



City of Vancouver *Zoning and Development By-law*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (321)

*1601 West Georgia Street
1601-1650 Bayshore Drive
By-law No. 7232*

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

Effective November 9, 1993

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

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

2 **Intent**

The intent of this By-law is to permit the development of the site with residential use, hotel renovation and expansion, and some local retail, office and service uses in a form which complements and is compatible with the character of adjacent areas.

3 **Definitions**

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

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.

Live-aboard means a marine vessel used primarily for navigation and only incidentally for residential purposes, and that is not heavily dependent on shore-based facilities.

Rental Incentive Units means units which are secured by agreement for rental use only and which, when calculated for each building, have an average net floor area of no more than 69.7 m².
[8137; 99 11 30]

4 The only uses permitted within the area outlined in black on Schedule “A”, which area shall be more particularly described as CD-1(321), 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:

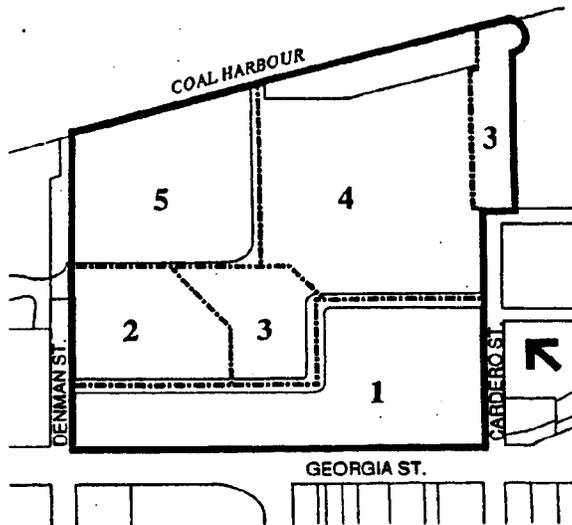
- (a) a maximum of 980 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 230 units are provided in accordance with the requirements of the rental incentive;
 - (ii) of the units remaining, deducting those 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 13 percent 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 [8410, 01 12 04] [8651; 03 03 11]
- (b) retail uses, but not including gasoline station — full serve, gasoline station — split-island, and vehicle dealer;
- (c) service uses, including hotel, but not including animal clinic, auction hall, bed and breakfast accommodation, body-rub parlour, drive-through service, funeral home, 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) community, cultural and recreational uses;
- (f) marine terminal or berth;
- (g) institutional use, limited to child day care facility; [8708; 03 07 24]
- (h) parking uses; and
- (i) accessory uses customarily ancillary to the above uses.
[7324; 94 07 26]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7232 or provides an explanatory note.*

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 maximum floor area for uses listed in this table shall not exceed the totals set below.

Table 1

Use*	Maximum Total Floor Area
Residential Uses	102 000 m ²
Retail, Service and Office Uses	4 225 m ²
Hotel	49 710 m ²

* uses permitted but not listed in this table are not limited by this sub-section

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

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

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, except that bicycle storage space may intrude above the base surface to the extent of 190 m² in area and 850 mm in height; [8566, 02 10 22] [8708; 03 07 24]

- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.25 m and to which there is no permanent means of access other than a hatch;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) amenity areas accessory to residential use, including community rooms as required in section 8.3 of this by-law, provided that the total area excluded does not exceed 5 000 m²;
- (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) unenclosed outdoor areas underneath tower building overhangs, provided they are at grade level. [8137, 99 11 30]

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

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

Use*	Sub-Area (from Diagram 1)				
	1	2	3	4	5
Residential Uses	74 410	21 090	N/A	6 500	N/A
Retail, Service and Office Uses	630	640	N/A	2 490	465
Hotel			N/A	49 710	N/A

* uses permitted, but not listed in this table are not limited by this sub-section.

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

Table 3 - Maximum Number of Dwelling Units

Use	Sub-Area (from Diagram 1)				
	1	2	3	4	5
Maximum Number of Units	735	160	N/A	85	N/A

- 6.7 Notwithstanding Section 6.6, the maximum number of residential units may be increased or decreased by 5 percent in each sub-area, providing that the development total does not exceed 980 units.

7 Height

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

Table 4 - Maximum Height (in metres)

Use	Sub-Area (from Diagram 1)				
	1	2	3	4	5
Maximum Height	74	50	0	55	5

- 7.2 Notwithstanding the above, for buildings located along the north side of West Georgia Street in Sub-Area 1 only, the maximum building height shall be measured from the building grades on West Georgia Street.
[8203; 00 05 30]

