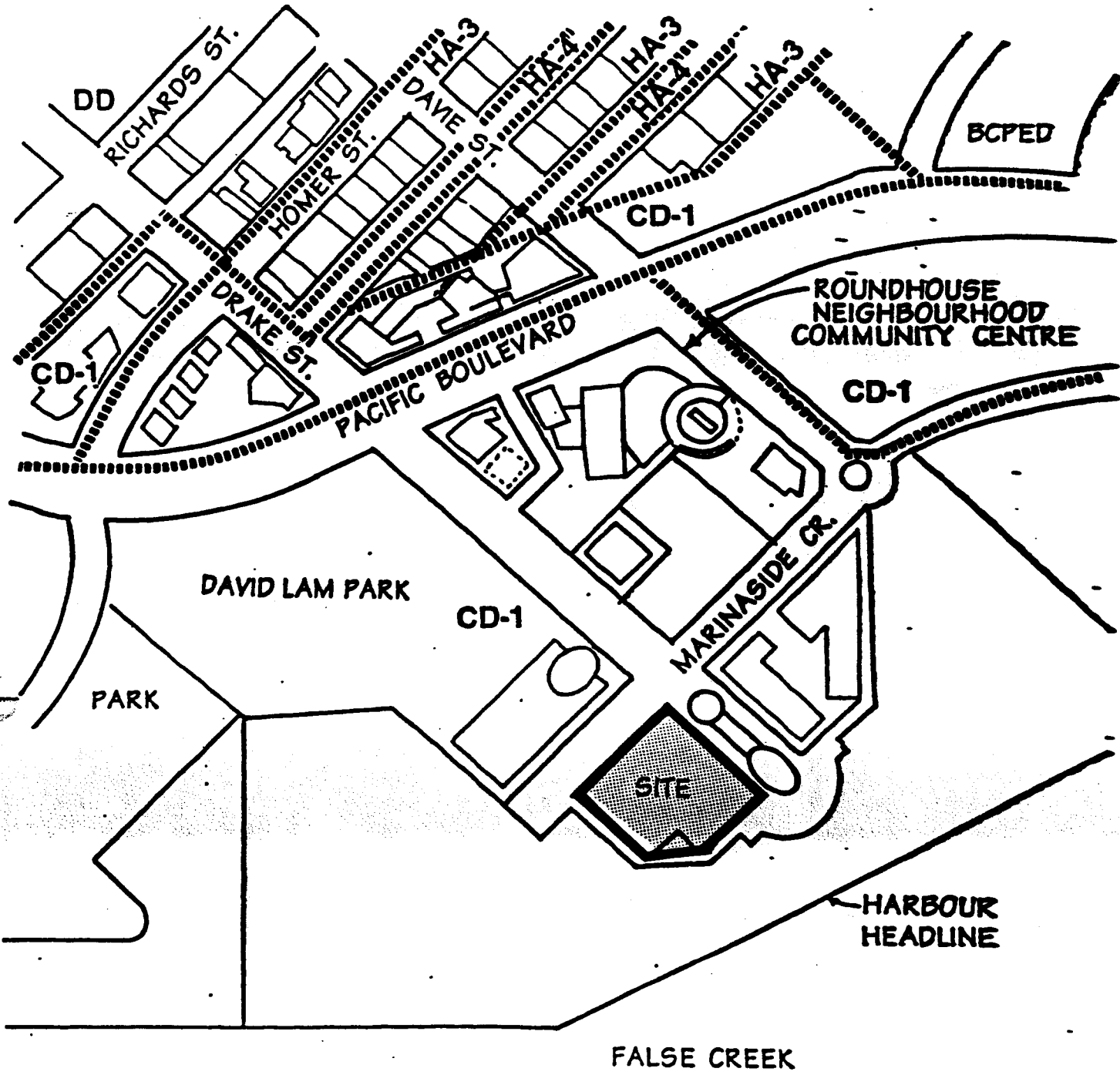
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives. Since the Public Hearing, the floor plate of the tower has been expanded which has resulted in a somewhat bulkier appearance. However, when the proposal was reviewed by the Development Permit Board, strong community support was indicated. The Board concluded that on this particular site this additional bulk was acceptable and staff believe that the proposal does meet the intent of the CD-1 zoning.

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

CONCLUSION

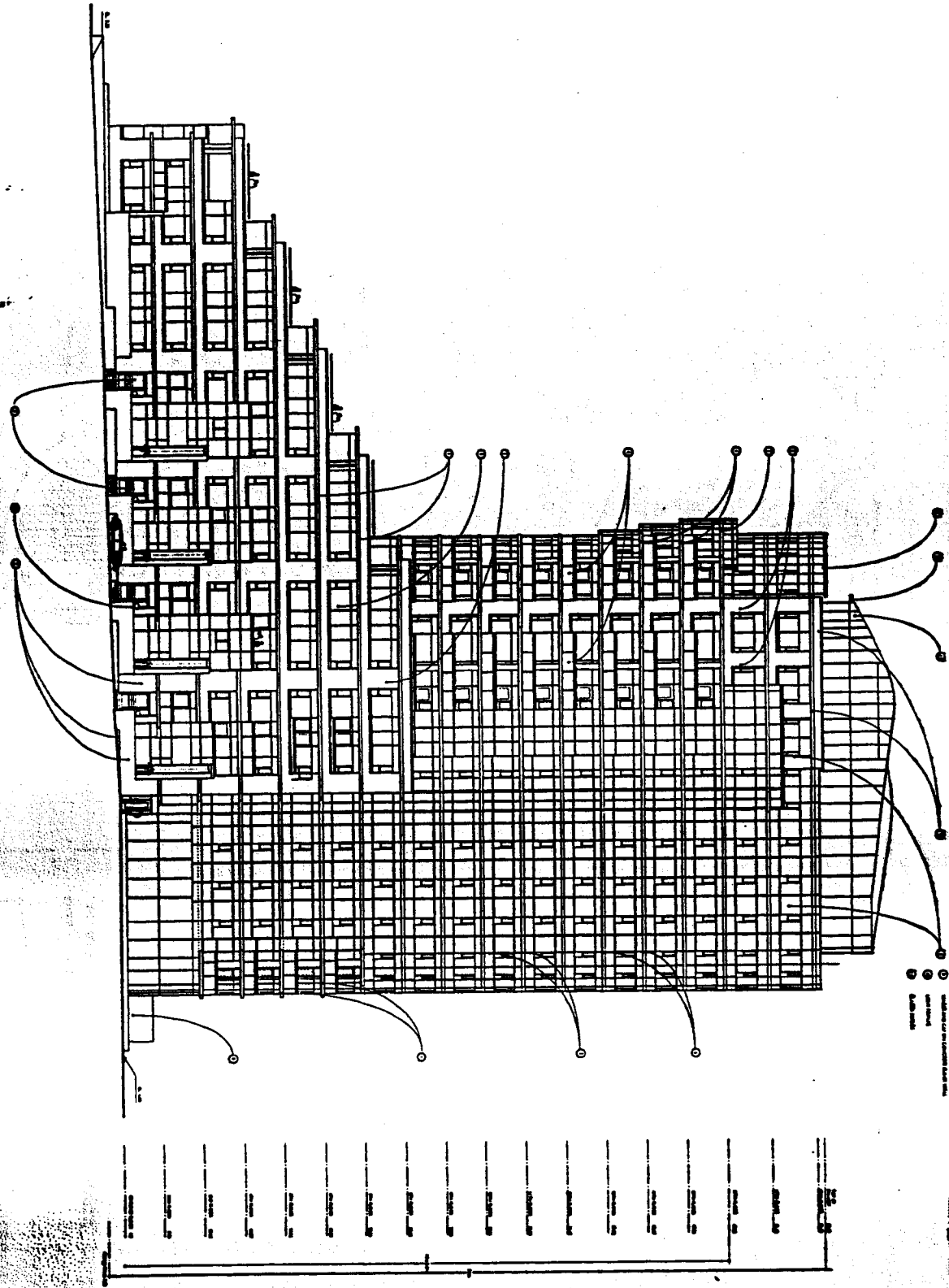
The Director of Planning has approved Development Application Number DE401051, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * *



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| 1300 MARINASIDE CRES | DE401051 | Date SEP. 18 1996 | ↑ |
| | | Drawn BP | |
| City of Vancouver Planning Department | | Scale NTS | |

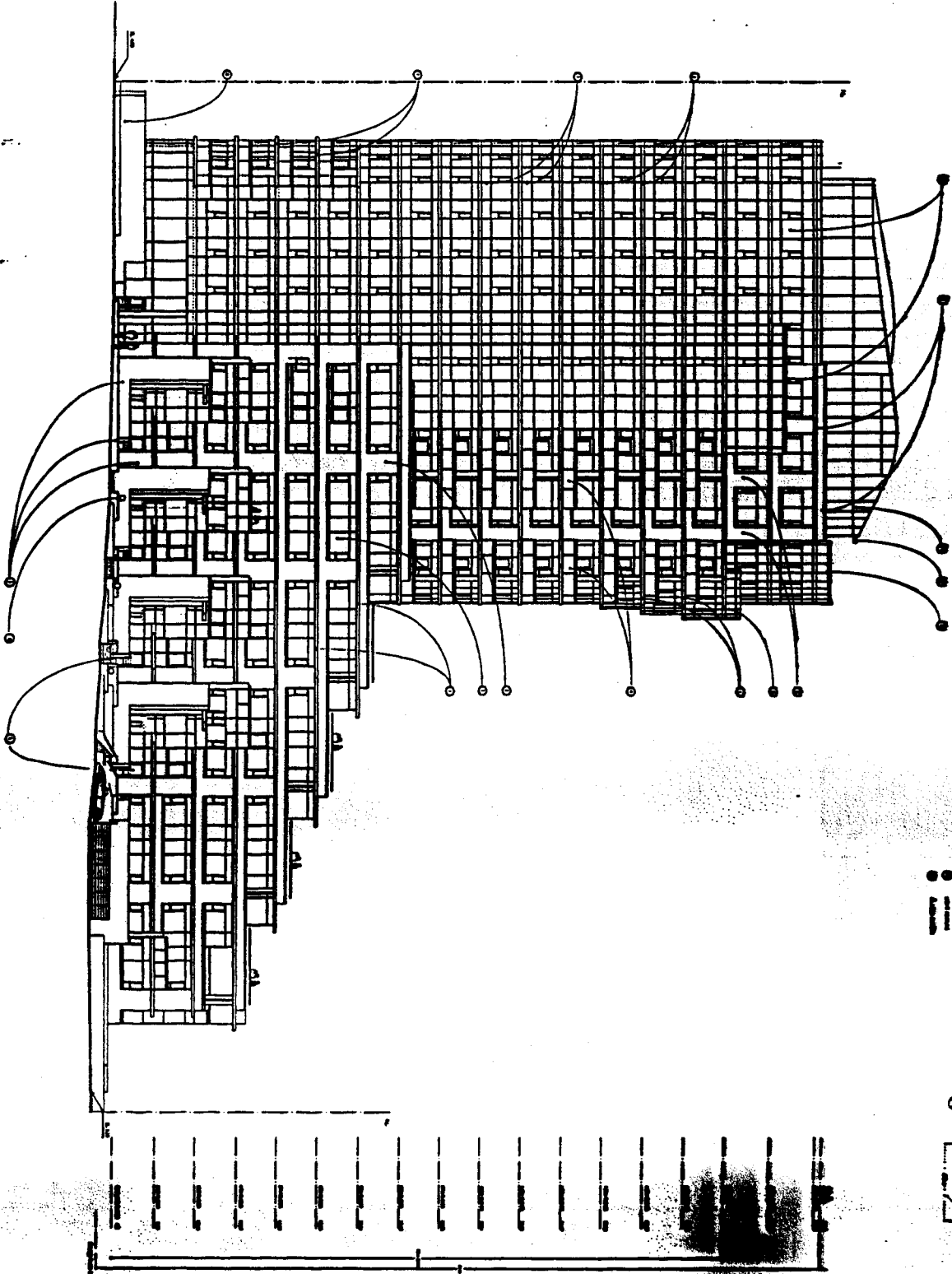


- Notes:**
1. Refer to Section A-A for details of exterior wall construction.
 2. Refer to Section B-B for details of exterior wall construction.
 3. Refer to Section C-C for details of exterior wall construction.
 4. Refer to Section D-D for details of exterior wall construction.
 5. Refer to Section E-E for details of exterior wall construction.
 6. Refer to Section F-F for details of exterior wall construction.
 7. Refer to Section G-G for details of exterior wall construction.
 8. Refer to Section H-H for details of exterior wall construction.
 9. Refer to Section I-I for details of exterior wall construction.
 10. Refer to Section J-J for details of exterior wall construction.
 11. Refer to Section K-K for details of exterior wall construction.
 12. Refer to Section L-L for details of exterior wall construction.
 13. Refer to Section M-M for details of exterior wall construction.
 14. Refer to Section N-N for details of exterior wall construction.
 15. Refer to Section O-O for details of exterior wall construction.
 16. Refer to Section P-P for details of exterior wall construction.
 17. Refer to Section Q-Q for details of exterior wall construction.
 18. Refer to Section R-R for details of exterior wall construction.
 19. Refer to Section S-S for details of exterior wall construction.

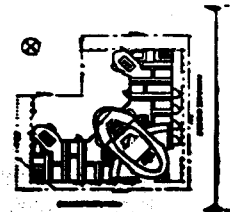


PROJECT: **BRIDGE STREET**
 ARCHITECT: **BRIDGE STREET ARCHITECTS**
 DATE: **10/15/10**
 SHEET: **A3.2**
 SECTION: **SECTION A-A**
 SCALE: **1/8" = 1'-0"**
 DRAWN BY: **BRIDGE STREET ARCHITECTS**
 CHECKED BY: **BRIDGE STREET ARCHITECTS**
 APPROVED BY: **BRIDGE STREET ARCHITECTS**

A3.2

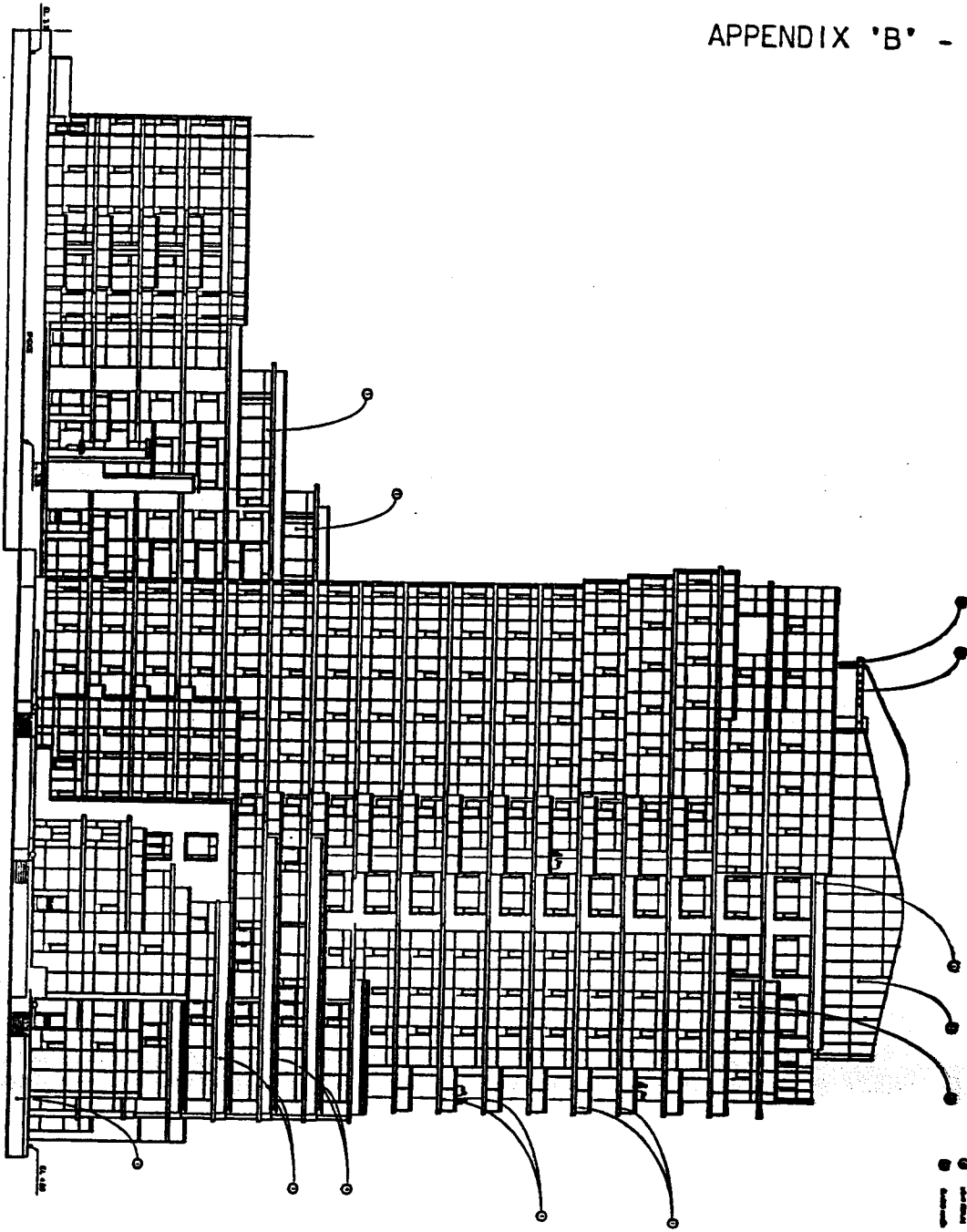


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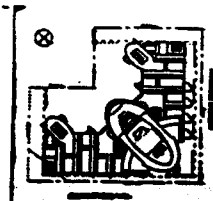


A3.1

ARCHITECTURAL FLOOR PLAN
 PROJECT NO. 100-100-100
 SHEET NO. 100-100-100
 DATE 10/10/10
 DRAWN BY 100-100-100
 CHECKED BY 100-100-100
 APPROVED BY 100-100-100
 100-100-100 ARCHITECTS
 100-100-100 STREET
 100-100-100 CITY, STATE 100-100



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GENERAL NOTES
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CITY OF VANCOUVER



MEMORANDUM

22-1097

From: CITY CLERK'S OFFICE

Date: December 12, 1996

Refer File: 2607-3

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use & Development
Bill Boons, Land Use & Development Division

Subject: Form of Development: 1300 Marinaside Crescent
D.E. 401051 - CD-1 By-law Number 7156
Owner of Development: Concord Developments Ltd.

| | |
|---------------------|---------|
| RECEIVED | |
| PLANNING DEPARTMENT | |
| DEC 12 1996 | |
| NUMBER..... | S 10714 |
| REFERRED TO..... | FAS |
| COPY TO..... | (RJ) |
| ANSWER REQ'D..... | |

On December 10, 1996, Vancouver City Council approved the following recommendation contained in a November 28, 1996 Administrative Report (A22):

THAT the approved form of development for this portion of the CD-1 zoned site known as 1200 - 1300 Pacific Boulevard (1300 Marinaside Crescent being the application address) be generally approved as illustrated in Development Application Number DE401051, prepared by Henriquez & Partners Architect and stamped "Received, City Planning Department, September 17, 1996", 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.