8 Residential Component

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

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:
- 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 with a maximum of 10% over the minimum;
 - restaurant uses shall provide a minimum of 1 space for each 50 m² of gross floor area for the first 100 m² of gross floor area, 1 space for each 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, and 1 space for each 20 m² over 500 m² of gross floor area with a maximum of 10% over the minimum;
 - market owned residential dwelling uses shall provide a minimum of 0.9 spaces for each dwelling unit plus 1 space for each 200 m² of gross floor area, with a maximum of 1.1 spaces for each dwelling unit plus 1 space for each 200 m² of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided;
 - market guaranteed rental residential dwelling uses shall provide a minimum of 1 space for each dwelling unit; [8137; 99 11 30]
 - live-aboard residential dwelling uses shall provide a minimum of 1.2 spaces for each live-aboard, with a maximum of 1.4 spaces for each live-aboard;
 - 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 gross floor area;
 - recreational and cultural uses, including charter boat uses and facilities for parking bicycles, shall provide parking as determined by the Director of Planning in consultation with the City Engineer;

- (h) hotel uses shall provide 1 space for tour bus parking, having the dimensions of a loading space, for every 200 hotel rooms; and
- (i) hotel uses shall provide 1 additional space for every 50 hotel rooms.

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 1 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 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.

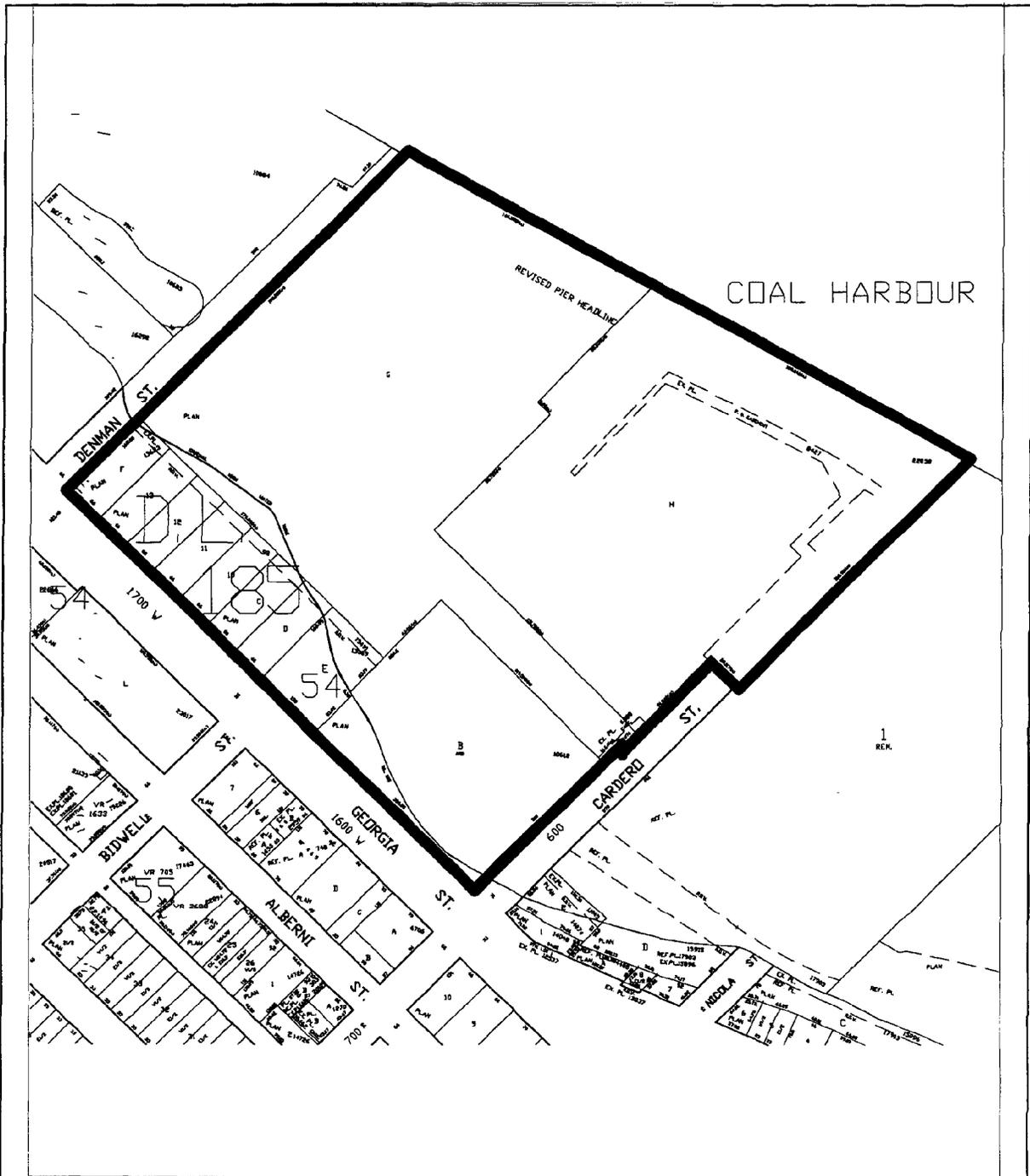
Portions of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

12 By-laws numbered 4015 and 4065 are repealed.

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

By-law No. 7232 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law



The property outlined in black (█) was rezoned:
From **CD-1** and **CWD** to **CD-1** by By-law No. 7232