Shobha Rae
Committee Clerk

SRae:dmy

Letters to: Robert Fung, Development Manager
Concord Pacific Developments Ltd.
900-1095 West Pender Street
Vancouver V6E 2M6

Frank Stebner
Henriquez & Partners Architects
402 West Pender Street
Vancouver V6B 1T6

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: December 12, 1996

Refer File: 5304-3

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use & Development
Bill Boons, Land Use & Development Division

| | |
|---------------------|---------|
| RECEIVED | |
| PLANNING DEPARTMENT | |
| DEC 12 1996 | |
| NUMBER | S 10715 |
| REFERRED TO | FAS |
| COPY TO | (RJ) |
| ANSWER REQ'D | |

CD-1 (2811)

Subject: Form of Development: 183 Drake Street
D.E. 401574 - CD-1 By-law Number 7156
Owner of Development: C.A.R.E. Housing Society

On December 10, 1996, Vancouver City Council approved the following recommendation contained in a November 20, 1996 Administrative Report (A7):

THAT the approved form of development for this portion of the CD-1 zoned site known as 1200 - 1300 Pacific Boulevard (183 Drake Street being the application address) be generally approved as illustrated in Development Application Number DE401574, prepared by Bing Thom Architects and stamped "Received, City Planning Department, October 28, 1996", 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.

Shobha Rae
Committee Clerk

SRae:dmy

Letters to: Shimobu Homma
Bing Thom Architects
1430 Burrard Street
Vancouver V6Z 2A3

Gillian Watson-Donald
63-1507 West 12th Avenue
Vancouver V6J 2E2

Parking & Loading Relaxations (CD-1s)

BY-LAW NO. 8011

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

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

1. By-law No. 6744 is amended
 - (a) in section 10 by adding the following new subsections:

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

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

10.4 Multiple-Use Developments

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

10.5 Parking Space Requirement Exemptions

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

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

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

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

11.4 Multiple-Use Developments

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

11.5 Loading Space Requirement Exemptions

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

2. By-law No. 6747 is amended

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

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

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

11.4 Multiple-Use Developments

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

11.5 Parking Space Requirement Exemptions

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

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

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

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

12.4 Multiple-Use Developments

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

12.5 Loading Space Requirement Exemptions

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

3. By-law No. 6757 is amended

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

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

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

11.4 Multiple-Use Developments

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

11.5 Parking Space Requirement Exemptions

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

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

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

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

12.4 Multiple-Use Developments

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

12.5 Loading Space Requirement Exemptions

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

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

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

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

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

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

9.4 Multiple-Use Developments

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

9.5 Parking Space Requirement Exemptions

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

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

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

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

10.4 Multiple-Use Developments

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

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

10.5 Loading Space Requirement Exemptions

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

5. By-laws Nos. 7675, 7677 and 7681 are each amended
- (a) in section 8 by renumbering the existing text as "8.1" and adding the following new subsections:

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

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

8.4 Multiple-Use Developments

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

8.5 Parking Space Requirement Exemptions

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

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

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

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

9.4 Multiple-Use Developments

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

9.5 Loading Space Requirement Exemptions

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

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

DONE AND PASSED in open Council this 13th day of April ,
1999.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 13th day of April 1999, and numbered 8011.

CITY CLERK"



#



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JULY 27/29, 1999

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 27, 1999, at 8:00 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider Heritage Revitalization Agreements and proposed amendments to the Heritage and Zoning and Development By-laws. The Public Hearing was subsequently reconvened on Thursday, July 29, 1999, with the same members present except for Councillors Clarke, Kennedy, Don Lee, and Price.

JULY 27, 1999 JULY 29, 1999
(Items 1 to 3) (Item 4)

PRESENT:

Mayor Philip Owen Mayor Philip Owen
 Councillor Don Bellamy Councillor Don Bellamy
 Councillor Nancy A. Chiavario Councillor Nancy A. Chiavario
 Councillor Jennifer Clarke Councillor Alan Herbert
 Councillor Alan Herbert Councillor Daniel Lee
 Councillor Lynne Kennedy Councillor Sam Sullivan
 Councillor Daniel Lee
 Councillor Don Lee
 Councillor Gordon Price
 Councillor Sam Sullivan

ABSENT:

Councillor George Puil Councillor Jennifer Clarke

Councillor Lynne Kennedy (Sick Leave)
 Councillor Don Lee (Civic Business)
 Councillor Gordon Price (Conflict of

The Special Council (Public Hearing) recessed at this point
to reconvene at 7:30 p.m. on Thursday, July 29, 1999.

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Chiavario,

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

- CARRIED UNANIMOUSLY

4. Text Amendment: 1088 Marinaside Crescent

An application by Busby + Associates Architects was considered as follows:

Summary: The proposed text amendments would permit a marina expansion and provision of a restaurant.

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

Draft Conditions of Approval

Some of the conditions will be extensions, or additions, to agreements secured for 800-1100 Pacific Boulevard (Quayside).

FORM OF (a) THAT the proposed form of development be approved by DEVELOPMENT Council in principle, generally as prepared by and stamped Received, City of Vancouver Planning Department, December 4 1998, providing that the Development Permit Board may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;

DESIGN (b) THAT, prior to the final 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 limit the restaurant area to 371.6 m²;
- (ii) design development to limit the restaurant height to 4.7 m;
- (iii) design development to limit the restaurant width to 19 m along Marinaside Crescent;
- (iv) design development to the restaurant to ensure the land side frontage provides some visual access through portions of the restaurant and that this frontage is not

dominated by garbage and servicing functions;

(v) design development to the marina layout to keep within the harbour headline;

Item No. 4 (cont'd)

(vi) design development to the westward marina layout to increase the distance from the seawall by approximately 10 m of the two inner marina fingers;

(vii) design development to the marina berth sizes to accommodate a maximum of 22 large boats (51-100 ft.) and 83 medium boats (40-50 ft.). There is no limit to smaller boats other than the maximum permitted by the CD-1 by-law;

(viii) design development to the public ferry dock and pavilion at the end of the floating public pier to, among other things, locate it on one side of the public pier and provide weather protection, and to provide an additional ferry stop at the Davie Street end;

**CRIME PREVENTION
THROUGH
ENVIRONMENTAL**

DESIGN (CPTED) (vii) design development to, among other things, provide a clear visual access from the length of the public promenade to the look out point at the end;

ENERGY (c) THAT Council require the provision of low flow toilets, shower **EFFICIENT** heads and faucets as standard features in Quayside Marina. as and **FEATURES** when required by the Plumbing By-law;

AGREEMENTS (d) THAT, prior to the enactment of the CD-1 By-law, the property owner shall, at no cost to the City:

SOILS (i) Obtain and submit to the City copies of all soils studies and **REMEDICATION** the consequential Remediation Plan, approved by the (Pacific Place) Ministry of Environment. Enter into or cause to be entered into by the Province of British Columbia, agreements satisfactory to the Director of Legal Services, providing for the remediation of any contaminated soils on the Quayside Marina site in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City and the Approving Officer against any liability or costs which may be incurred as a result of the presence of contaminated soils on the site;

Item No. 4 (cont'd)

SOILS (ii) Execute an Indemnity Agreement, satisfactory to the **INDEMNITY** Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City, the Approving Officer and the Park Board from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time as the Ministry of Environment issues an approval, in a form satisfactory to the Director

of Legal Services and the General Manager of Engineering Services, certifying that the subject site, including all roads, utility corridors, open spaces and parks contained therein, have been remediated to Provincial Standards as defined in such approval;

SOILS (iii) Shall, as required by the General Manager of Engineering VANCOUVER Services and the City's Director of Legal Services in their CHARTER discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

OCCUPANCY (iv) Execute a Section 219 Covenant, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the subject site constructed pursuant to this rezoning until an approval, in a form satisfactory to the Director of Legal Services and the General Manager of Engineering Services, have been provided to the City by the Ministry of Environment;

MARINA (v) Execute an agreement with a term and cancellation provisions, satisfactory to the General Manager of Engineering Services and the Director of Legal Services, to allow for the occupation by the Marina of portions of City roads along the shoreline protection works and along the Davie Street end. The agreement shall allow access for inspection, maintenance, and replacement of the City works, and may involve the relocation of the Marina at the Marina owner's cost.

Item No. 4 (cont'd)

(vi) Execute an agreement satisfactory to the General Manager of Engineering Services and the Director of Legal Services, to allow access ramps and servicing for the Marina to connect to the City's seawall.

(vii) Execute an agreement satisfactory to the General Manager of Engineering Services and the Director of Legal Services, to ensure that adequate security is provide to the City to repair damage to the City's shoreline protection works caused by the Marina's construction and existence.

RESTAURANT (viii) Execute an agreement at an annual fee with a term and cancellation provisions, satisfactory to the General Manager of Engineering Services, Manager of Real Estate Services, and the Director of Legal Services, to allow for the occupation by the Restaurant of portions of City roads along the shoreline protection works. The agreement shall allow access for inspection, maintenance, and replacement of the City works, and may involve the relocation of the portions of the restaurant at the restaurant owner's cost.

(ix) Execute an agreement satisfactory to the General Manager of Engineering Services and the Director of Legal Services, to allow access ramps and servicing for the restaurant to connect to the City's seawall.

(x) Execute an agreement satisfactory to the General Manager of Engineering Services and the Director of Legal Services, to ensure that adequate security is provided to the City to repair damage to the City's shoreline protection works caused by the restaurant's construction and existence.

FERRY DOCK (xi) Execute an agreement satisfactory to the General Manager of

Engineering Services and the Director of Legal Services, obligating Pacific Place to provide the following:

Item No. 4 (cont'd)

1. a ferry dock is to be designed and constructed at no cost to the City and to the satisfaction of the General Manager of Engineering Services, with location options provided at both the end of the proposed 500 foot floating public walkway, and at the base of the shoreline;
2. no occupancy of the marina or the restaurant shall be permitted until the ferry dock is completed to the satisfaction of the General Manager of Engineering Services;
3. the risks, responsibility, and costs for repair, maintenance and replacement of the ferry dock shall be obligated to the Marina owner;
4. access to the ferry dock by the public and various ferry operators, the type of watercrafts and any fees to be charged to the ferry operators shall be to the satisfaction of the General Manager of Engineering Services; and
5. in any event, a temporary ferry dock, satisfactory to the General Manager of Engineering Services, shall be provided at the foot of Davie Street following the date of enactment of this rezoning until the completion of the final ferry dock.

PUBLIC (xii) Execute an agreement satisfactory to the General Manager of WALKWAY Engineering Services and the Director of Legal Services, to permit public access along portion of the Marina floating walkways and adjacent water area, as determined by the General Manager of Engineering Services and the Director of Central Area Planning.

RAPID (xiii) Register statutory rights-of-way satisfactory to the General TRANSIT Manager of Engineering Services and Director of Legal Services providing for rapid transit alignments on the subject lands;

PUBLIC BOAT (xiv) Execute an agreement satisfactory to the General Manager LAUNCHING of Engineering Services and the Director of Legal Services, to allow public boat and kayak launching from portions of the Marina, as well as access through the Marina water lot to reach open water, as determined by the General Manager of Engineering Services and the Director of Central Area Planning.

Item No. 4 (cont'd)

OVERNIGHT (xv) Execute an agreement satisfactory to the General Manager of VISITOR Engineering Services and the Director of Legal Services, to MOORAGE secure the provision of a minimum of 350 visitor nights annually.

PARKING (xvi) Execute an off-site parking agreement satisfactory to the General

Manager of Engineering Services and the Director of Legal Services, securing the required parking for the Marina and Restaurant from the adjacent lots, in locations satisfactory to the General Manager of Engineering Services.

SERVICE (xvii) Execute a service agreement, satisfactory to the General AGREEMENT Manager of Engineering Services and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are designed, constructed, and installed at no cost to the City, and to provide for the grant of all necessary street dedications and rights-of-way for the Services, all to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

1. no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of all of the Services is completed to the satisfaction of the General Manager of Engineering Services;
2. the design of all the Services will be completed to the satisfaction of the General Manager of Engineering Services prior to: (i) tendering for the construction of any of the Services; or (ii) any construction of the services if the Property Owner decides not to tender the construction;
3. no occupancy of any buildings or improvements constructed pursuant to the rezoning shall be permitted until all Services are completed to the satisfaction of the General Manager of Engineering Services;

Item No. 4 (cont'd)

4. in addition to standard utilities, necessary services will include a 3.65 m (12 foot)-wide, 152.4 m (500 foot)-long public floating walkway extending from the foot of Davie Street complete with lighting and other design requirements specified by the General Manager of Engineering Services;
5. the servicing of any development of the water lot portion of the subject site shall be provided for on the uplands Area;

SHORELINE (xviii) Execute agreements, satisfactory to the General Manager WORKS of Engineering Services and the Director of Legal Services, obligating the property owners, at no cost to the City to design and modify the shoreline works relevant to the subject site to accommodate the proposed uses (the "Shoreline Works"), all to the satisfaction of the General Manager of Engineering Services (and the General Manager of Parks and Recreation where such improvements encroach on park areas). This agreement will include provisions that:

1. no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design

of the Shoreline Works is completed to the satisfaction of the General Manager of Engineering Services;

2. the design of the Shoreline Works will be completed to the satisfaction of the General Manager of Engineering Services prior to tendering for the construction of these works, or the commencement of construction of the Shoreline Works if the property owner decides not to tender the construction;

3. the property owner shall grant all requisite ownership rights to the City, whether by dedication or perpetual right-of-way (as the City shall determine), over lands containing the Shoreline Works and shall grant access thereto, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services;

Item No. 4 (cont'd)

4. the property owner shall assure access to, and support of, the Shoreline Works from both the uplands and the water lots, and shall grant rights-of-way therefore as required by the General Manager of Engineering Services, including a blanket right-of-way over the water lots for access to the Shoreline Works for maintenance and repair purposes;

5. the property owner shall obtain all necessary approvals and permits under the **Navigable Waters Protection Act** (Canada) and any ocean dumping permits which may be required by Federal authorities;

6. no occupancy of any buildings or improvements constructed pursuant to this rezoning shall be permitted until the Shoreline Works, is completed to the satisfaction of the General Manager of Engineering Services (and the General Manager of Parks and Recreation where relevant);

FLOODPLAIN (xix) Execute a flood plain covenant if necessary, satisfactory to the Director of Legal Services and the Ministry of Environment.

AMEND (xx) Re-evaluate, amend and/or release all existing covenants and COVENANTS rights-of-way to address the proposed development to the satisfaction of the Director of Legal Services;

SUBDIVISION (xxi) Obtain approval and registration of a compatible subdivision plan.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

The facilities to be provided including the Services, Shoreline Works, and Ferry Dock, as well as site remediation, may, in the discretion of the General Manager of Engineering

Services and Director of Legal Services, be constructed in phases, in accordance with phasing plans satisfactory to the aforesaid officials, and the respective Agreements will provide for security and occupancy restrictions appropriate to such phasing.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of

Item No. 4 (cont'd)

Legal Services prior to enactment of the by-law; provided however the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

Staff Comments

Jonathan Barrett, Planner, with the aid of maps and artist conceptual drawings, presented an overall description of the application. There has been an extensive public process, with the response almost evenly divided in support. The applicant proposes a number of public objectives including: a public pier out to False Creek; kayak and boat launching; and a ramp for disabled access to boating facilities and the public pier. The developer has agreed to a number of changes to the proposal such as reduction to the restaurant, and a reduction of the marina area.

Applicant Comments

The following representatives for the applicant described the proposal, highlighting the number of proposed public amenities for the immediate neighbourhood and entire city, and distributed copies of a brief showing the recommended and proposed plans:

David Negrin
Matthew Mehan
Peter Busby

Summary of Correspondence

Council was advised the following correspondence was received:

three letters in support of the application.

Item No. 4 (cont'd)

Speakers

Mayor Owen called for speakers for and against the application.

The following speakers supported the application:

Don Campbell
Brian Wallace
Vesna Molby

The foregoing speakers supported the application based on one or more of the following points:

the proposed walkway will be a great benefit to the city and its citizens;
with the nearby traffic noises, the area residents will not hear noise from the restaurant or the walkway;
the proposal is a vibrant public amenity which will enhance the neighbourhood and add to the waterfront;
the area is the perfect place for a waterside restaurant;
the area was not intended to be a private preserve, but is for all residents.

The following speakers had no major objection to the proposed marina expansion but opposed the proposed restaurant component of the application:

Doreen Grossman
Caralee Randall
Fred Pirkl
Jeff Lambert

The foregoing speakers opposed the proposed restaurant based on one or more of the following points:

the restaurant will not enhance the area but will create more congestion with pick-ups and deliveries;
the restaurant will change the community and obstruct the view;
the neighbourhood does not need another restaurant;
the restaurant is not necessary for the area or for the marina.

Item No. 4 (cont'd)

The following speakers opposed the application:

Mike Hrad
Astor Tsang
Linda Lauritzen
Murray Charters
Mary Strong
Alnoor Alimohamed (brief filed)
Haries Tjandra
Guity Farshchian
Alan Finlayson
Robert Wilson
Robert Bentley

Julia Kim
Stella Tsang

The foregoing speakers opposed the application based on one or more of the following points:

- residents in nearby buildings purchased their units based on the original plans with the smaller marina and no restaurant;
- the immediate area is already congested; adding the expanded marina and another restaurant to the area will create even more congestion;
- the proposal to have boats on the west side of the pier and public access from the pier to the east side of the marina will encourage more double parking, particularly at the foot of Davie Street; double-parking at the round-about at the foot of Davie Street is already a major problem;
- families have been attracted to the area ; the addition of the expanded marina and restaurant will create noise;
- the proposal will alter the small waterfront bay and was not part of the original sales material;
- the proposal will bring increased traffic, noise and people to a quiet area;
- space is not needed for large boats;
- the original concept is favoured with the guaranteed view at the end of Davie Street;
- the proposed restaurant will attract people from the walkway and will have a more pub-like atmosphere;
- the proposed marina expansion will crowd the open area and the potential noise and odour from the restaurant activity will affect the peaceful environment of those living in the lower floors of the adjacent buildings.

Item No. 4 (cont'd)

Applicant Closing Comments

Peter Negrin advised the restaurant is not a key component for the public facilities or the marina expansion to proceed.

Staff Closing Comments

Susan Clift, Projects Engineer, advised staff will monitor the traffic congestion and double-parking issues at the foot of Davie Street and the immediate area and increase enforcement and regular patrols as required.