CD-1 (321) 1601 West Georgia St. City of Vancouver Planning Department	date prepared: Nov.1994	
	sectional(s): M, N-6	
	scale: 1:2000	

CITY OF VANCOUVER
MEMORANDUM

Item 1
1601 W Georgia
(Bayshore)

From: CITY CLERK

Date: Nov. 29, 1991

To: City Manager
 Director, Planning
 Associate Director, Central Area Projects Division
 Associate Director, Land Use & Development Division
 Director, Legal Services
 Director, Housing & Properties
 City Engineer

Refer File: P.H. #255
 G/Manager, Parks & Recreation
 Director, Public Library
 Director, Social Planning

Subject: Public Hearing - November 21, 1991

I wish to advise you of the attached Minutes of the Special Council (Public Hearing) meeting of November 21, 1991.

Please note any items contained therein for your attention.

Maria Tricella
CITY CLERK

:ci
Att.

Also sent to: Mr. Michael Geller
The Geller Group
#270 - 601 West Cordova Street
Vancouver V6B 1G1

Mr. Derek Whitehead
Hotson Bakker Architects
#408 - 611 Alexander Street
Vancouver V6A 1E1

Mr. Robert Kemp
Penreal Developments Ltd.
#700 - 1090 West Georgia Street
Vancouver V6E 3V7

Mr. Felix Keskula
#1002 - 2165 West 40th Avenue
Vancouver V6M 1W4

Mr. Victor J. Parker
Ker & Ker Real Estate Ltd.
2021 West 41st Avenue
Vancouver V6M 2B4

NUMBER M 8301
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 ANSWERED

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 21, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

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

ABSENT: Alderman Yorke

CLERK TO THE COUNCIL: Dennis Back

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

Items 1 and 2 were dealt with concurrently, however, for clarity, they are minuted separately.

1. Rezoning: 1601 West Georgia Street (Bayshore Site)

An application by The Westin Bayshore was considered as follows:

REZONING: 1601 WEST GEORGIA (BAYSHORE SITE) [Lot G, Block 54, District Lot 185 and of the Public Harbour of Burrard Inlet, Plan 22258; Lot H of the Public Harbour of Burrard Inlet, Plan 22258; Lots B, & F Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185 and of the bed and foreshore of Burrard Inlet, Plan 13623, NWD; Lots 10 - 13, Except Parcel 1, (Reference Plan 10377) and Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185, Plan 92, NWD; Lots C, D and E Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185 and of the bed and foreshore of Burrard Inlet, Plan 12623, NWD]

Cont'd

Clause No. 1 cont'd

Present Zoning: CD-1 Comprehensive Development District
CWD Comprehensive Development District
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved the draft by-law would rezone those properties zoned CD-1 and CWD Comprehensive Development Districts, and incorporate the site into a new CD-1 by-law, which would accommodate use and development generally as follows:

- maximum of 980 dwelling units of which 230 dwelling units are within a rental incentive density allowance (maximum total of 102 000 square metres of residential floor area);
- provisions for social housing;
- provisions for family housing;
- retail, office and service uses, limited to a maximum total of 4 225 square metres;
- hotel, limited to 49 710 square metres;
- cultural and recreational uses, including a marina, and approximately 1 ha of park;
- marine terminal or berth accommodating approximately 20 charter vessels and a float plane;
- accessory uses customarily ancillary to the above;
- maximum height set out on a sub-area basis, ranging from 5 metres to 74 metres;
- acoustical provisions;
- provisions regarding off street parking and loading.

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

(iii) Any consequential amendments.

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

- (a) THAT the proposed form of development be approved by Council, in principle, generally as shown on the plans stamped "Received City Planning Department June 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 considering (b) herein, and when approving the detailed scheme of development with guidance from (c) herein.

Cont'd

Clause No. 1 cont'd

- (b) THAT, prior to enactment of the CD-1 by-law, further design development is undertaken with regard to:
- further consideration of the northerly tower and associated building elements on Denman street;
 - introduction of formal landscaped elements at entry points on Georgia Street and corresponding reduction of water features;
 - the extensions of the median proposed on the eastern end of the new road, with the corresponding increase in street right-of-way, to permit its function as buffer between the hotel and the residential development;
 - the deletion of the pier and bridge structures;
 - a reconfiguration of the marina to maximize moorage and facilitate access from a location convenient to the marina parking; and
 - development of shoreline and pedestrian/bicycle system concepts in accordance with Council policy.
- (c) The approval in principle of the document entitled "Bayshore Gardens CD-1 Guidelines", to be submitted for final approval at the time of by-law enactment.
- (d) THAT, prior to the enactment of the Bayshore CD-1 by-law the property owner shall, at no cost to the City:
- (1) ^{sub.} Obtain and submit to the City a copy of all soils studies and the consequential remediation plan, approved by the Ministry of Environment, Environment Canada and Department of Fisheries and Oceans and acceptable to the City; and, to execute agreements satisfactory to the Director of Legal Services and the City Manager, in consultation with appropriate Department Heads to:
- a) provide for the remediation of any contaminated soils on the subject site in accordance with a remediation plan approved by the Ministry of Environment, Environment Canada, and the Department of Fisheries and Oceans, and acceptable to the City; and

Cont'd

Clause No. 1 cont'd

b) indemnify the City, the Approving Officer, and the Park Board against any liability or costs which may be incurred as a result of the presence of contaminants on the subject site or any failure to carry out the aforementioned approved Remediation Plan.

(ii) Sub. Submit to the City a remediation plan for all on and off-site streets and 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.

(iii) Sub. Execute a Section 215 agreement satisfactory to the Director of Legal Services that there will be no occupancy of any improvements on the subject site constructed pursuant to this rezoning until the contaminated soils on the subject site have been remediated to the satisfaction of the City, the Ministry of Environment and all relevant Federal authorities, in accordance with a remediation plan approved by the Ministry of Environment, Environment Canada, the Department of Fisheries and Oceans and acceptable to the City.

(iv) Execute an agreement satisfactory to the Directors of Legal Services and Housing and Properties ensuring that the property owner will either develop and convey to the City or 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.

Cont'd

Clause No. 1 cont'd

- (v) Execute a Section 215 agreement, to be held by the Director of Legal Services, pending further Council direction on this matter, 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.
- (vi) Execute a Section 215 agreement, satisfactory to the Director of Legal Services and the Director of Housing and Properties, prohibiting stratification of units developed under the rental incentive.
- (vii) Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation, providing for a payment, either by way of lump sum or otherwise, in lieu of park facilities in the following amount:
 - a) \$5 million; plus
 - b) an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of enactment to the date of final payment on the outstanding balance from time to time.
- (viii) Execute agreements satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation to ensure that park, or payment-in-lieu of park funds, are provided to meet the requirements of park deficient units, and that the entire (2.4 acres) on-site park requirement is developed to the satisfaction of the General Manager of Parks and Recreation within 6 years of the date of by-law enactment.
- (ix) Execute an agreement satisfactory to the Directors of Legal Services, Housing and Properties, and the General Manager of Parks and Recreation, providing for a payment, either by way of lump sum or otherwise, in lieu of community facilities, which will be constructed on the adjacent Marathon site, in the following amount:
 - a) \$771,300; plus

Cont'd

Clause No. 1 cont'd

b) an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of Public Hearing to the date of final payment on the outstanding balance from time to time, provided however that the outstanding balance must, in any event, either be paid upon the commencement of construction of the facility; or upon enactment of this rezoning by-law, whichever is later.

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an Air space pch. ?
A.O. will have to
sign.*

Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation for the Bayshore's operation of those parking facilities, located under the Central Park.

(xi) Execute an agreement satisfactory to the Director of Legal Services and the Superintendent of Schools for the payment of 20% of the extraordinary costs, if any, associated with the construction of the school (as determined by the School Board) in Marathon's Western Neighbourhood, to be paid:

- a) upon commencement of school construction; or
- b) upon enactment of this rezoning by-law, whichever is later.

(xii) Execute an agreement satisfactory to the Director of Legal Services and the Superintendent of Schools providing for a payment, either by way of lump sum or otherwise, representing the Bayshore's portion of the costs of providing a shared multipurpose room for after school care, family place and public health facilities on the Marathon site, in the following amount:

- a) \$113,000; plus

Cont'd

Clause No. 1 cont'd

- b) an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of Public Hearing to the date of final payment on the outstanding balance from time to time, provided however that the outstanding balance must, in any event, be paid upon the commencement of construction of the facility; or upon enactment of this rezoning by-law, whichever is later.
- (xiii) Execute an agreement satisfactory to the Director of Legal Services and the Chairman of the Library Board for the payment of a portion of the extra costs associated with providing library service for the residents of the Bayshore site, calculated as follows:
- a) \$70,000; plus
 - b) an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of Public Hearing to the date of final payment on the outstanding balance from time to time, payable prior to occupancy of the first residential dwelling unit.
- (xiv) Execute an agreement satisfactory to the Directors of Legal Services, Social Planning and Housing and Properties for either:
- a) the provision of a fully furnished, day-care facility for 47 children, as determined by the requirements for both the commercial and residential components, and its conveyance to the City, all of the foregoing to be at no cost to the City; the facility shall comprise 5,200 sq. ft. of indoor space and 5,600 sq.ft. of immediately adjacent, fenced and equipped outdoor playspace and must meet all requirements for community care and daycare facilities, and the licensing thereof; or
 - b) other suitable arrangements as determined by Council.