MOVED by Cllr. Chiavario,

A. THAT the application by Busby and Associates Architects to amend CD-1 numbers 297 and 324 and the FAN ODD to permit a marina expansion be approved, subject to the conditions, with the exception of any reference to a restaurant, as set out in this minute of the Public Hearing, and:

(i) THAT a restaurant not be approved;

(ii) THAT the marina from Davie Street westward be approved but that it must not extend beyond the harbour headline, with the understanding that this includes a floating public pier for year-round public moorage; and that secure visitor moorage will be provided in the gated areas; and that there will not be any boat-sheds.

(iii) THAT Council authorize the General Manager of Engineering Services and the Director of Legal Services to enter into an agreement with Pacific Place permitting Pacific Place's usage of the water area over a portion of City road for marina use at a nominal fee.

B. THAT Council adopt the above Recommendations on the following conditions:

(i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

Item No. 4 (cont'd)

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

- CARRIED

(Councillor Sullivan opposed to A(i))

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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 recessed at 9:55 p.m. on July 27, 1999
and adjourned at 11:30 p.m. on July 29, 1999.

* * * * *

Agreement to secure the restoration of the Granville Street facade at 1196 Granville Street and vary provisions of the Official Development Plan Bylaws, as indicated under DE404010, thereby permitting an increase in floor space ratio from the conditionally permitted 3.5 to 5.5.

C. THAT Council instructs the Director of Legal Services to bring forward for enactment at this time a By-Law to authorize the Heritage Revitalization Agreement and to bring forward for enactment at the time so provided for in the Heritage Revitalization Agreement a By-law to designate the Granville Street facade as protected heritage property.

D. THAT Council authorize the Director of Legal Services to enter into an agreement with the owner of 1196 Granville Street or the Dance Foundation to refrain from demolition work until the Dance Foundation has secured sufficient funds to complete the base building of the new Dance Centre.

- CARRIED

3. TEXT AMENDMENT: 2657-2693 West 10th Avenue

THAT the application by Eric Stine Architect Inc., to amend CD-1 By-law No. 5705 for 2657-2693 West 10th Avenue to increase the permitted floor space by allowing the enclosure of the upper level on each of the seven existing townhouse units, be approved, subject to the conditions as set out in this minute of the Public Hearing.

4. TEXT AMENDMENT: 1088 Marinaside Crescent

A. THAT the application by Busby and Associates Architects to amend CD-1 numbers 297 and 324 and the FCN ODP to permit a marina expansion be approved, subject to the conditions, with the exception of any reference to a restaurant, as set out in this minute of the Public Hearing, and:

(i) THAT a restaurant not be approved;

(ii) THAT the marina from Davie Street westward be approved but that it must not extend beyond the harbour headline, with the understanding that this includes a floating public pier for year-round public moorage; and that secure visitor moorage will be provided in the gated areas; and that there will not be any boat-sheds.

(iii) THAT Council authorize the General Manager of Engineering Services and the Director of Legal Services to enter into an agreement with Pacific Place permitting Pacific Place's usage of the water area over a portion of City road for marina use at a nominal fee.

B. THAT Council adopt the above Recommendations on the following conditions:

(i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing

shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

- CARRIED

BY-LAWS

1. A By-law to designate heritage property, and to amend By-law No. 4837, being the Heritage By-law (656-658 Union Street)

MOVED by Cllr Kennedy,
SECONDED by Cllr.Bellamy

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.Kennedy,
SECONDED by Cllr.Bellamy,

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

BY-LAWS (CONT'D)

2. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (656-658 Union Street)

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

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.

1088 Marinaside Crescent
(Deletion of Water Lot)

BY-LAW NO. 8134

A By-law to amend
By-law No. 7156,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 7156 is amended in Section 4 by deleting the words "The only uses permitted within the area outlined in black on "Schedule A", which area shall be more particularly described as CD-1(297), " and substituting the following:

"The area shown included within the heavy black outline on Schedule A, but not including the area outlined in black on Schedule B, shall be more particularly described as CD-1(297), and the only uses permitted within the outlined area reduced by the deletion of the area shown on Schedule B".

2. Section 5 is amended by deleting the diagram labelled "Diagram 1" and substituting the identically labelled diagram which is attached to and forms part of this By-law.

3. By-law No. 7156 is further amended by adding the Schedule marked "Schedule B" which is attached to and forms part of this By-law.

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

DONE AND PASSED in open Council this 30th day of November 1999.

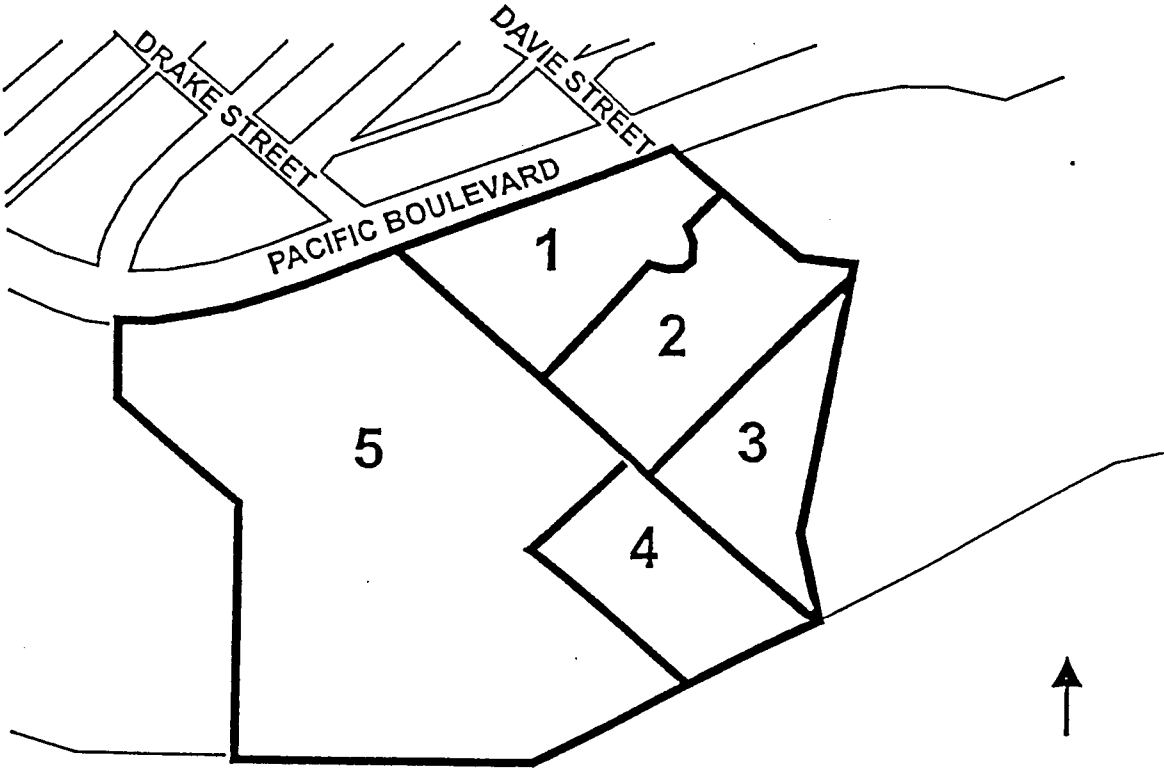
(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 30th day of November 1999, and numbered 8134.

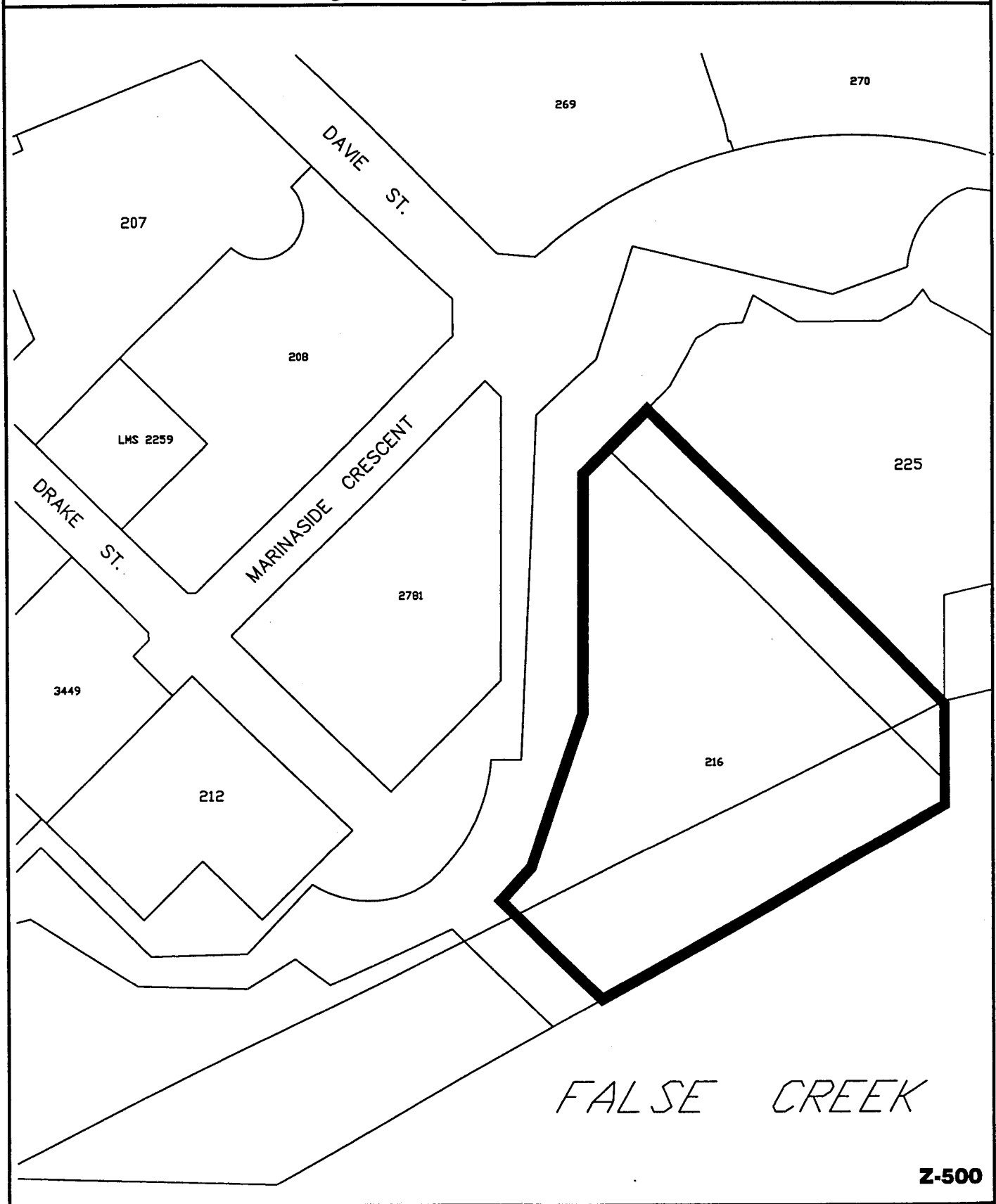
CITY CLERK"

Diagram 1



By-law No. §134 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



Z-500

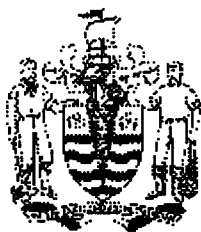
1088 Marinaside Crescent

map: 1 of 1

scale: 1:2000



City of Vancouver



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](#).

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EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services
14 March 2000

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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 7166 7173
7174 7175 7189 7193 7196 7198 7201 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 6963 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7198 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

"3.4 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

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

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

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

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

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

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

"3.5 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

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

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

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

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

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

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

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

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

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

"4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

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

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

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

"4.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

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

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

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

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

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

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

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

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

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

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

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

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

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

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

"6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

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

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

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

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

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

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

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

69.

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

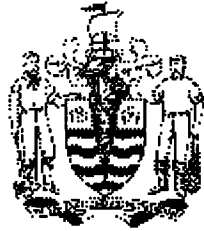
DONE AND PASSED in open Council this 14th day of March , 2000.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of March 2000, and numbered 8169.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

MARCH 14, 2000

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 14, 2000, at 7:30 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, the False Creek North Official Development Plan and the Coal Harbour Official Development Plan.

PRESENT: Mayor Philip Owen
Councillor Fred Bass
Councillor Jennifer Clarke
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
Councillor Sandy McCormick
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Lynne Kennedy (Leave of Absence)
Councillor Gordon Price

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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, the False Creek North Official Development Plan and the Coal Harbour Official Development Plan..

- CARRIED UNANIMOUSLY

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Noting he was in conflict of interest for the first two items because he lived in the area, Mayor Owen left the proceedings at 7:35 p.m. and did not return until consideration of Item 3. Councillor Don Lee, Deputy Mayor, assumed the chair.

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1. Text Amendment: 1268 Pacific Boulevard

An application by Concord Pacific Group Inc., was considered as follows:

Summary: The CD-1 text amendment would allow the transfer of office floor area from Quayside to Roundhouse Neighbourhood.

The Director of Current Planning recommended approval.

Staff Comments

Jonathan Barrett, Planner, briefly reviewed the application, noting staff have heard no concerns from the immediate neighbours. Staff recommend approval.

Applicant Comments

Matt Meehan, representing the applicant, advised he was present to answer questions.

Summary of Correspondence

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

Speakers

Deputy Mayor Don Lee called for speakers for and against the application and none were present.

Clause No. 1 (cont'd)

MOVED by Cllr. Puil,
THAT the application by Concord Pacific Group Inc. to amend the existing CD-1 by-law for 1268 Pacific Boulevard to allow the transfer of office floor area from Quayside to Roundhouse Neighbourhood, be approved.

1268 Pacific Boulevard

BY-LAW NO. 8197

A By-law to amend
By-law No. 7156 and No. 7248,
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. 7156 is amended in Table 2 of Section 6.5 by deleting from the column headed "1" the figure "604" and substituting the figure "661".
2. By-law No. 7248 is amended
 - (a) in Table 1 of Section 6.1 by deleting the figure "14 700" and substituting the figure "14 643", and
 - (b) in Table 2 of Section 6.5 by deleting from the column headed "Site 4A-G" the figure "2 850" and substituting the figure "2 793".
3. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 16th day of May , 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 16th day of May 2000, and numbered 8197.

CITY CLERK"

ADMINISTRATIVE REPORT

Date: June 27, 2000
Author/Local: M.Cho/6496
RTS No. 01575
CC File No. 2607
Council: July 11, 2000

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1300 Marinaside Crescent

RECOMMENDATION

THAT the form of development for this portion (Sub-area 4) of the CD-1 zoned site known as 1200 - 1300 Pacific Boulevard (1300 Marinaside Crescent being the application address) be approved generally as illustrated in the Development Application Number DE405004, prepared by Henriquez & Partners Architect and stamped "Received, City Planning Department March 30, 2000", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 20, 1992, City Council approved a rezoning of this site from BCPED B.C. Place/Expo District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7156 was enacted on July 29, 1993. Companion Guidelines (Roundhouse Neighbourhood 1200 - 1300 Pacific Boulevard CD-1 Guidelines) were also adopted by Council at that time.

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

At a Public Hearing on November 14, 1995, Council approved an increase to the maximum amount of amenity space excludable, from a density calculation of 500 m², to 3500 m². CD-1 By-law Number 7501 was enacted on December 12, 1995.

On September 12, 1995 at a Public Hearing, Council approved amendments to the balcony enclosures and acoustic requirements. These amendments (By-laws Numbered 7512 and 7515) were enacted on January 11, 1996.

At a Public Hearing on September 10, 1996, Council approved a reduction to the maximum amount of amenity space excludable, from a density calculation of 3500 m², to 3000 m². This amendment (By-law Number 7631) was enacted on October 8, 1996.

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

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

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE405004. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding, prior to permit issuance.

DISCUSSION

The proposal involves the construction of a 17-storey multiple dwelling on Sub-area 4 containing a total of 71 dwelling units, with two-levels of underground parking, having vehicular access from Marinaside Crescent.

There have been two previous development permits approved for this site; the first in December 1996 and the second in September 1999. The owners, however, have chosen not to proceed with these approvals. The major change from the previous applications is the built form facing the two mews. Previously, these portions were seven-storey elements stepping down to three-storeys at the seawall walkway. Under the current development application, these elements have been substantially reduced to a four-storey built form at the walkway.