Cont'd

Clause No. 1 cont'd

- (xv) Execute an agreement satisfactory to the Directors of Legal Services and Social Planning to provide for an ongoing operating subsidy by the Bayshore for the childcare facility, if so required by Council and on such terms as it may establish, from time to time.
- (xvi) Execute an agreement satisfactory to the Directors of Legal Services and Social Planning for the provision of:
- a) public art, the value of which would be based on the calculation of \$1 per revenue producing sq. ft. (as determined by the Director of Social Planning) of improvements to be constructed pursuant to this rezoning; or
 - b) a payment in lieu of public art calculated on the basis of \$1 per revenue producing sq. ft. (as determined by the Director of Social Planning); or
 - c) a combination of a and b.
- (xvii) *sub.* 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; and to provide for the grant of all necessary street dedications and rights-of-way for the Services, at no cost to the City, and 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) 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 of the Services;

Cont'd

Clause No. 1 cont'd

- b) no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be applied for until the design of all the Services is completed to the satisfaction of the City Engineer;
- c) no occupancy of any buildings or improvements constructed pursuant to the rezoning shall be permitted until such of the Services as the City Engineer considers, in his sole discretion, to be appropriate for each phase (should this project be developed in phases) are completed to the satisfaction of the City Engineer.

(xviii)
sub.

Execute agreements satisfactory to the City Engineer and the Director of Legal Services, obligating the registered property owner to carry out the following at no cost to the City:

+ sec. 75?

- a) design and construct the shoreline works including a waterfront pedestrian/bicycle system (collectively called the "Shoreline Works"), in accordance with the conceptual design approved by Council, to the satisfaction of the City Engineer. The Shoreline Works may be constructed incrementally with adjacent developments on the sites, but in any event are to be completed within 6 years of enactment. 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 improvement to be constructed on the subject site pursuant to this rezoning shall be applied for until the design of the Shoreline Works is completed to the satisfaction of the City Engineer; and

Cont'd

Clause No. 1 cont'd

sub.

Shoreline
improvement

- iii) no occupancy of any 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) maintain and enhance the existing temporary walkway from Denman to Cardero to the satisfaction of the City Engineer until the permanent system is constructed;
- c) grant all requisite rights over lands containing the Shoreline Works and access thereto, to the satisfaction of the City Engineer and the Director of Legal Services, provided however the lands containing the Shoreline Works are to be transferred in fee simple to the City;
- d) assure access to, and 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;
- e) to indemnify the City for all costs and losses to the City relating to private utilities, including storm sewer outfalls, sited in the lands containing the Shoreline Works;
- f) provide such services (including parking facilities) on the upland portion of the site as may be required by the Director of Planning and the City Engineer for any development (whether existing or planned) of the water lot portion of the site;
- g) maintain the water lots 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; and

Cont'd

Clause No. 1 cont'd

- sub. h) 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.
- (xix) Execute an agreement, satisfactory to the Director of Legal Services and the City Engineer, obligating the property owner to:
- sub. a) contribute to the cost of the salt water pump station nearest to Cardero Street including all equipment required for the operation of the pumping station and all valves, connections, water intakes and components appurtenant thereto, with the locations to be determined by the City Engineer;
- b) contribute to the cost of the distribution mains including all valves, couplings, hydrants and connections appurtenant thereto extending from the pumping station to terminate approximately at the north side of Georgia Street; and
- c) fund 100% of the cost of the distribution pipes including all pipes, valves, couplings and connections appurtenant thereto installed and connected to the distribution mains solely to provide service to individual properties within the site.

These contributions are to be paid to Marathon to offset its contribution obligations if paid within five years of the completion of the salt water pump station. Cost sharing arrangements are to be reported to Council prior to enactment.

- sub. (xx) Execute agreements, satisfactory to the City Engineer and the Director of Legal Services, securing all necessary rights-of-way in favour of the City for transit corridors and public open spaces, considered necessary by the City Engineer at no cost to the City.

Cont'd

Clause No. 1 cont'd

- (xxi) sub. Execute an agreement, satisfactory to B.C. Transit, the City Engineer, and the Director of Legal Services, for the design, construction and installation of a transit tunnel under Building D at no cost to the City.
- (xxii) sub. Make arrangements with the property owner of the site to the east, satisfactory to the City Engineer and the Director of Legal Services, to acquire land on the east side of the extension of Cardero Street to facilitate dedication and construction of the Shoreline Works thereon at no cost to the City. Marathon
See IA
- (xxiii) Execute an agreement, satisfactory to the City Engineer, and the Director of Legal Services, to construct, maintain and own the proposed fountain at the southeast corner of the marina at no cost to the City.
- (xxiv) sub. Execute an agreement, satisfactory to the City Engineer, and the Director of Legal Services to design, construct, and maintain the proposed underground parking tunnel under the new central street at no cost to the City. The terms of any leases of the future dedicated road must be reported to Council prior to enactment.
- (xxv) sub. Execute an agreement, satisfactory to the City Engineer, and the Director of Legal Services, for integration of the marina entrance ramps to the Shoreline Works at those locations satisfactory to the City Engineer in consultation with the Director of Planning at no cost to the City.
- (xxvi) sub. Execute a flood plain covenant satisfactory to the Director of Legal Services and the Ministry of Environment.
- (xxvii) ✓ Obtain approval and registration of a compatible subdivision plan.

Cont'd

Clause No. 1 cont'd

- (e) The above 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.
- (f) The above 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.