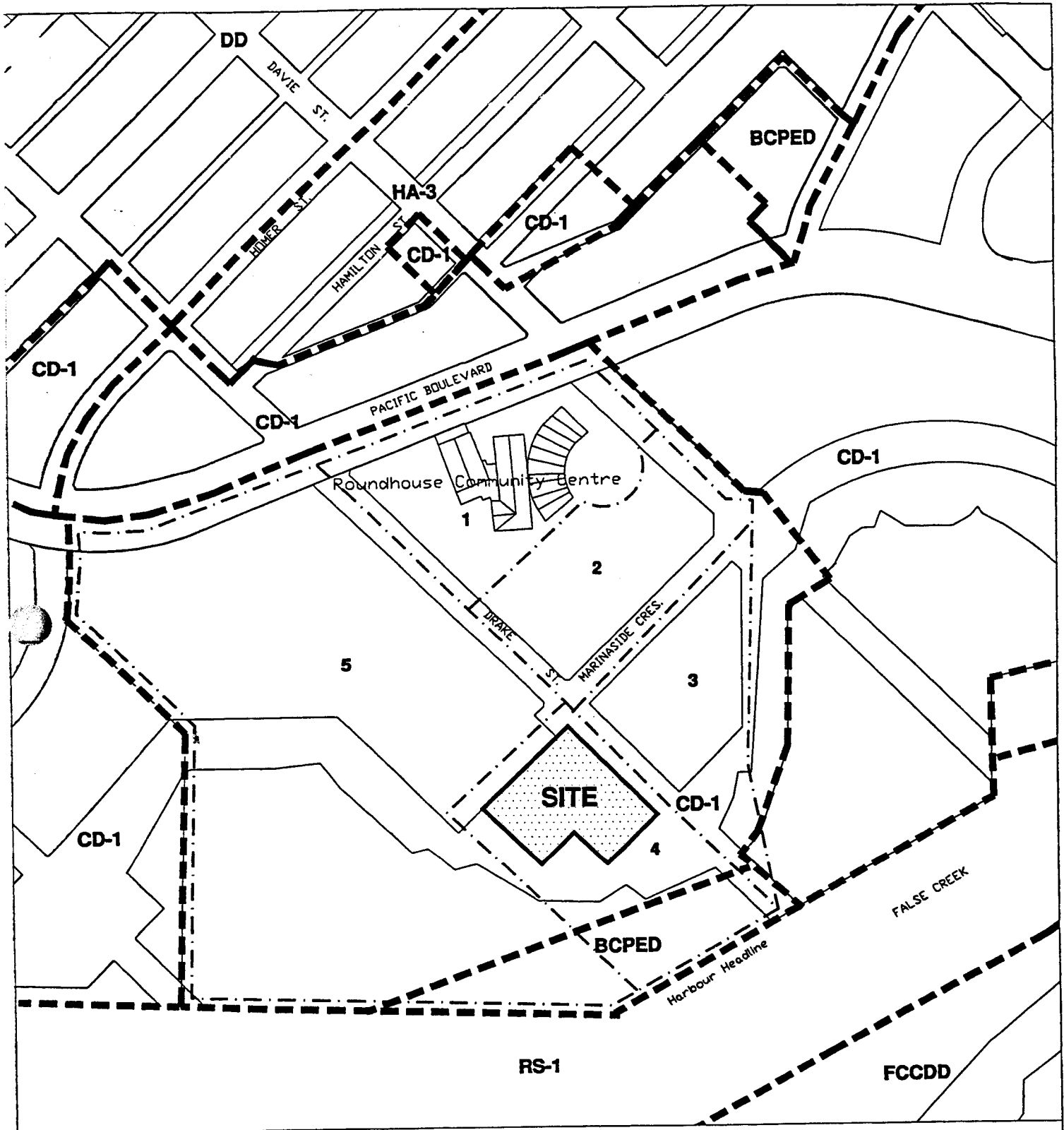
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE405004, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



--- Zoning Boundary
 - - - Sub-area Boundary

1300 MARINASIDE CRES. DE 405004

DATE 2000 06 27

DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME :FAFF\OFDEV\1300MARINASIDE.DWG

**1300 MARINASIDE CRESCENT
CONCORD SITE 2G**

Submitted for Development Permit 30 March 2000
 Approved by Council on 18 Dec 99
 Original DP 15-401-750 issued 24 Sep 99

PROJECT DATA:

1300 MARINASIDE CRESCENT
 LOT 212, Fair Creek
 Plans LMP 10733
 Round House Neighbourhood
 Zone R1 (257), Area 2, Sub-Area 4
 2G

CIVIC ADDRESS:

1300 MARINASIDE CRESCENT

LEGAL DESCRIPTION:

Lot 212, Fair Creek

ZONING:

R1 (257), Area 2, Sub-Area 4

CONCORD SITE:

2G

AREA SUMMARY:

(All figures are in Metic)

SITE AREA:

5230

FSR AREA:

19,064

GROSS BUILDING AREA:

15,985.17

AREA EXEMPTIONS:

Total Balcony (9% of FSR): 1525.12

Open Balcony (4% max.): 762.56(50%)

Enclosed Balcony (4% max.): 262.7 (71 units)

Storage: (3.7m² per unit)

Mechanical:

Amenity:

3000 (for district)

TOTAL EXEMPTIONS:

51m

BUILDING HEIGHT:

163

NUMBER OF UNITS:

49

NUMBER OF FAMILY UNITS:

49

PARKING SUMMARY:

1 per 200sq m (50:71 units)

Disability Spaces:

Small Car Stalls: 25% max.

Visitor Stalls:

144 min.

TOTAL STALLS:

144 min.

BICYCLE STORAGE:

(1.25 x 71 = 6)

PERMITTED

5230

PROPOSED

15,985.17

16,387.56 (with Balconies)

17000.60 (w/o Balconies)

1278.81

1278.81 (100%)

0

262.7

330.2

530.6

2402.31

51m

71

to be determined

Proposed Stalls:

174

3 (included in above)

25% (included in above)

174

144 min.

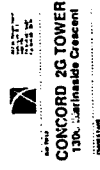
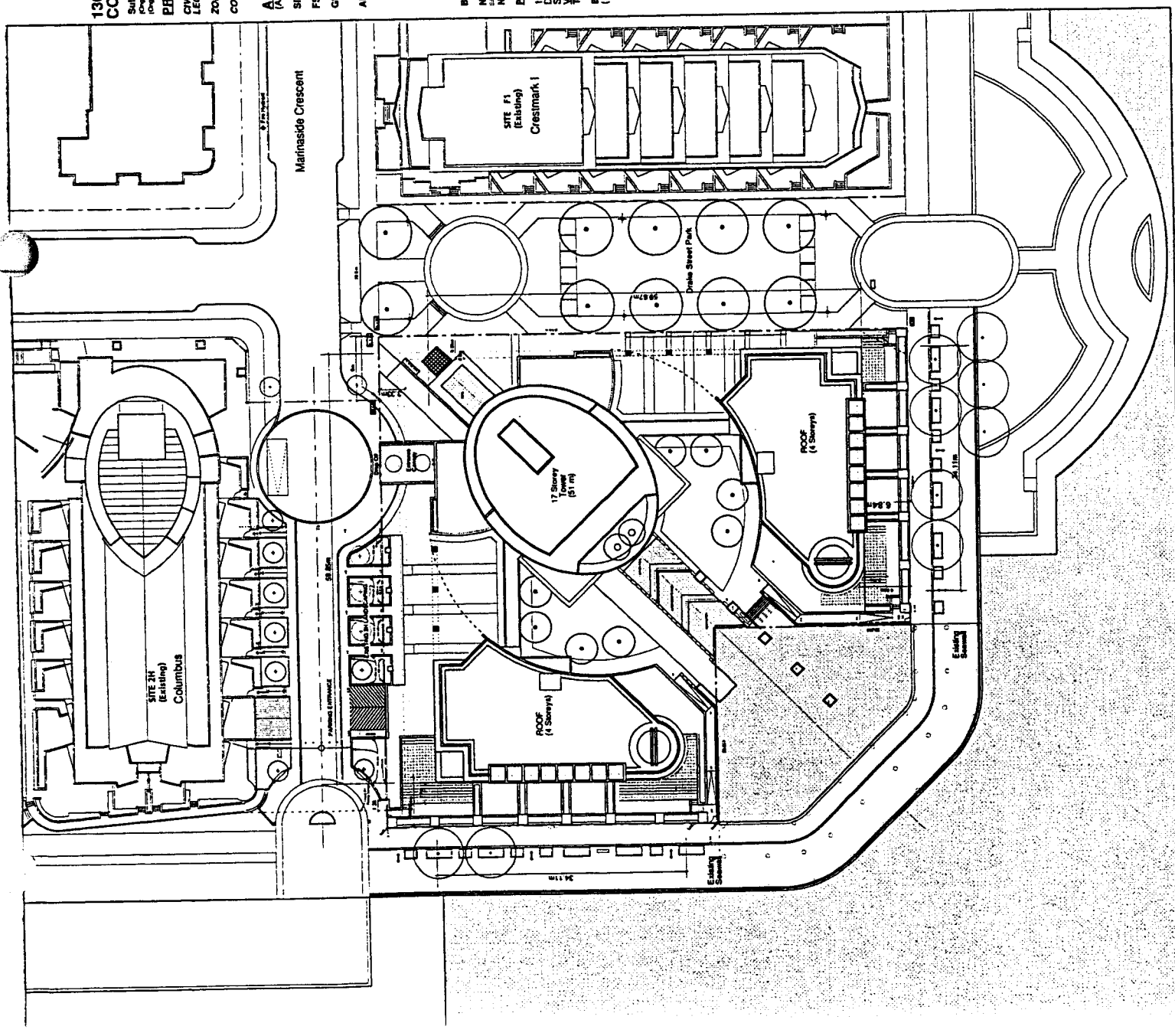
6 CLASS A (at entrance)

142 CLASS C

(Located within 71 private parking garages)

LIST OF DRAWINGS

- Architectural Drawings**
- A1.00 Site Plan & Data
 - A1.01 Lower Parking Plan
 - A1.02 Upper Parking Plan
 - A1.03 Ground Floor Plan
 - A1.04 2nd, 3rd & 4th Floor Plans
 - A1.05 Typ. Tower Floor Plan 5-13
 - A1.06 Floor Plans (13-17)
 - A2.01 Section A-A
 - A2.02 Section B-B
 - A2.03 Section C-C
 - A3.01 North West Elevation
 - A3.02 North East Elevation
 - A3.03 South East Elevation
 - A3.04 South West Elevation
 - LDP 1.01 Ground Level Landscape Plan
 - LDP 1.02 Roof Level Landscape Plan



SITE PLAN & DATA

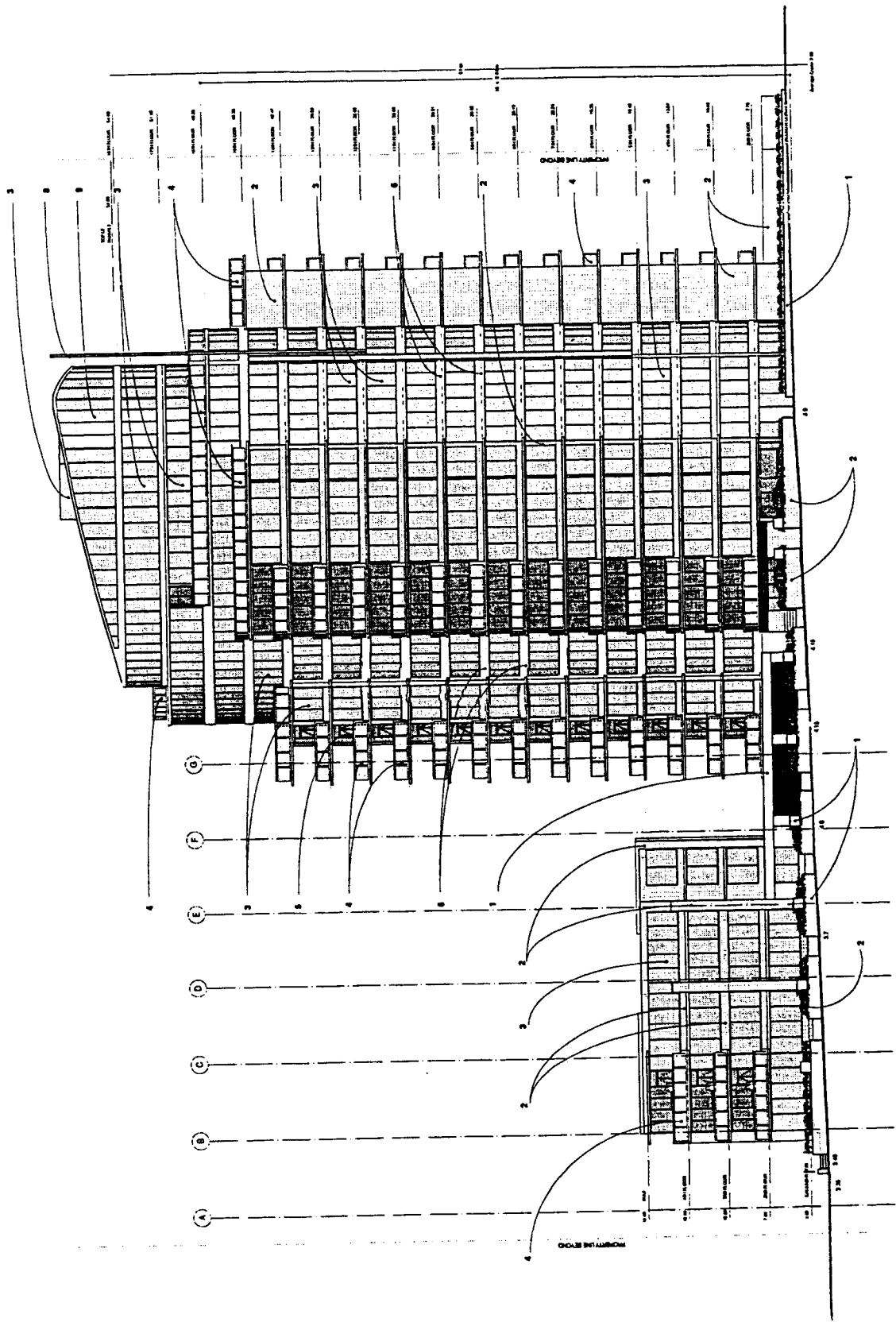
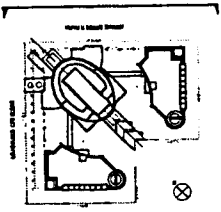
DP Application: 30 March 2000
 Approved by Council on 18 Dec 99
 Original DP 15-401-750 issued 24 Sep 99

A3.02

NORTH EAST ELEVATION

CONCORD 2G TOWER
1300 Barrington Crescent

DP Submission 20 March 2000



NOTES

- 1 EXPOSED ARCHITECTURAL CONCRETE
- 2 1/2" - 2" BRICKWORK WITH ALUMINUM CLADDING
- 3 THERMALLY BROKEN ALUMINUM WINDOW FRAMES WITH GLASS CURTAINS
- 4 SAFETY GLASS OR ALUMINUM FRAMES WITH GLASS CURTAINS
- 5 GLASS CURTAINS WITH ALUMINUM FRAMES
- 6 PAINTED STEEL AND TYPICAL WOOD TRUSS
- 7 ARCHITECTURAL FINISHES
- 8 MATERIALS TO BE USED AS SHOWN IN ALL DRAWINGS UNLESS OTHERWISE NOTED
- 9 REFER TO ALL DRAWINGS FOR FULL TECHNICAL SPECIFICATIONS

A3.03

CONCORD 2G TOWER
1300 Lafayette Crescent

SOUTH EAST
ELEVATION

DATE: 28 March 2008

PROJECT: CONCORD 2G TOWER



ARCHITECT: [Firm Name]

SCALE: 1/8" = 1'-0"

DATE: 28 March 2008

PROJECT: CONCORD 2G TOWER

1300 Lafayette Crescent

ARCHITECT: [Firm Name]

SCALE: 1/8" = 1'-0"

DATE: 28 March 2008

PROJECT: CONCORD 2G TOWER

1300 Lafayette Crescent

ARCHITECT: [Firm Name]

SCALE: 1/8" = 1'-0"

DATE: 28 March 2008

PROJECT: CONCORD 2G TOWER

1300 Lafayette Crescent

ARCHITECT: [Firm Name]

SCALE: 1/8" = 1'-0"

DATE: 28 March 2008

PROJECT: CONCORD 2G TOWER

1300 Lafayette Crescent

ARCHITECT: [Firm Name]

SCALE: 1/8" = 1'-0"

DATE: 28 March 2008

PROJECT: CONCORD 2G TOWER

1300 Lafayette Crescent

ARCHITECT: [Firm Name]

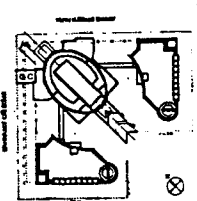
SCALE: 1/8" = 1'-0"

DATE: 28 March 2008

PROJECT: CONCORD 2G TOWER

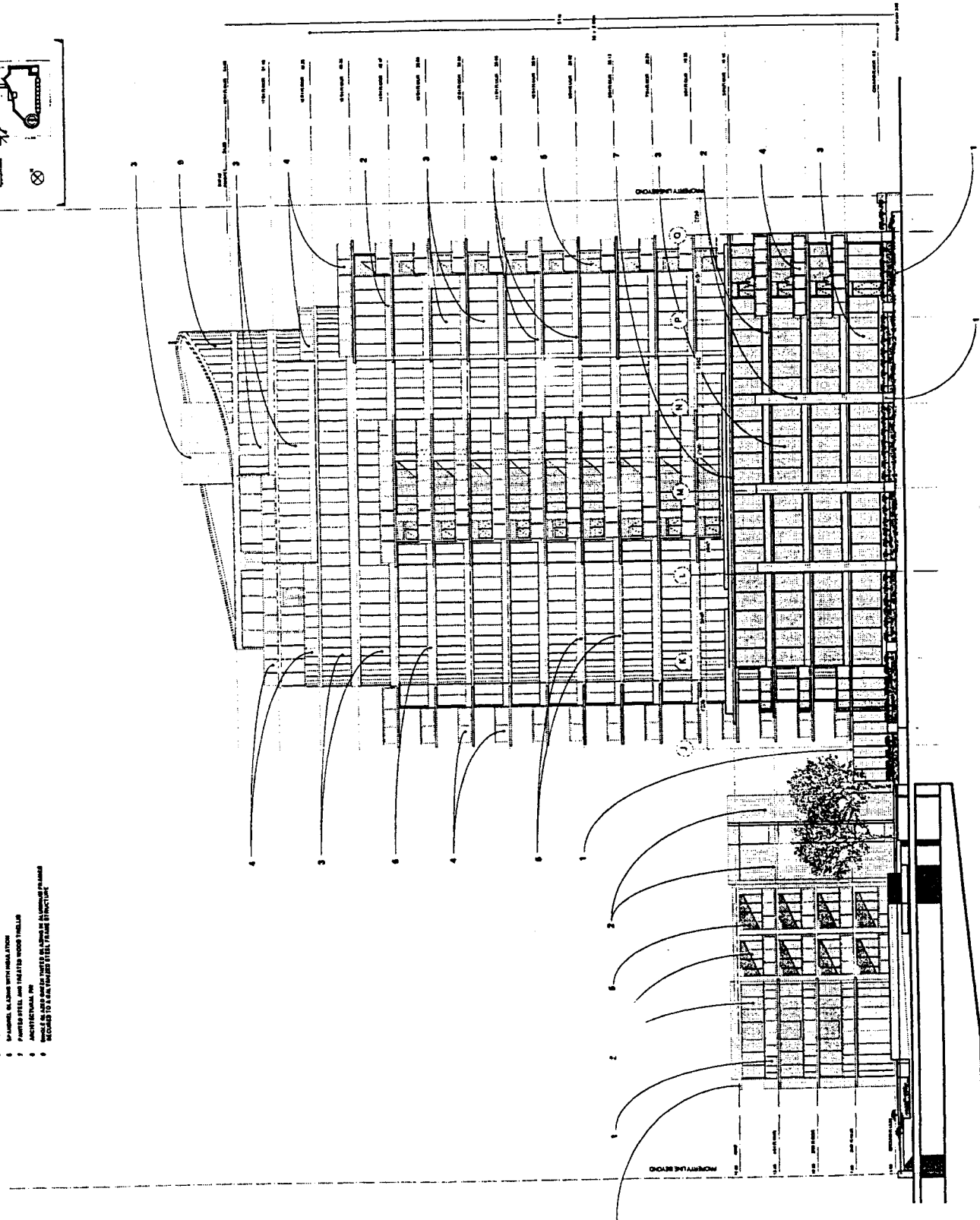
1300 Lafayette Crescent

ARCHITECT: [Firm Name]



NOTES

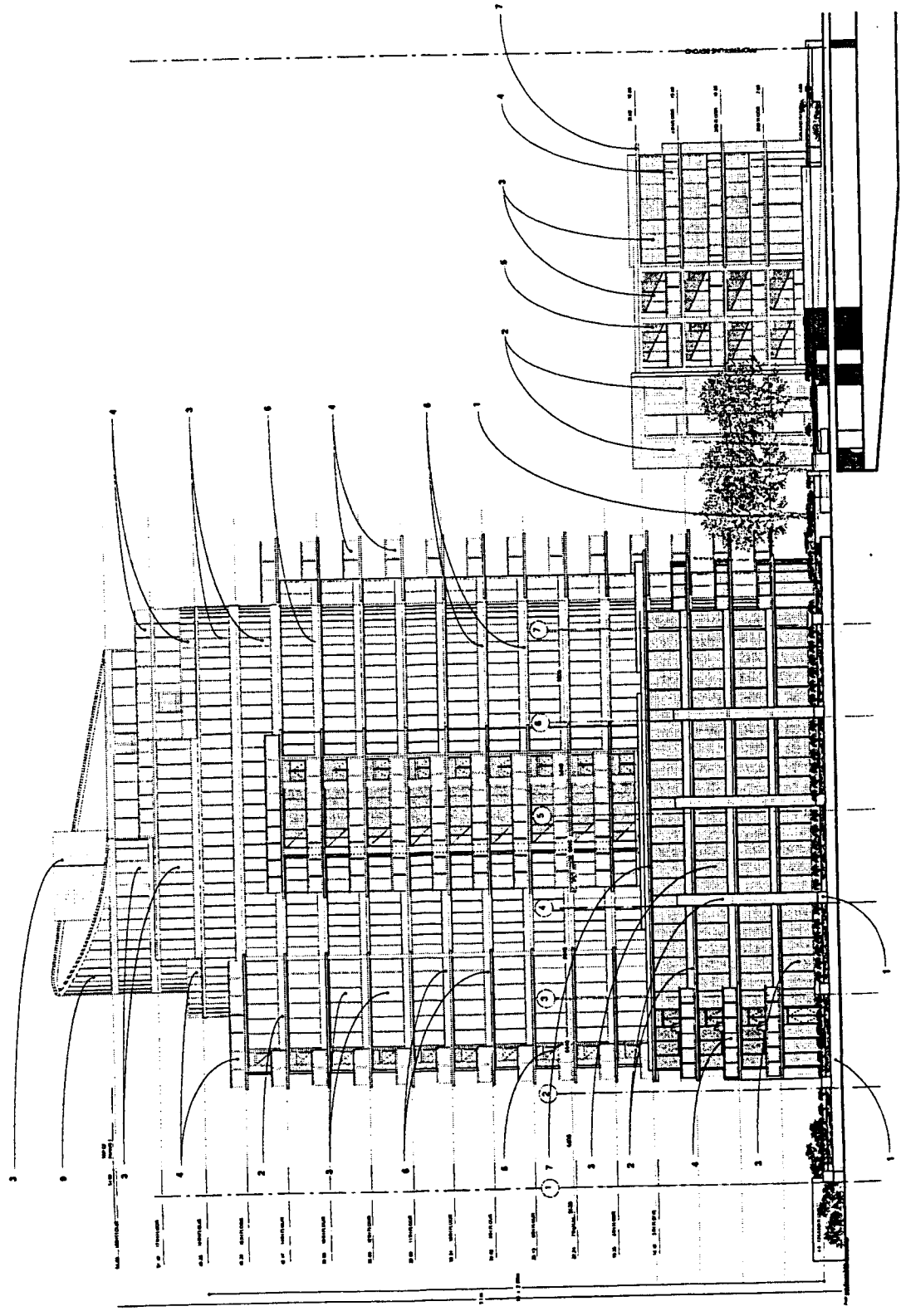
- 1 EXPOSED ARCHITECTURAL CONCRETE
- 2 5/8" INSULATED SUPPORT CLADDING
- 3 TRANSPARENT / TRANSLUCENT ANGLE IRONER CORE 2.000" BLADED W/PTFE
- 4 THE BLADES SHALL BE ALUMINUM FINISHED WITH ANODIZED
- 5 SAFETY GLASS IN ALUMINUM FINISHED WITH ANODIZED
- 6 GLASS TO BE 1/2" THICK WITH ANODIZED
- 7 PAINTED STEEL AND TREATED WOOD TRUSS
- 8 ARCHITECTURAL FIN
- 9 BRICK BLADED ANGLE IRONER CORE IN ALUMINUM FINISHED WITH ANODIZED
- 10 RECORD TO 5/8" THICK STEEL FRAME STRUCTURE



A3.04

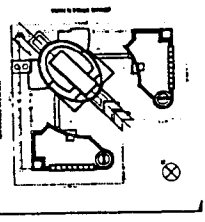
DP Submission: 29 March 2000
CONCORD 2G TOWER
1300 Lakeside Crescent

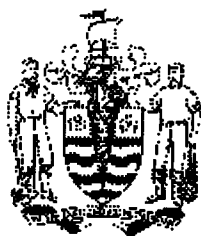
SOUTH WEST
ELEVATION



NOTES

- 1. EXPOSED ARCHITECTURAL CONCRETE
- 2. 1/2" HARDENING MANDATORY CLADDING
- 3. FINISHING OF CLADDING TO BE COMPLETED BY THE CONTRACTOR. CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED TO PROVIDE A WEATHER TIGHT BARRIER.
- 4. SAFETY GLASS TO BE ALUMINUM FRAMED WITH LAMINATION.
- 5. GLASS TO BE ALUMINUM FRAMED WITH LAMINATION.
- 6. SPANDREL GLASSING WITH INSULATION.
- 7. SPANDREL GLASSING WITH INSULATION.
- 8. PAINTED STEEL AND TREATED WOOD TRILLS
- 9. ARCHITECTURAL FINISH
- 10. FINISH TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****JULY 6/11/20, 2000**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 6, at 7:30 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. The Public Hearing was subsequently reconvened on Tuesday, July 11, and Thursday, July 20, 2000, with the same members present except for Councillor Clarke.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
Councillor Jennifer Clarke (Items 1 to 3)
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
Councillor Sandy McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Conflict of Interest - Item 4)

Councillor Lynne Kennedy (Sick Leave)

CITY CLERK'S

OFFICE: Tarja Tuominen, Meeting Coordinator

Diane Clairmont, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

Association which feels it can put the space to uses for the benefit of the community. Allocation of access for the Fairview Slopes Residents Association and other community groups shall be the subject of a separate report to Council from the Director of Social Planning.)

- (ii) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for dedication of a 3.05 m x 3.05 m (10 ft. x 10 ft.) corner cut off for lane purposes on the westerly side of the site;
- (iii) clarification of the charges shown on title to the satisfaction of the General Manager of Engineering Services.

- CARRIED
UNANIMOUSLY

3. Text Amendment: 1300 Marinaside Crescent

At 8:05 p.m., Councillor Price and the Mayor declared Conflict of Interest because they live in the immediate vicinity of 1300 Marinaside Crescent. Therefore they left the Council Chamber prior to consideration of this item and did not participate in the discussion and voting for this item. Councillor Price and the Mayor did not return until the conclusion of the vote on the matter.

Deputy Mayor Puil assumed the Chair

An application by Pacific Place Developments Corp. was considered as follows:

Summary: The CD-1 and False Creek North Official Development Plan text amendments would permit a height increase for the residential tower.

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

Staff Comments

Larry Beasley, Director of Current Planning, reviewed the application for increased height to the building on the site, currently approved for 17 storeys. The applicant proposes the tower height be increased to 22 storeys; staff recommend an increase to 21 storeys. In addition, the lower level built form has been reduced to 3 storeys. The lower heights will minimize the impact on views for neighbouring buildings. The developer has agreed to a condition to consolidate the townhouses better. Staff recommend Option B - the increase to 21 storeys.

Applicant Comments

David Naigle, representing the applicant, advised the proposed form of development is acceptable to Concord and the neighbours.

Summary of Correspondence

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

12 letters in support of the application

one letter opposed to the application

Speakers

Deputy Mayor Puil called for speakers for and against the application.

The following spoke in support of the application:

Laara Ynea
Philip Walsh
Charles MacInness
Oleg Machnyk
Norm Jones
Terry Krepiakevich
Geoff Douglas
Gary Morrey

The foregoing speakers supported the application based on one or more of the following points:

the new design visually reflects the neighbouring buildings;
the reduced height of the three-storey wings provide the most amount of open space;
the new design is more desirable and appears more attractive from the seawall;
the proposal will be a positive addition to the waterfront and sets a standard of high quality for the waterfront.

The following speakers spoke in opposition to the application:

Joseph Wehry
Samson Chan
Stephen Wang
Jackson Wong
Rider Cooney
Greg Van Wijk
Joe Van Wijk

The foregoing speakers opposed the application based on one or more of the following points:

the proposal for a taller building at the waterfront will take away views from buildings which have been constructed prior to this development;
should build shorter buildings in the front and taller buildings in the back;
did not expect to have taller building in front at the time purchased unit in older building;
if the application is approved, the water view will be lost;
rules of the game are being changed in midstream; a reduced height will protect the civic visual asset on the north side of False Creek;
the developer should be required to compensate those who will have their views

affected;

approval of the application will help the developer sell the same view twice.

Antje Roomp advised she had no comment to make on the application.

Applicant Closing Comments

Richard Henriquez urged support for the proposal. The City is proposing a reduction in height; the amenities and infrastructure are first class.

Dan Yellander, Senior Vice-President, Marketing, Concord Pacific, advised the Concord Pacific presentation centre tries to convey as accurately as possible what the future development will be in the area.

Staff Closing Comments

Larry Beasley noted the changes recommended by staff to the original proposal resulted in a marginally better environment for everyone. Staff urge support for the revised application.

MOVED by Cllr. Sullivan,

THAT the option of the Director of Planning (Option B) to amend the CD-1 By-law for 1300 Marinaside Crescent and False Creek North Official Development Plan to permit a height increase for the residential tower, be approved, subject to the following conditions:

FORM OF DEVELOPMENT:

(a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Henriquez Partners and stamped Received, City of Vancouver Planning Department, March 29, 2000, providing that the Director of Planning or Development Permit Board may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;

DESIGN:

(b) THAT, prior to the final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

(i) design development to increase the built form and number of townhouses along Marinaside Crescent and Drake Street right-of-way and provide pedestrian access to patios and units from surrounding walkways to enhance the residential character and increase the "eyes on the street" to meet the existing Guidelines.

HEIGHT:

(ii) design development to reduce the height to a maximum of 63.75 m.

(iii) design development to minimize the size and height of the

mechanical
penthouse to minimize view impact on surrounding development.

- CARRIED

(Councillors Bass and Louis opposed)
(Councillor Price and the Mayor not present for the vote)

At 9:30 p.m., Councillor Price and the Mayor returned to the
Council Chamber and the Mayor resumed the Chair)

4. Rezoning: 3800-4186 West 4th Avenue (Jericho Lands)

At 9:30 p.m., Councillor Clarke declared Conflict of Interest prior to
consideration

of this item, as there may be a perception of conflict in that her daughter attends a school
on the Jericho Lands site. Therefore Councillor Clarke left the Council Chamber, did not
participate in the discussion and voting for this item, and did not return.

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

Summary: The rezoning from RS-1 One-Family Dwelling District to CD-1
Comprehensive Development District would retain the development rights
currently available under the single family zoning but would require City
Council approval of a form of development for any future development on
the site.

The Director of Current Planning recommended approval.

Staff Comments

Larry Beasley, Director of Current Planning, explained the rationale to
rezone Jericho Lands from RS-1 to CD-1, noting the Lands were zoned RS-
1 as an accident of history. Under RS-1 zoning, staff would be obliged to
approve applications which comply with the existing zoning, without public
consultation or consideration of neighbours' need or the City's needs. CD-1
zoning would allow the same development at the same density and same
height as under RS-1, but the form of development must be approved by
Council, which may also prescribe conditions. The CD-1 zoning would
allow a very prescribed list of uses - not highrises, shopping malls or other
kinds of incompatible uses. The CD-1 zoning is interim zoning; staff will be
reporting back on a proper comprehensive consultation process to solicit
community opinion.

Also before Council was a Memorandum, dated July 6, 2000, in which
Mr. Beasley reported that federal officials have advised the federal
government has no plans at present to redevelop or dispose of their
Department of National Defense (DND) lands at Jericho and that there are
concerns amongst federal officials about the effect this rezoning will have

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

- 3. **Form of Development: 1300 Marinaside Crescent
June 27, 2000** File: 2607/RTS: 1575

MOVED by Cllr. Sullivan,

THAT the form of development for this portion (Sub-area 4) of the CD-1 zoned site known as 1200 - 1300 Pacific Boulevard (1300 Marinaside Crescent being the application address) be approved generally as illustrated in the Development Application Number DE405004, prepared by Henriquez & Partners Architect and stamped "Received, City Planning Department March 30, 2000", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED

(Councillors Bass and Louis opposed)
(Councillor Price and the Mayor not present for the vote)

At 3:55 p.m., Councillor Price and the Mayor returned to the Council Chamber and the Mayor resumed the Chair.

- 4. **Interim Municipal Access Agreement for Wispra Networks Inc.
June 21, 2000** File: 1203/RTS: 1577

MOVED by Cllr. Kennedy,

THAT the General Manager of Engineering Services and Director of Legal Services be authorized to conclude negotiations, and execute and deliver, an interim legal agreement ("the Interim Agreement") with Wispra Networks Inc. permitting it to install and operate a fibre optic network in the City of Vancouver incorporating the general terms and conditions outlined in this report and such other terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services. No legal obligations will be created or will arise until execution of the Interim Agreement.

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER
REGULAR COUNCIL MEETING MINUTES
JULY 25, 2000

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 25, 2000, at 2:00 p.m. in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Philip Owen
+Councillor Fred Bass
+Councillor Lynne Kennedy
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
+Councillor Sandy McCormick
Councillor Gordon Price
+Councillor George Puil
+Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Leave of Absence -Civic Business)

CITY MANAGER'S OFFICE: Judy Rogers, City Manager

CITY CLERK'S OFFICE: Ulli S. Watkiss, City Clerk
Tarja Tuominen, Meeting Coordinator

+Denotes presence for a portion of the meeting



amended by deleting the last two lines of Subsection 2.1 (a) which currently read:

but excluding the movement of motor vehicles except on City streets crossing the Arbutus Corridor;

and substituting the following:

but excluding:

- (iv) motor vehicles except on City streets crossing the Arbutus Corridor; and
- (v) any grade-separated rapid transit system elevated, in whole or in part, above the surface of the ground, of which one type is the rapid transit system known as "SkyTrain" currently in use in the Lower Mainland.

B. THAT, if the TransLink study proceeds to Step 3 -- route and technology selection, the Director of City Plans and the General Manager of Engineering Services report back on a public process to develop City principles for assessing north-south rapid transit proposals.

- carried unanimously

AMENDMENT MOVED by Cllr. Louis,

THAT Subsection 2.1 (a) (v) be amended to read:

the rapid transit system known as "SkyTrain" currently in use in the Lower Mainland."

- LOST

(Councillors Daniel Lee, Don Lee, Price, Sullivan and the Mayor opposed)
(Councillors Kennedy, McCormick and Puil absent for the vote)

AMENDMENT MOVED by Cllr. Bass,

THAT Subsection 2.1 (a) (iv) be amended to read:

non-transit motor vehicles except on City streets crossing the Arbutus Corridor;

- LOST

(Councillors Daniel Lee, Don Lee, Price, Sullivan
and the Mayor opposed)
(Councillors Kennedy, McCormick and Puil absent for the vote)

The amending motions having lost, Councillor Price's motion was put and CARRIED UNANIMOUSLY.

(Councillors Kennedy, McCormick and Puil absent for the vote)

COMMUNICATIONS

1. **Amendment of Motion previously adopted at Public Hearing
of March 14, 2000 - 1030 Pacific Boulevard** File: 1401-19

Council had before it a Memorandum, dated July 12, 2000 from Rob Whitlock, Planner, Rezoning Centre, requesting an amendment of a motion for 1030 Pacific Boulevard previously adopted at the Public Hearing held March 14, 2000. The requested amendment would acknowledge a CD-1 By-law amendment and a text amendment to False Creek North Official Development Plan. The motion approved by Council at the Public Hearing was:

THAT the application by Pacific Place Developments to amend the CD-1 for 1030 Pacific Boulevard to allow the transfer of residential floor area from Roundhouse to Quayside Neighbourhood, be approved.

AMENDMENT MOVED by Cllr. Louis,

THAT the following be added to the motion after the words "Quayside Neighbourhood": "and the consequential False Creek North Official Development Plan text amendment".

- CARRIED UNANIMOUSLY

MOTION AS AMENDED:

THAT the application by Pacific Place Developments to amend the CD-1 for 1030 Pacific Boulevard to allow the transfer of residential floor area from Roundhouse to Quayside Neighbourhood, and the consequential False Creek North Official Development Plan text amendment, be approved.

- CARRIED UNANIMOUSLY

(Councillors Kennedy and Sullivan absent for the vote)

CITY MANAGER'S ADMINISTRATIVE REPORTS

1. Local Improvements by Initiative - September 26, 2000 -

First and Second Step Report
June 27, 2000 File 5804-9: /RTS: 1619

MOVED by Cllr. Don Lee,

A. THAT initiative projects listed in Appendix I of the Administrative Report, dated June 27, 2000, be brought before a Court of Revision on September 26, 2000.

B. THAT the reports of the City Engineer and Director of Finance be adopted together with details of the Second Step Report as summarized in Appendix II of the Administrative Report, dated June 27, 2000, and Council declare it is desirable that the projects set out in Appendix I of the report be undertaken and deems that each will specially benefit the real property abutting it.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

2. Downtown Historic Railway - Science World Extension

May 23, 2000 File: 5558 /RTS: 1223

MOVED by Cllr. Bass,

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

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

- CARRIED UNANIMOUSLY

(Councillors Kennedy, Price, Sullivan and the Mayor excused
from voting on By-law 5)

6. A By-law to amend By-law No. 7156 and No. 7248, being By-laws which amended the Zoning and Development By-law by rezoning areas to CD-1 (1030 Pacific Boulevard) By-law No. 8238

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

(Councillors Kennedy, Price, Sullivan and the Mayor excused
from voting on By-law 6)

7. A By-law to amend Schedule A of By-law No. 6650, being the False Creek North Official Development Plan (1300 Marinaside Crescent) By-law No. 8239

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

1030 Pacific Boulevard

BY-LAW NO. 8238

A By-law to amend
By-law No. 7156 and No. 7248,
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. 7156 is amended
 - (a) in Table 1 of Section 6.1 by deleting the figure "114 620" and substituting the figure "114 247", and
 - (b) in Table 2 of Section 6.5 by deleting from the column headed "4" the figure "19 064" and substituting the figure "18 691".
2. By-law No. 7248 is amended
 - (a) in Table 1 of Section 6.1 by deleting the figure "244 870" and substituting the figure "245 243", and
 - (b) in Table 2 of Section 6.5 by deleting from the column headed "Site 4A-G" the figure "121 908" and substituting the figure "122 281".
3. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 25th day of July, 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 25th day of July 2000, and numbered 8238.