The agenda included the following summary of the proposed changes:

SUMMARY OF PROPOSED CHANGES

	Current Status	Proposed Amendment (If Approved)
Zone	CD-1 and CWD	CD-1
Use	hotels restaurants cocktail lounges night club merchandise mart theatre apartment buildings office buildings marine facilities convention centre	service uses including hotel, restaurant, retail and other multiple dwellings office marine, terminal or berth
Density	approximately 1,360,400 sq. ft. (126 385 m ²)	47,710 m ² hotel 4,225 m ² retail, office + service <hr/> 102,000 m ² residential 153,935 m ² total
Height	280 ft. (85 m)	74 m

Cont'd

Clause No. 1 cont'd

A summary of correspondence received and circulated prior to the Hearing, included two letters supporting the application and one expressing concern regarding the potential loss of water views at street ends (on file in City Clerk's Office).

Mr. Larry Beasley, Associate Director, Central Area Projects Division, provided an overview of the development proposal, noting the planning for the site has occurred within the policy context earlier approved by Council. While the applicant is seeking a rezoning for the site, there are currently certain development rights now in place. Mr. Beasley also noted that other policies related to street layout, bicycling, walkways, seawall design and earthquake preparedness, as well as the recommendations contained in the Clouds of Change report and the Georgia Street Public Realm Concept Plan, have guided the planning work for the site. The proposed density is generally within the context of the existing policies. The payment-in-lieu to make up for the park shortfall, in the amount of \$5 million, was approved by Council in August 1991. A social housing component has been provided in accordance with the existing policy for the inner city. A transit corridor has been reserved. The soils remediation issue has been dealt with, and favourable comments have been received from both the Federal and Provincial Governments. Mr. Beasley emphasized that the presence of a policy context has proved to be invaluable and time saving for both the staff and the developer, and has allowed the discussions to focus on more detailed technical issues.

Mr. Beasley also drew to Council's attention a typographical error on page 5 of the draft by-law for the site, which was before Council, noting the figure in Table 2 for the maximum floor area for "retail, office and service uses" should be changed from 2090 m² to 2490 m². Mr. Beasley advised that item 2 on the agenda is a consequential amendment related to item 1, to rezone a small portion of water on the Denman Street end from CD-1 to RS-1, and reflects a necessary cleaning up of the zoning map.

Mr. Ian Smith, Planner, with the aid of a slide presentation, provided a detailed review of design objectives and issues related to the development proposal. Mr. Smith advised the residential use and removal of a significant amount of retail use is in line with Council policy. In terms of the proposed marina, there are currently 180 berths, and it was proposed the number be reduced to 140 berths. As staff are recommending the deletion of the bridge and pier system around the marina from the design, it is proposed that 180 berths should be retained. Mr. Smith also explained the height of the residential towers, noting they are generally a maximum height of 190 feet, with the exception of the building on the east end of the site, which is 240 feet.

Cont'd

Clause No. 1 cont'd

The Director of Planning, together with the City Engineer, Director of Housing & Properties, Park Board and the Urban Design Panel, support the application and recommend its approval.

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

Michael Geller, on behalf of the applicant, thanked City staff for the close collaborative process which has been followed relative to this application, and noted the plan has benefitted from this process. There were 80 public meetings, leading up to the application being referred to Public Hearing by Council on August 13, 1991. Mr. Geller identified the changes which have occurred through the planning process, particularly the substitution of residential for commercial uses. The initial concept for the site did not propose any dedicated park, while the current plan provides for 2.4 acres of developed park, which will be turned over to the City. The \$5 million payment-in-lieu of park has also been accepted by the applicant as a contribution to the City, in addition to contributions for other purposes of approximately \$2 million. A publicly dedicated road will be provided through the site to meet public requirements. The building heights have been reduced, and the building proposed on the western edge of the site has been moved. The amount of water on the site has been modified and reduced, and it is intended to serve as an attraction, not a barrier. The width of the walkway on the perimeter of the site has been increased from 25 feet to 35 feet to include a bikeway, and is part of the continuous walkway system along the water's edge. The pier and bridge system, which were to provide public access to the water, have been deleted.

While the applicant has accepted the social housing requirement, as set out as a condition in the by-law, the City's policy in this regard could benefit from some flexibility. The development represents a true residential mix, with a range of household types. The applicant has provided a high level of public benefit in exchange for zoning benefits. Mr. Geller also noted there are 27 different legal agreements to be completed prior to the rezoning by-law being enacted.

Richard Denny, Vancouver Rowing Club, expressed concern regarding the shortage of programmable playing fields in the West End. While this proposal incorporates park space in the development of the site, it is for passive use only. The development of the adjoining Coal Harbour site will add to the pressure for both active and passive use facilities. The \$5 million payment-in-lieu of parks offers the City a means by which to address this problem.