CITY CLERK"

1200-1300 Pacific Boulevard South

BY-LAW NO. 8240

A By-law to amend
By-law No. 7156,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 7156 is amended by in Section 7 by deleting the period at the end of the existing text and substituting a comma and the following:

"except that for sub-area 4 the mechanical penthouse and roof shall be included in the height."

2. Section 7 is further amended in Table 4 , sub-area 4, by deleting the figure "51" and substituting the figure "63.75".

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

DONE AND PASSED in open Council this 25th day of July , 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 25th day of July 2000, and numbered 8240.

CITY CLERK"

ADMINISTRATIVE REPORT

Date: November 29, 2000
Author/Local: M.Cho/6496
RTS No. 01770
CC File No.

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1300 Marinaside Crescent

RECOMMENDATION

THAT the form of development for this portion (Sub-area 4) of the CD-1 zoned site known as 1200 - 1300 Pacific Boulevard (1300 Marinaside Crescent being the application address) be approved generally as illustrated in the Development Application Number DE405360, prepared by Henriquez & Partners Architect and stamped "Received, City Planning Department August 29, 2000", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 20, 1992, City Council approved a rezoning of this site from BCPED B.C. Place/Expo District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7156 was enacted on July 29, 1993. Companion Guidelines (Roundhouse Neighbourhood 1200 - 1300 Pacific Boulevard CD-1 Guidelines) were also adopted by Council at that time.

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

At a Public Hearing on November 14, 1995, Council approved an increase to the maximum amount of amenity space excludable, from a density calculation of 500 m² to 3500 m². CD-1 By-law Number 7501 was enacted on December 12, 1995.

On September 12, 1995 at a Public Hearing, Council approved amendments to the balcony enclosures and acoustic requirements. These amendments (By-laws Numbered 7512 and 7515) were enacted on January 11, 1996.

At a Public Hearing on September 10, 1996, Council approved a reduction to the maximum amount of amenity space excludable, from a density calculation of 3500 m² to 3000 m². This amendment (By-law Number 7631) was enacted on October 8, 1996.

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

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

A further amendment (By-law Number 8240) was approved and enacted by Council on July 25, 2000 following a Public Hearing on July 6/11/20, 2000, increasing the building height from 51.0 m to 63.75 m.

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE405360. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of a 21-storey multiple dwelling and two three-storey multiple dwellings within Sub-area 4 containing a total of 86 dwelling units, with two-and-one-half-levels of underground parking, having vehicular access from Marinaside Crescent.

There have been two previous developments approved for this site; the first one in December 1996 and the second in September 1999. The owners, however, have chosen not to proceed with these approvals. The major change from the previous applications is the height of the tower and the built form facing the two mews. Previously, the tower was 51.0 m (168 ft.) high; now the tower is 63.75 m (209 ft.) high. Previously, the building wings facing the two mews were composed of seven-storey elements stepping down to three-storeys at the seawall walkway. Under the current development application, these elements have been substantially reduced to a three-storey built form at the walkway.

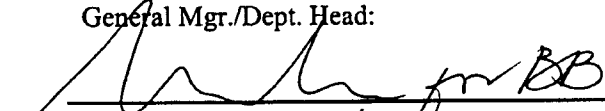
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Director of Planning is prepared to approve Development Application Number DE405360, 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.

General Mgr./Dept. Head:


Date: Nov 29/00

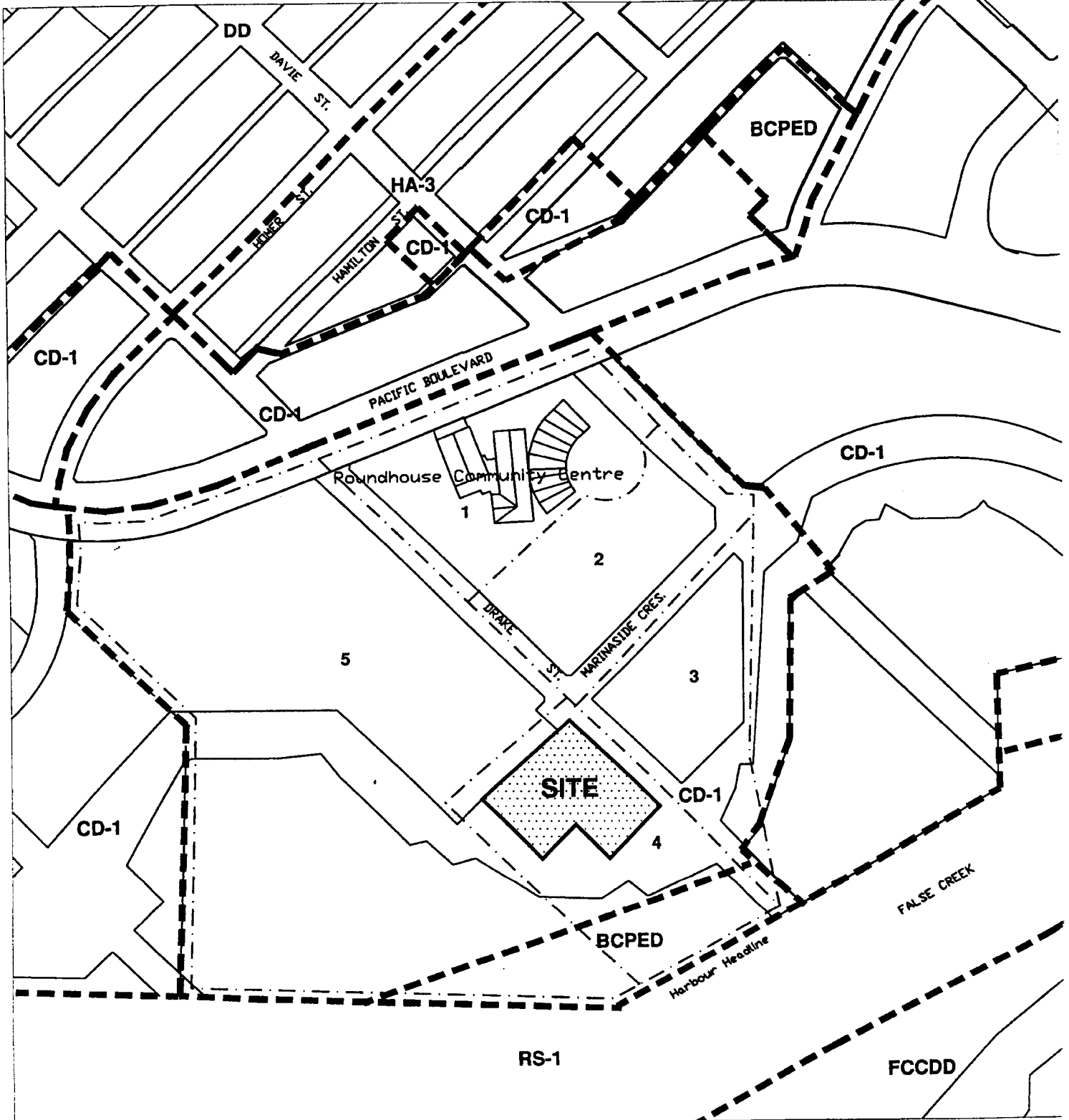
Report dated: November 29, 2000

Author: May Cho

Phone: 871-6496

Concurring Departments:

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents



Zoning Boundary
 Sub-area Boundary

1300 MARINASIDE CRES. DE 405360

DATE 2000 11 28

DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME : F:\FRM\FDEV\1300MARINASIDE.DWG

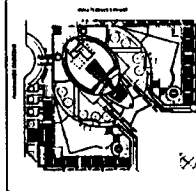
A3.01



CONCORD 20 TOWER
1300 Massachusetts Crescent
CONCORD, MA 01734
DATE: 04/23/2008
DRAWN BY: [Name]

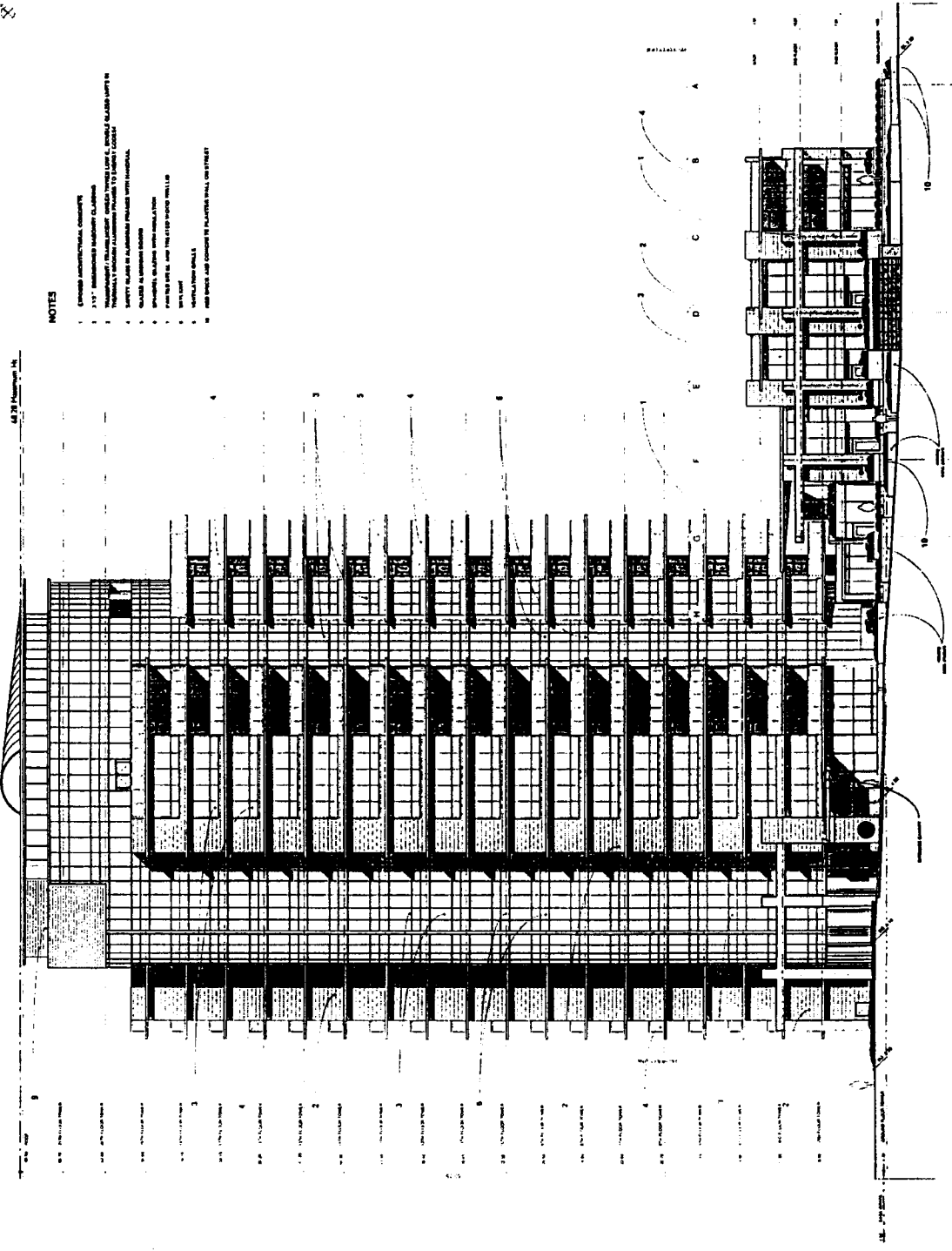
NORTH WEST
ELEVATION

04/23/2008 August 11, 2008
ARCH: TCS April 23, 2008
Design Firm: 19 April 2008
04/23/2008 16 March 2008



NOTES

- 1. CONCORD 20 TOWER, CONCORD, MASSACHUSETTS
- 2. 11" x 14" ARCHITECTURAL DRAWING
- 3. NORTH WEST ELEVATION
- 4. DRAWING NO. A3.01
- 5. DATE: 04/23/2008
- 6. DRAWN BY: [Name]
- 7. CHECKED BY: [Name]
- 8. APPROVED BY: [Name]
- 9. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED
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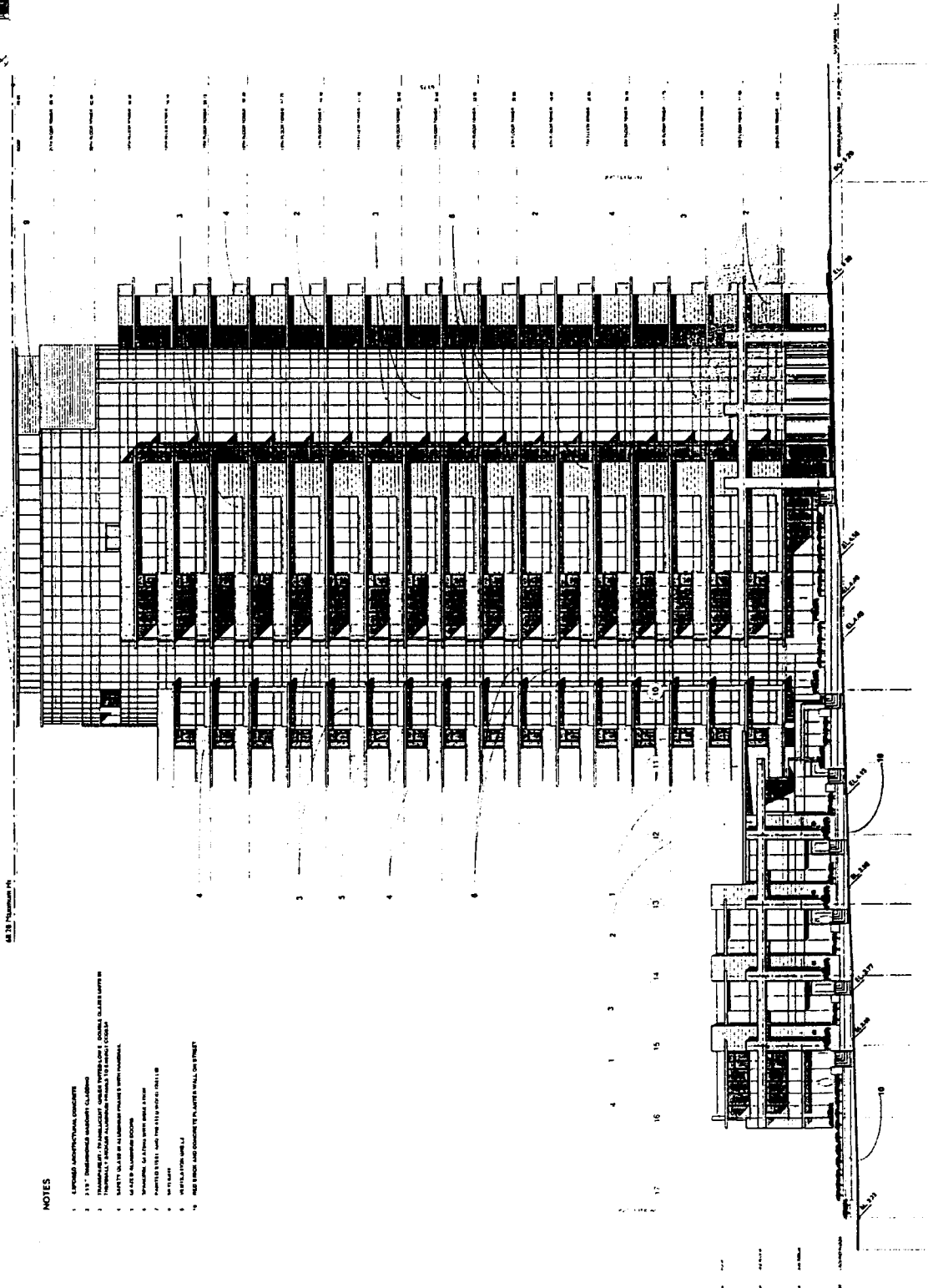
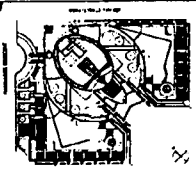


A3.02

CP Incorporated, Auckland 11, 2008
PROJECT NO: A3.02, 2008
Drawing Title: NORTH EAST ELEVATION
CP Incorporated, 20 August 2008

PROJECT NO: A3.02
DRAWING TITLE: NORTH EAST ELEVATION
DATE: 20 August 2008
DRAWN BY: [Name]
CHECKED BY: [Name]

NORTH EAST ELEVATION



NOTES

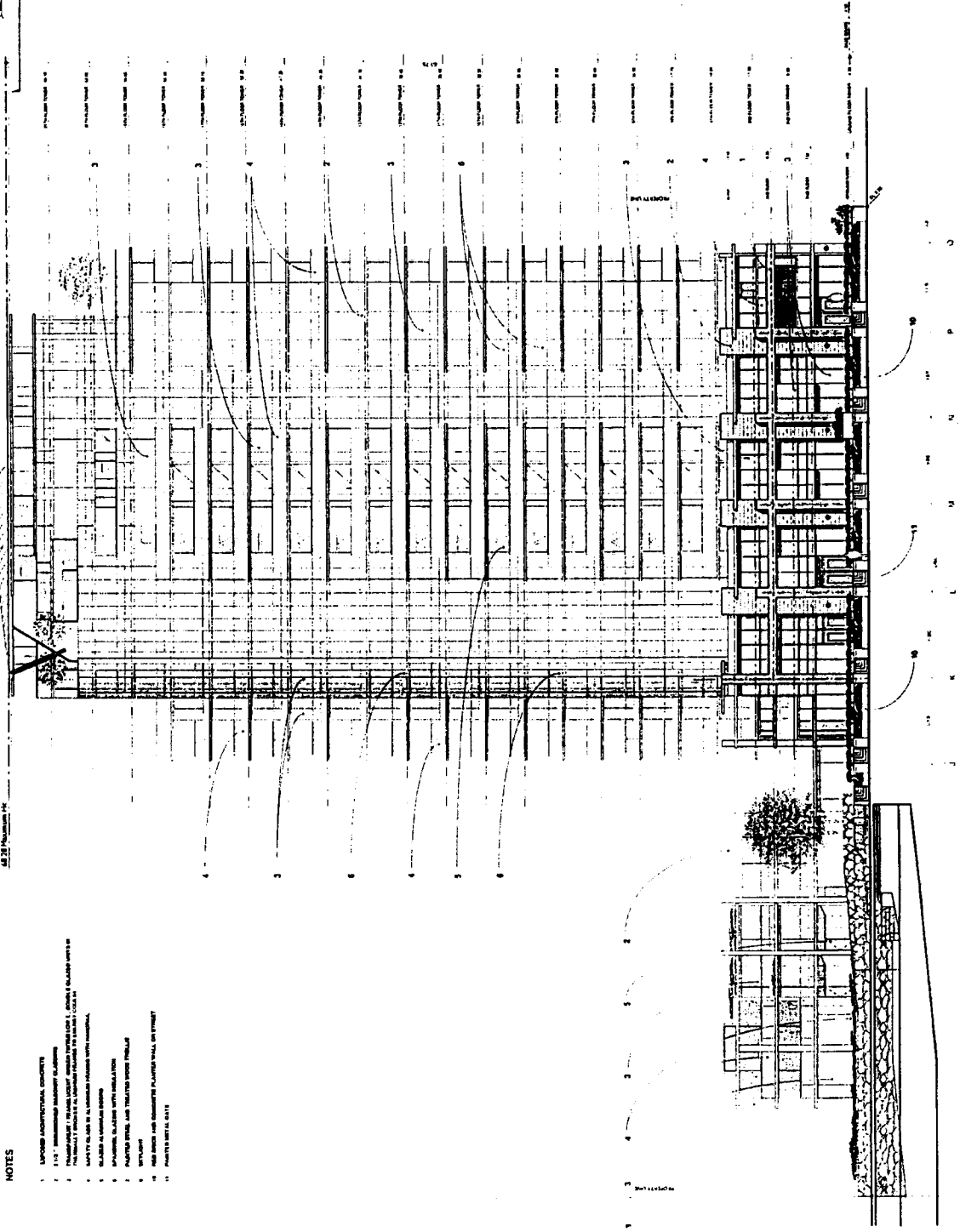
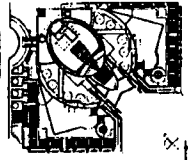
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CONCORD 30 TOWER
1200 International Court
Concord, CA 94520
Tel: 925.309.1234
Fax: 925.309.1235
www.concord30tower.com

SOUTH EAST
ELEVATION

DP Issued: August 11, 2009
Design Phase: 10/10/2009
Dr. Submitted: 28 March 2009



NOTES

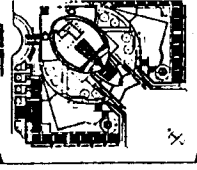
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A3.04

CONCORD 36 TOWER
300 PEARSON CENTER

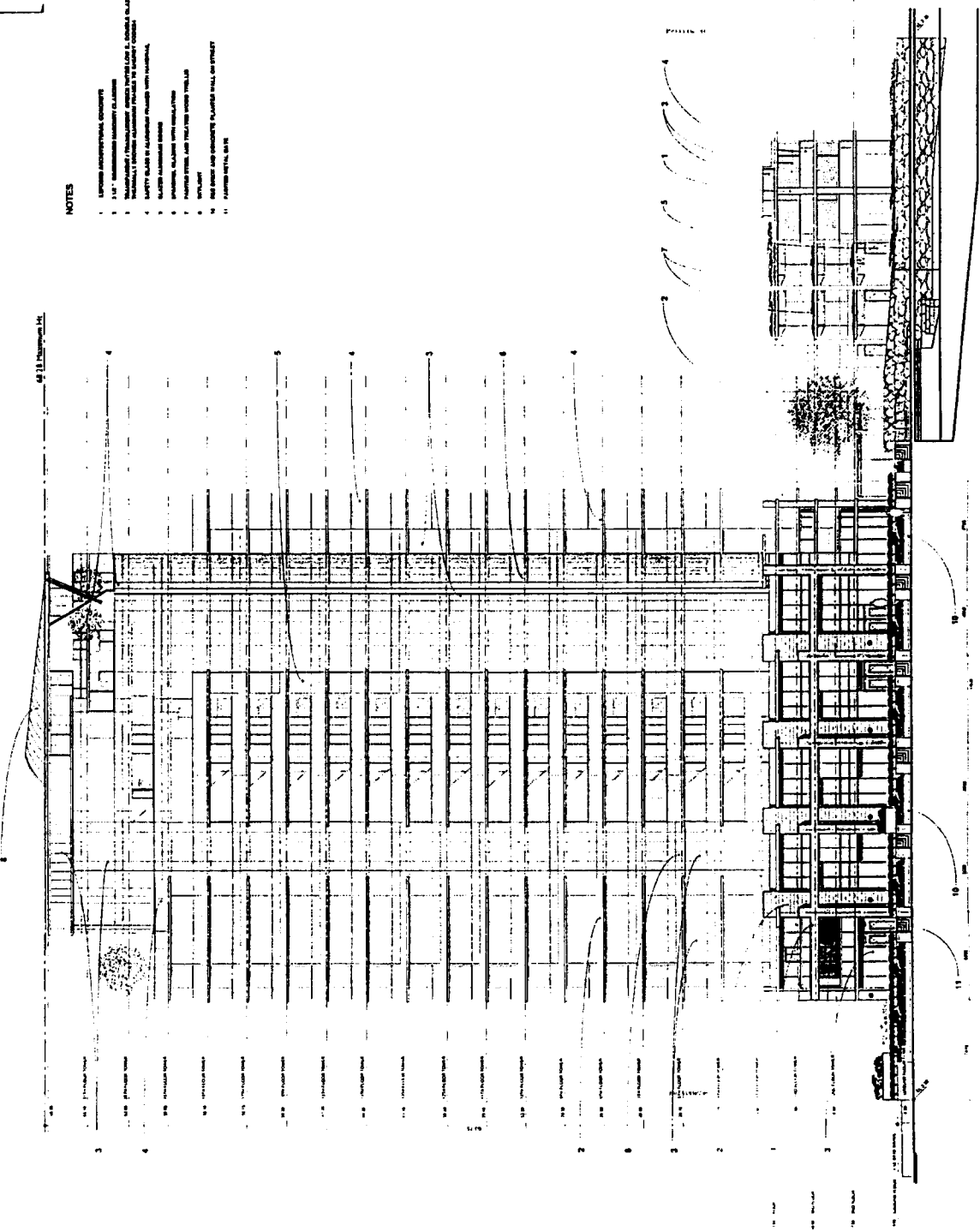
SOUTH WEST
ELEVATION

04 November 2009 11:30 AM
05 March 2010 09:00 AM
06 April 2010 09:00 AM
07 February 2010 09:00 AM



NOTES

- 1. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
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ADMINISTRATIVE REPORT

Date: June 19, 2001
Author/Local: J. Baxter/6656

RTS No. 02122

CC File No. 2605

Council: July 10, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 150 Drake Street

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 139-199 Drake Street (150 Drake Street being the application address) be approved generally as illustrated in the Development Application Number DE405573, prepared by Downs/Archambault & Partners Architects/Planners and stamped "Received, City Planning Department January 30, 2001", 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 form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 20, 1992, City Council approved a rezoning of this site from BCPED (B.C. Place/Expo District) to CD-1 (Comprehensive Development

District). Council also approved in principle the form of development for these lands. CD-1 By-law Number 7156 was enacted on July 29, 1993. Companion Guidelines (Roundhouse Neighbourhood 1200-1300 Pacific Boulevard CD-1 Guidelines) were also adopted by Council at that time.

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

At a Public Hearing on November 14, 1995, Council approved an increase to the maximum amount of amenity space excludable, from a density calculation of 500 square metres (5,382.13 square feet) to 3,500 square metres (37,674.92 square feet). CD-1 By-law Number 7501 was enacted on December 12, 1995.

On September 12, 1995 at a Public Hearing, Council approved amendments to the balcony enclosures and acoustic requirements. These amendments (By-law Numbers 7512 and 7515) were enacted on January 11, 1996.

At a Public Hearing on September 10, 1996, Council approved a reduction to the maximum amount of amenity space excludable, from a density calculation of 3,500 square metres (37,674.92 square feet) to 3,000 square metres (32,292.79 square feet). This amendment (By-law Number 7631) was enacted on October 8, 1996.

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

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

At a Public Hearing on March 14, 2000, Council approved a text amendment to allow the transfer of office floor area from Quayside to Roundhouse Neighbourhood. This amendment (By-law Number 8197) was enacted on May 16, 2000.

A further amendment (By-law Numbers 8238 and 8240) was approved and enacted by Council on July 25, 2000 following a Public Hearing on July 6, 11 and 20, 2000, to allow the transfer of residential floor area from Roundhouse to Quayside Neighbourhood and to increase the building height from 51.0 metres (167.32 feet) to 63.75 metres (209.15 feet).

The site is located on the west side of Drake Street, within the Roundhouse Neighbourhood in False Creek North. It is adjacent to and integrated with the existing Dorothy Lam Day Care, completed in 1999. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE405573. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of a two-storey elementary school (12 classrooms, 36 employees) for kindergarten to grade seven, with one level of underground parking having vehicular access from Drake Street.

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

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE405573, 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.

[Link to Appendices A and B.](#)

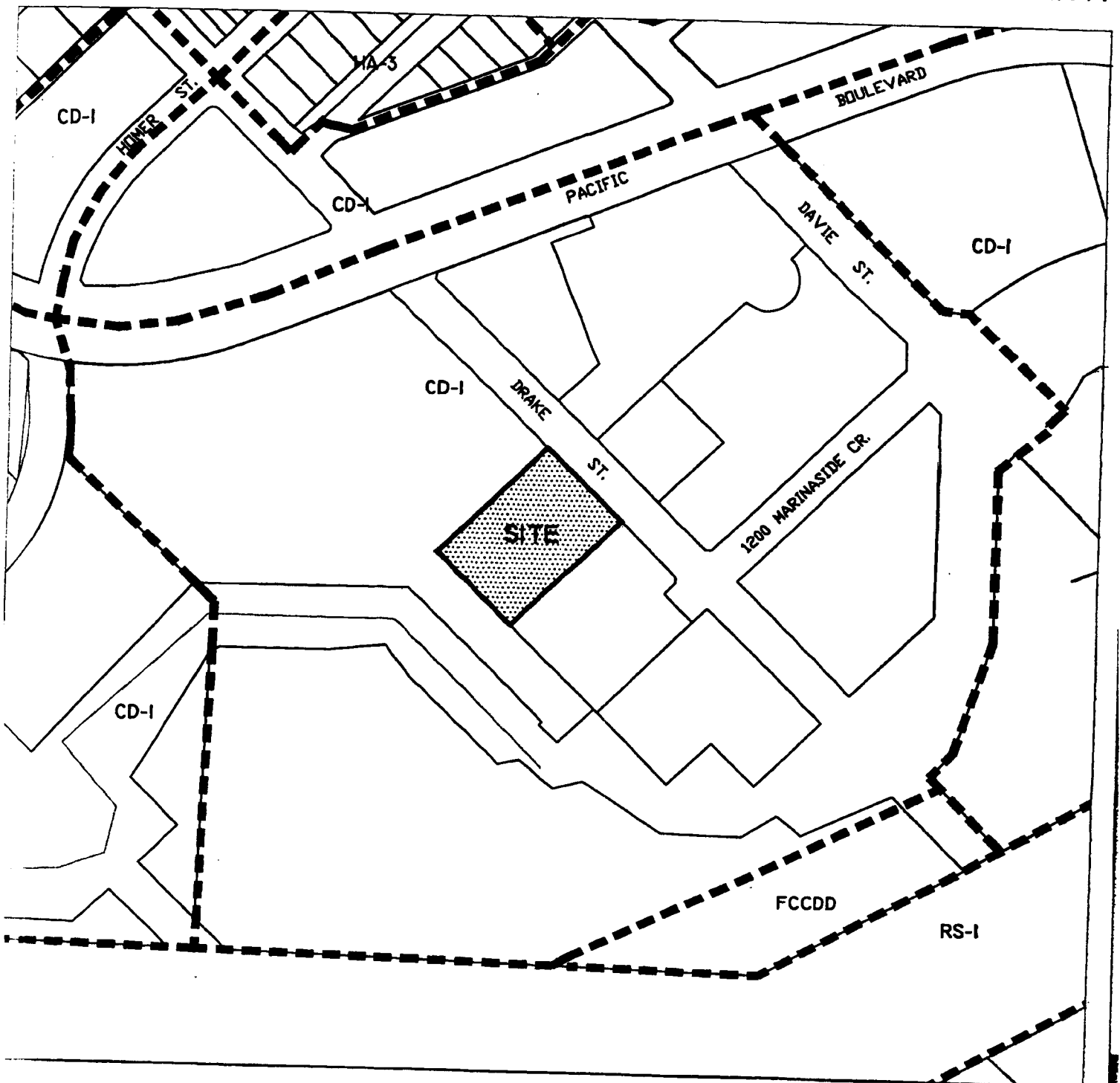
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Comments or questions? You can send us email.

- [CITY HOMEPAGE](#)
- [GET IN TOUCH](#)
- [COMMUNITIES](#)
- [SEARCH](#)

(c) 1998 City of Vancouver



----- ZONING BOUNDARY

150 DRAKE ST. DE 405573

CITY OF VANCOUVER PLANNING DEPARTMENT

DATE 2001 06 15

DRAWN WGKS

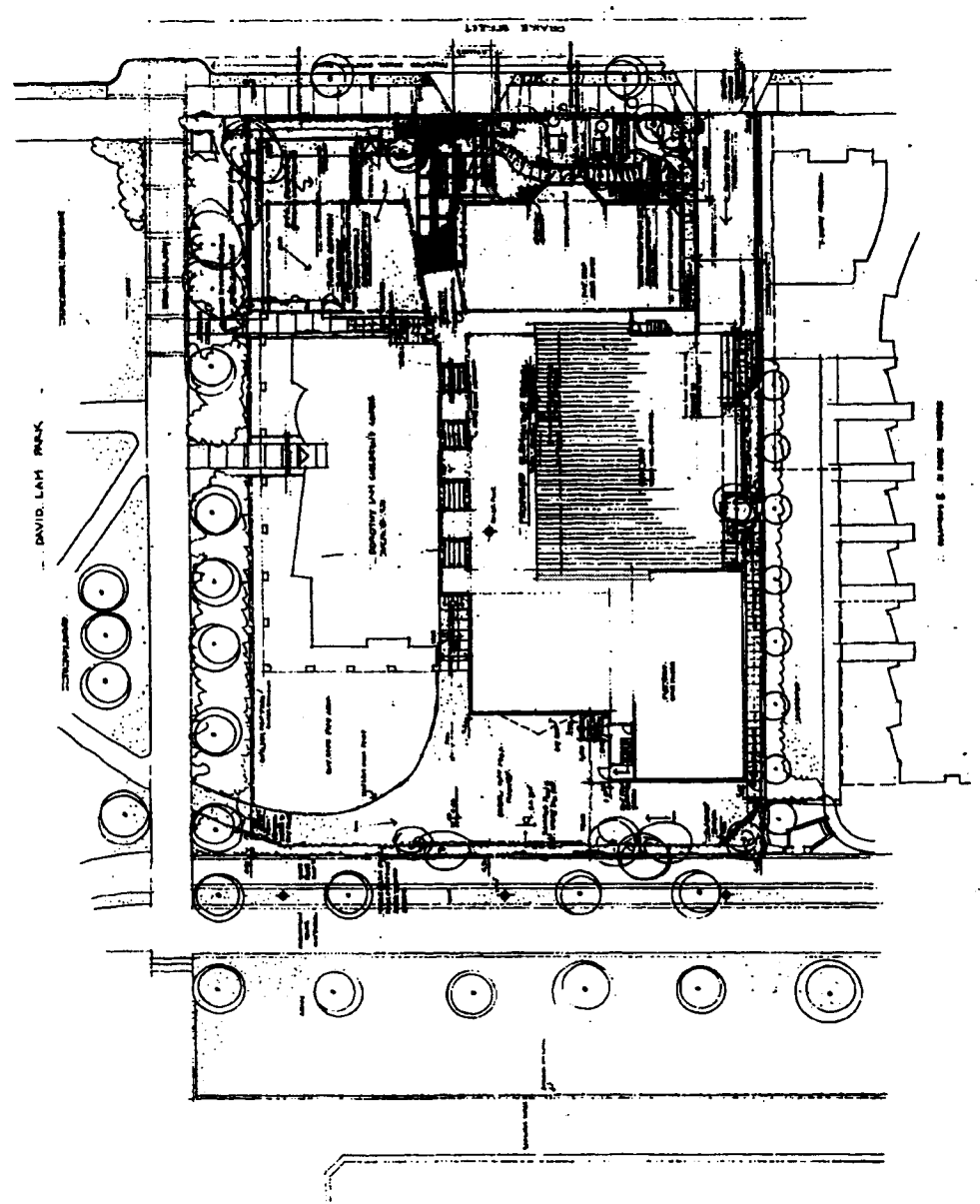
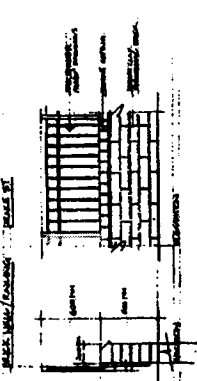
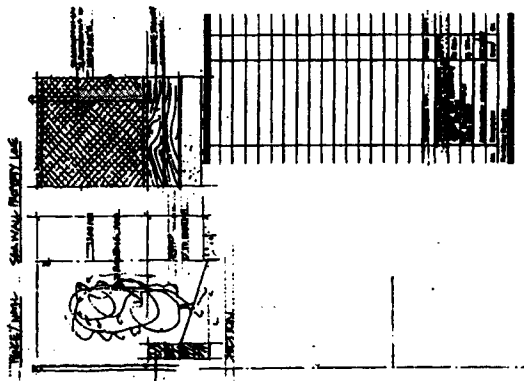


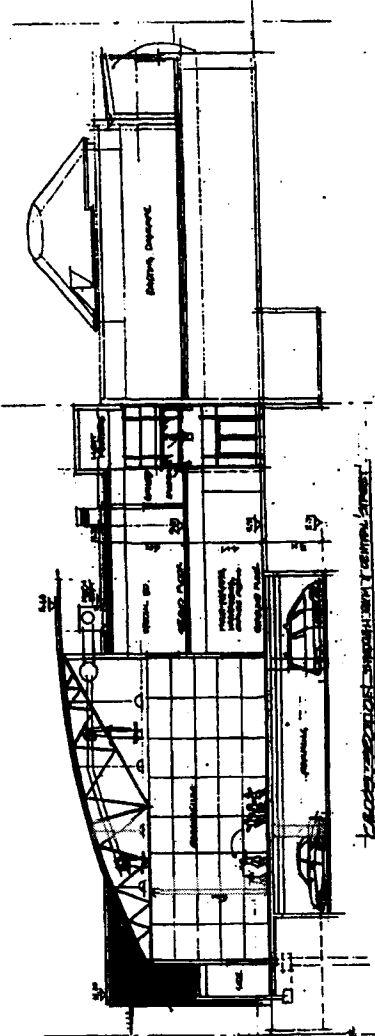
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| BY | WTE/PAH/ |
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| SHEET NO. | 11 |
| TOTAL SHEETS | 11 |