Clause No. 1 cont'd

Paul Hundal, West Vancouver, expressed concern regarding the impact of the proposed development on the traffic in the area, particularly at the intersection of Denman and Georgia. The traffic at this intersection is presently beyond capacity, and increased growth in the area will only add to the pressures on this intersection and the Lion's Gate Bridge. Mr. Hundal stated the peak traffic demands may be worse on weekends than weekdays. Mr. Hundal suggested a possible solution may be to make Georgia Street one-way traffic westbound at this location, or install a traffic island to prevent traffic from turning left onto Georgia from Denman Street (adjacent to the site). Mr. Hundal also expressed concern regarding the loss of viewscape due to the development, and suggested the two towers along Denman should be eliminated in the interest of protecting views and reducing the traffic burden.

Trudy Buckler Blake, Musicians Association for Co-op Housing, urged Council to require the developers of the Bayshore site and the Marathon site to provide live/work space for both performing and visual artists. These types of facilities are not available for the art community and are desperately needed.

R. Erickson indicated support for the proposal, particularly the amount of open space and the residential towers. As the site is situated next to Stanley Park, the amount of park space provided on the site is adequate.

Corinne Zajac, 1400 Block West Georgia Street, indicated support for the proposed development. The residential units to be constructed will provide a great opportunity for people wanting to live close to work and amenities in the downtown area.

Darrell Burnham, Executive Director, Coast Foundation, encouraged Council to consider an alternate approach in regard to the provision of social housing, and suggested a change in the policy to allow the social housing component to be transferred to an alternate site in the City. The competition for social housing funding allocation makes it extremely difficult to proceed with the social housing component concurrent with the other development on the site. The size and nature of the site limits the ability to blend market and non-market housing. Mr. Burnham indicated strong support for the City's policy in requiring social housing units.

Kevin Cassidy, 1000 Block Beach Avenue, spoke in support of the proposal, which will benefit people wishing to live close to work and recreation facilities in the downtown area.

Cont'd

Clause No. 1 cont'd

Terry Longair, 1200 Block Beach Avenue, spoke in support of the development, and advised he is pleased with the residential component. The design fits well with the surrounding area.

Rob Bakos, 1600 Block Beach Avenue, supported the proposal and, in particular, the provision of a continuous walkway on the waterfront.

Karl Graham, 1700 Block Davies Street, stated tourism is important to Vancouver, and the proposed buildings will block public access to the water and negatively impact on tourism. Eastbound vehicles on Georgia Street will have difficulty accessing the site. This development will not house families, except for the social housing units, due to the cost. Mr. Graham expressed concern regarding the park areas and open spaces between buildings, suggesting these areas will attract transients, which will pose a threat to public safety at night.

Vicki Gibson, Musicians Association for Co-op Housing, advised that artists have special housing needs, and while much progress has been made in providing live/work housing in recent years, much more is required. Most artists are required to rent both residential and rehearsal space. Ms. Gibson urged Council to require housing on this site which meets the needs of people from a broader income mix.

Mohammed Esfahani, 1500 Block West Georgia Street, congratulated the developer and the architect on a well-planned design. The slim towers on Georgia Street are in harmony with the existing towers along Georgia to the south of the site.

Phil Boname indicated support for the proposal. This is the most high profile property in the Lower Mainland, and while it is not possible to meet everyone's aspirations, many trade-offs have been achieved. The design of the buildings and the open space is admirable. Traffic will be a major problem on Georgia Street, not due to turning movements, but the volume of east-west traffic. The City Engineer should address this situation, along with the need for a people movement system in the downtown area.

Mr. Boname suggested that Council's policy of requiring 20% social housing in large developments such as this, is not the best way to address the social housing shortage, and urged Council to request staff to readdress this issue.

Cont'd

Clause No. 1 cont'd

Mr. Beasley responded to some of the questions raised by the delegations, noting the various concerns are similar to those raised at recent meetings in the West End. In regard to the contribution from the developer in lieu of park, the Park Board is expected to put forward a proposal early in the new year regarding the allocation of those funds. The Directors of Housing & Properties, Social Planning and Planning are presently working on a report concerning artists housing, which is expected to be completed within the next several months. Concerns with respect to views have been taken seriously by staff, and the slim towers are intended to maximize views through the site. The social housing requirement is in keeping with Council's policy and instructions, and staff are confident the social housing units can be accommodated in a supportable way if Provincial funding is forthcoming. Staff have also gone to extreme efforts to ensure the design is supportive of families and children, and is based on the principle that if the design is good for children, it will work for everyone. It is recognized that this development will impact on traffic, but with the appropriate traffic measures, this can be managed. It will also enable people who may now be commuting to reside closer to work.

Mr. Beasley responded to a question from Council concerning the report on day care operating subsidy, and advised the Director of Social Planning is consulting on this matter with the community, and there are issues yet to be resolved. The prior-to condition in this regard has been drafted in a manner which provides Council with time to deal with this issue. In regard to park area achieved through fill, Mr. Beasley advised that this represents a benefit of approximately \$1 million to the developer, however, it is intended to turn this park area over to the City.