FALSE CREEK NORTH
ELEMENTARY SCHOOL

DAVIDSON
YUEN
SIMPSON





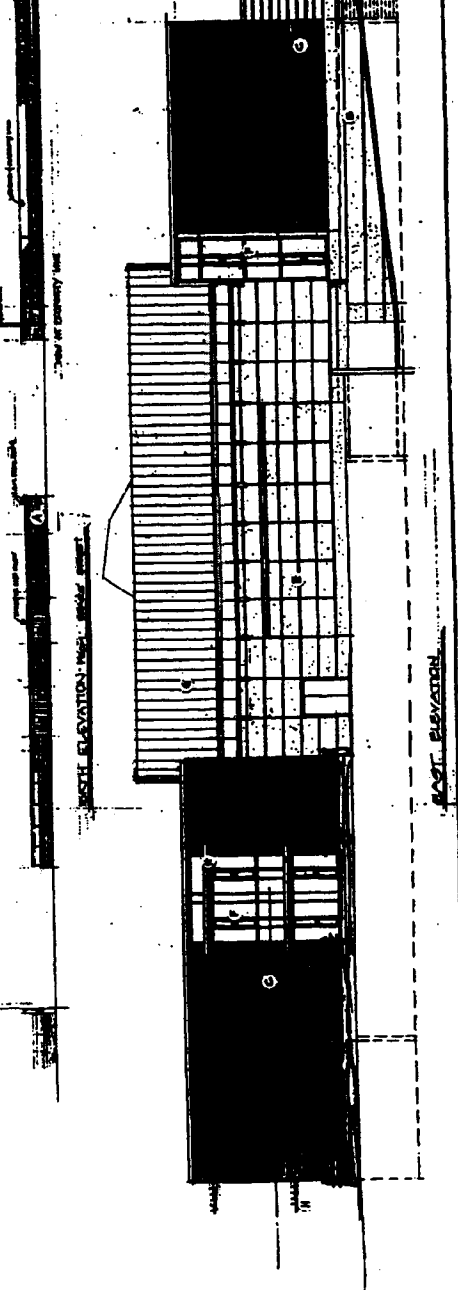
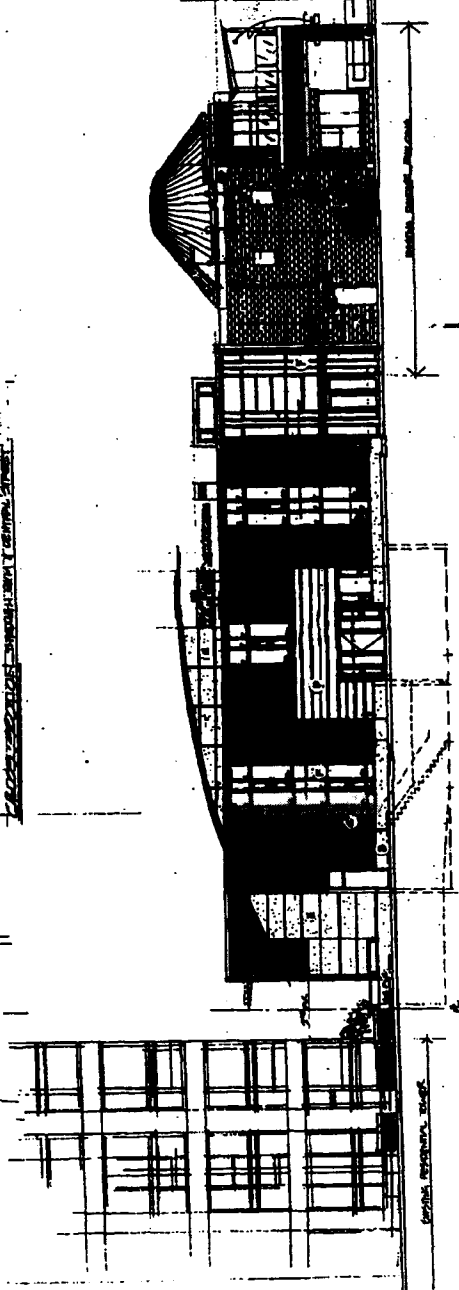
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DAVIDSON
YUEN
SIMPSON

1000 L. WALKER BLVD.
SUITE 100
SAN FRANCISCO, CA 94102
TEL: 415.774.3333
FAX: 415.774.3334
WWW.DYASIMPSON.COM

PLANS, SECTIONS, ELEVATIONS
TEMPORARY SCHOOL

| | | |
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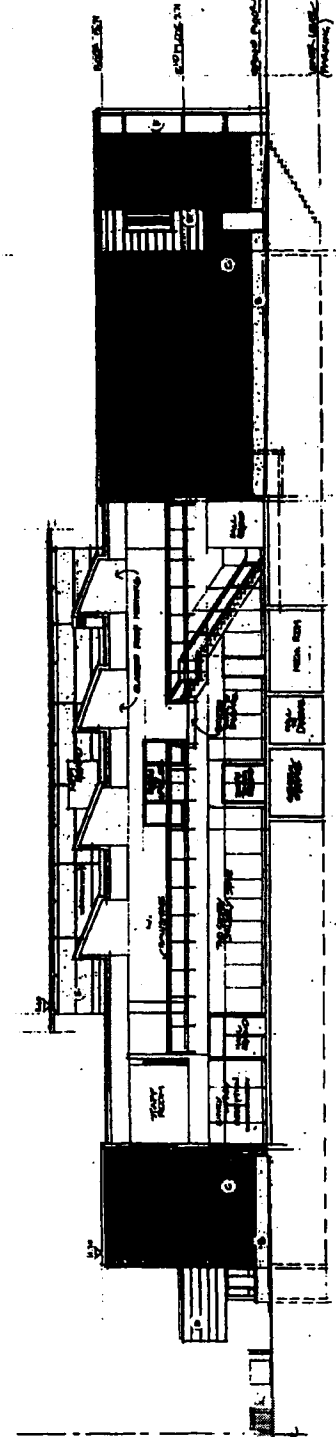


11/10/00

| | |
|------------|--|
| DATE | 11/10/17 |
| PROJECT | PAUSE CAREER NIGHT AT MIDDLEBURY COLLEGE |
| SCALE | AS SHOWN |
| DRAWN BY | DAVIDSON |
| CHECKED BY | YUEN |
| DATE | 11/10/17 |

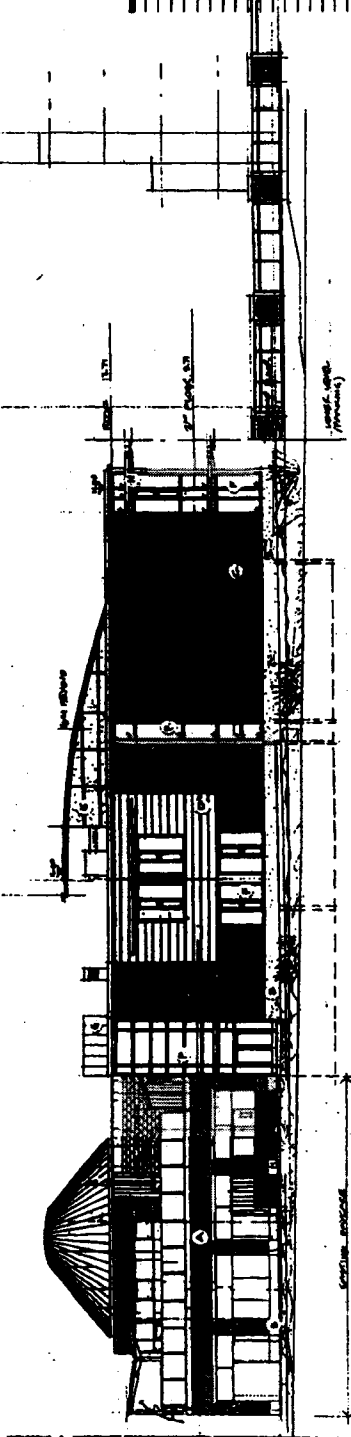
PAUSE CAREER NIGHT AT MIDDLEBURY COLLEGE

DAVIDSON
YUEN
SIMPSON



REVISIONS
1. 11/10/17: Initial design
2. 11/10/17: Revise meeting room
3. 11/10/17: Revise conference room
4. 11/10/17: Revise classroom
5. 11/10/17: Revise laboratory
6. 11/10/17: Revise storage
7. 11/10/17: Revise restroom
8. 11/10/17: Revise closet
9. 11/10/17: Revise electrical
10. 11/10/17: Revise mechanical
11. 11/10/17: Revise plumbing
12. 11/10/17: Revise HVAC
13. 11/10/17: Revise roof
14. 11/10/17: Revise foundation
15. 11/10/17: Revise foundation wall
16. 11/10/17: Revise foundation footing
17. 11/10/17: Revise foundation piling
18. 11/10/17: Revise foundation brace
19. 11/10/17: Revise foundation anchor
20. 11/10/17: Revise foundation bolt
21. 11/10/17: Revise foundation nut
22. 11/10/17: Revise foundation washer
23. 11/10/17: Revise foundation plate
24. 11/10/17: Revise foundation sill
25. 11/10/17: Revise foundation joist
26. 11/10/17: Revise foundation beam
27. 11/10/17: Revise foundation column

SOUTH ELEVATION



| | |
|------------|--|
| DATE | 11/10/17 |
| PROJECT | PAUSE CAREER NIGHT AT MIDDLEBURY COLLEGE |
| SCALE | AS SHOWN |
| DRAWN BY | DAVIDSON |
| CHECKED BY | YUEN |
| DATE | 11/10/17 |



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

OCTOBER 22, 2002

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 22, 2002, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development, Sign and Parking By-laws, the False Creek North and Granville Slopes Official Development Plans, and enter into Heritage Revitalization Agreements.

PRESENT: Deputy Mayor Sandy McCormick
Councillor Fred Bass
Councillor Jennifer Clarke
Councillor Lynne Kennedy
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
Councillor Sam Sullivan

ABSENT: Mayor Philip Owen (Leave of Absence)
Councillor Gordon Price (Leave of Absence)
Councillor George Puil

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Clarke
SECONDED by Councillor Don Lee

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor McCormick in the Chair, to consider proposed amendments to the Heritage, Zoning and Development, Sign and Parking By-laws, the False Creek North and Granville Slopes Official Development Plans, and enter into Heritage Revitalization

B. THAT the Director of Legal Services bring forward for enactment an amendment to the Heritage By-law.

CARRIED UNANIMOUSLY

4. Text Amendment: CD-1 By-laws Text Amendments

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

Summary: To amend several CD-1s with respect to floor area exclusion for passenger pick up and drop off.

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Sullivan

THAT the application by the Director of Current Planning to amend the CD-1 By-laws in False Creek North, City Gate, Coal Harbour and Bayshore Gardens, with respect to parking and loading exclusion clauses generally in accordance with Appendix A of the Policy Report dated August 22, 2002, titled "Text Amendments to CD-1 By-law in False Creek North, City Gate, Coal Harbour Complex and Bayshore Gardens" be approved.

CARRIED UNANIMOUSLY

5. Text Amendment: Miscellaneous Text Amendments

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

Summary: Housekeeping amendments to the Zoning and Development By-law (including a CD-1) and the Sign By-law.

The Director of Current Planning recommended approval.

3. A By-law to designate heritage property, and to amend Heritage By-law No. 4837 (1145 Union Street) (By-law No. 8562)

4. A By-law to designate heritage property, and to amend Heritage By-law No. 4837 (570 West 7th Avenue) (By-law No. 8563)

5. A By-law to amend By-law No. 7654 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (By-law No. 8564)

6. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments) (By-law No. 8565)

7. A By-law to amend By-law No's. 6744, 6747, 6757, 7156, 7200, 7232, 7677, 7681, and 8109 which amended Zoning and Debelopment By-law No. 3575 be rezoning certain areas to CD-1 (Miscellaneous text amendments) (By-law No. 8566)

8. A By-law to amend Sign By-law No. 6510 (Miscellaneous text amendments) (By-law No. 8567)

9. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments to IC-1, ICI-2, IC-3, I-1, and I-3 District Schedules) (By-law No. 8568)

10. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments to I-2 District Schedule) (By-law No. 8569)

11. A By-law to amend Zoning and Development By-law No. 3575 (Wedding chapel) (By-law No. 8570)

12. A By-law to amend Parking By-law No. 6059 (Wedding chapel) (By-law No. 8571)

13. A B-law to amend License By-law No. 4450 (Wedding chapel) (By-law No. 8572)

14. A By-law to amend Zoning and Development By-law No. 3575 (District Schedules - Gasoline Stations) (By-law No. 8573)

15. A By-law to amend By-law No. 8131 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (655 Great Northern Way) (By-law No. 8574)

The Special Council adjourned at 10:25 p.m

* * * * *

BY-LAW NO. 8566

**A By-law to amend By-law No's. 6744, 6747, 6757,
7156, 7200, 7232, 7675, 7677, 7681, and 8109
which amended Zoning and Development By-law No. 3575
by rezoning certain areas to CD-1**

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

1. From By-law No. 6744, delete section 6.5(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the lowest official established building grade;”.
2. From By-law No. 6747, delete the first portion of section 7.3(e) that appears before subparagraphs (i) and (ii), and substitute:

“(e) the floors or portions of floors used for off-street parking and loading, and bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that is:”.
3. From By-law No. 6757, delete section 7.3(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.
4. From By-law No's. 7156, 7200, and 7232, delete section 6.3(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.

5. From By-law No's. 7675, 7677, 7681, and 8109, delete section 5.3(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.

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

ENACTED by Council this 22nd day of October, 2002

(Signed) "Philip W. Owen"
Mayor

(Signed) "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8566 enacted by the Council of the City of Vancouver on October 22, 2002.

CITY CLERK



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 27, 2003

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

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

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

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY

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

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

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

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

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Stevenson

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

CARRIED UNANIMOUSLY



CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

MARCH 11, 2003

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

PRESENT:

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

CITY MANAGER'S OFFICE:

Judy Rogers, City Manager

CITY CLERK'S OFFICE:

Marg Coulson, Deputy City Clerk
Tarja Tuominen, Meeting Coordinator

BY-LAWS

MOVED by Councillor Louis
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CD-1 By-laws (Affordable housing)

BY-LAW NO. 8651

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

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

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

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

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

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

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

ENACTED by Council this 11th day of March, 2003

(Signed) "Larry W. Campbell"
Mayor

(Signed) "Marg Coulson"
Deputy City Clerk

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

CITY CLERK

1200 - 1300 Pacific Boulevard South

BY-LAW NO. 8717

**A By-law to amend By-law No. 7156
which amended Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

1. This By-law amends the indicated provisions of By-law No. 7156.
2. Council deletes section 5, and substitutes:

“5 [Reserved]”.
3. Council deletes sections 6.5, 6.6 and 6.7, and substitutes:

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

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

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

4. Council deletes the text of section 7 and Table 4 within it, and substitutes:

“The maximum building height measured above the base surface, excluding the mechanical penthouse and roof, will be 86 m.”.

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

ENACTED by Council this 29th day of July , 2003

(Signed) "Larry W. Campbell"
Mayor

(Signed) _____ "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8717 enacted by the Council of the City of Vancouver on July 29th, 2003.

CITY CLERK

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

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

Summary: The proposed text amendments would:
- remove allocation of floor area by sub-area within the individual

CD-1s and permit transfer of floor area amongst CD-1s;

- add 600 Pacific Street to the 500 Pacific Street By-law; and
- update diagrams in the Official Development Plan.

The Director of Current Planning recommended approval.

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

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

- CD-1 By-law Nos. 7675 & 8109 (500 Pacific & 600 Pacific Street) to be amended in Section 4.3(g) to replace "8 000 m²" by "18 000 m²" which would correctly combined the figures in the existing by-laws, and
- False Creek North Official Development Plan to be amended in Figure 4 to replace the present incorrect total of "9,817,465" with the correct total of "9,717,464".

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

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

Staff Opening Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Louie

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

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

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

- CD-1 By-law Nos. 7675 & 8109 (500 Pacific & 600 Pacific Street) to be amended in Section 4.3(g) to replace "8 000 m²" by "18 000 m²" which would correctly combine the figures in the existing by-laws"; and

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

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

CARRIED UNANIMOUSLY

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

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

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

The Director of Current Planning recommended approval.

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

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

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

Staff Opening Comments

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

Summary of Correspondence

Council received the following correspondence on this application:

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

Speakers

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

Applicant Closing Comments

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

Staff Closing Comments

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

Council Decision

MOVED by Councillor Louis

A. THAT the application by the Director of Current Planning to amend the False Creek North Official Development Plan, By-law No. 6650, to transfer 7 432 m² of residential floor area from Area 6A to Areas 1A and 1B generally in accordance with Appendix A of the Policy Report dated April 8, 2003, entitled "Housekeeping Text Amendments in the False Creek North Official Development Plan By-law No. 6650 and CD-1 (Comprehensive Development) By-laws No. 7675 and 8109 (500 and 600 Pacific Street): Density Transfer to Complete the Approved Form of Development" be approved.

B. THAT the application by the Director of Current Planning to amend the CD-1 By-law for 500 and 600 Pacific Street (consolidation of By-laws Nos. 7675 and 8109) to increase residential floor area by 7 432 m² to achieve the overall development scheme generally in accordance with Appendix B of the Policy Report dated April 8, 2003, entitled "Housekeeping Text Amendments in the False Creek North Official Development Plan By-law No. 6650 and CD-1 (Comprehensive Development) By-laws No. 7675 and 8109 (500 and 600 Pacific Street): Density Transfer to Complete the Approved Form of Development" be approved;

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

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Woodsworth
SECONDED by Councillor Bass

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 2 to 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

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

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

2. A By-law to amend Building By-law No. 8057 regarding equivalents and equivalent fee increases (By-law No. 8710)

3. A By-law to amend Subdivision By-law No. 5208 (4593 West 5th Avenue) (By-law No. 8711)

4. A By-law to amend Street Name By-law No. 4054 (St Regis Lane and Menchions Mews) (By-law No. 8712)

5. A By-law to amend Noise Control By-law No. 6555 to regulate construction noise (By-law No. 8713)

6. A By-law to amend By-law No. 7675 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1(500 Pacific and 600 Pacific Street) (By-law No. 8714) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 6)

7. A By-law to amend By-law No. 7248 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (800-1100 Pacific Boulevard) (By-law No. 8715) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 7)

8. A By-law to amend By-law No. 6757 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (1100, 1200, 1300 Blocks Pacific Boulevard) (By-law No. 8716) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 8)

9. A By-law to amend By-law No. 7156 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (1200-1300 Pacific Boulevard South) (By-law No. 8717) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 9)

10. A By-law to amend By-law No. 6650 to create new diagrams re residential units and office development (False Creek North Official Development Plan) (By-law No. 8718) (Councillors Green, Stevenson, Woodsworth and the Mayor excused from voting on By-law 10)



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

NOVEMBER 20, 2003

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

PRESENT:

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

ABSENT:

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

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
 SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

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

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Louis

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

CARRIED UNANIMOUSLY
(Councillor Sullivan absent for the vote)

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

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

(Councillors Bass, Green and Sullivan excused from voting)

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

(Councillors Bass, Green and Sullivan excused from voting)

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

(Councillors Bass, Green and Sullivan excused from voting)

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

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

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

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

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

(By-law No. 8767)

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