MOVED by Ald. Pull,

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

- carried unanimously

Cont'd

Clause No. 1 cont'd

MOVED by Ald. Davies (in amendment),

THAT the total density for the development be reduced from 2.85 fsr to 2.5 fsr, including a 0.5 fsr rental incentive component.

- LOST

(Aldermen Bellamy, Chan, Owen, Price, Puil
and the Mayor opposed)

MOVED by Ald. Davies (in amendment),

THAT prior-to condition (d)(iv) be amended to read as follows:

Execute an agreement satisfactory to the Directors of Legal Services and Housing & Properties ensuring that the property owner will either develop and convey to the City or 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 & Properties to achieve the social housing components identified for this site, or provide a payment-in-lieu, acceptable to Council, for the provision of social housing elsewhere in the West End.

- LOST

(Aldermen Bellamy, Chan, Owen, Price, Puil
and the Mayor opposed)

Underlining denotes amendment

MOVED by Ald. Wilson (in amendment),

THAT the by-law be amended to require a minimum of 25% of the residential dwelling units be for family housing, in accordance with Council's guidelines.

- LOST

(Aldermen Bellamy, Chan, Owen, Price, Puil
and the Mayor opposed)

Cont'd

Clause No. 1 cont'd

MOVED by Ald. Wilson (in amendment),

THAT prior-to condition (d)(vii) be amended to read as follows:

Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Parks & Recreation, providing for a payment, either by way of lump sum or otherwise, in lieu of park facilities in the following amount:

- a) \$8.87 million; plus
- b) an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of enactment to the date of final payment on the outstanding balance from time to time.

- LOST

(Aldermen Bellamy, Chan, Owen, Price, Puil
and the Mayor opposed)

Underlining denotes amendment

The amendments having lost, the motion by Alderman Puil was put and CARRIED UNANIMOUSLY.

2. Rezoning: Portion of North Foot of Denman Street

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

REZONING: PORTION OF NORTH FOOT OF DENMAN STREET (East half of Parcel No. 2 - Water Lot Fronting Denman Street)

Present Zoning: CD-1 Comprehensive Development District
Proposed Zoning: RS-1 District Schedule

- (i) If approved, the draft by-law would rezone the remaining portion of the Bayshore CD-1, and would restrict use of this area to marina, park and other uses permitted by the RS-1 District Schedule.

Cont'd

1601 W. Georgia Street
(Bayshore)

BY-LAW NO. 7232

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-397(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this by-law, and Schedule "A" of this by-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Intent

The intent of this By-law is to permit the development of the site with residential use, hotel renovation and expansion, and some local retail, office and service uses in a form which complements and is compatible with the character of adjacent areas.

3. Definitions

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

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.

Live-aboard means a marine vessel used primarily for navigation and only incidentally for residential purposes, and that is not heavily dependent on shore-based facilities.

Rental Incentive Units means units having a net floor area of less than 69.7 m² which are secured by agreement for rental use only.

4. The only uses permitted within the area outlined in black on Schedule "A", which area shall be more particularly described as CD-1(321), 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:

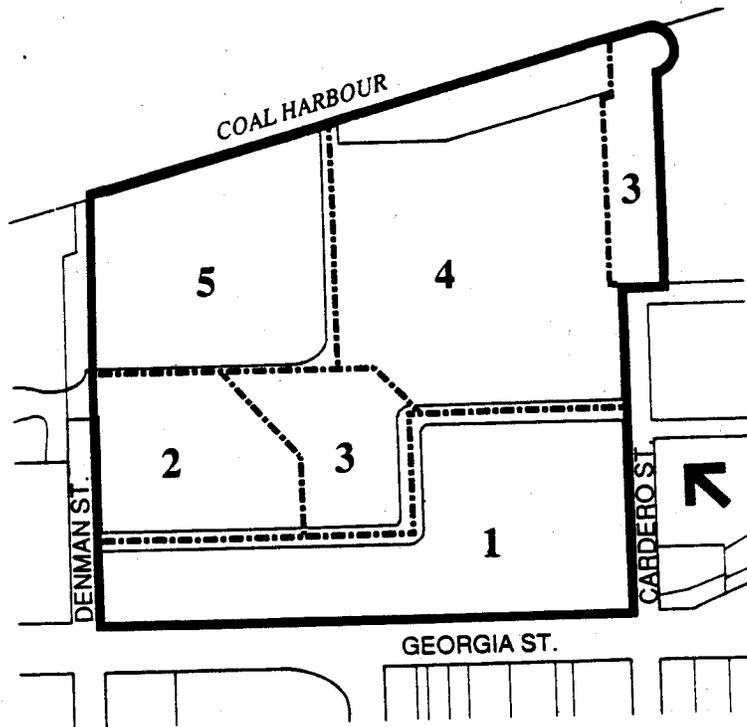
- (a) a maximum of 980 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 230 units are provided in accordance with the requirements of the rental incentive;
 - (ii) of the units remaining, deducting those 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, at least 50 percent shall be designed for family housing consistent with and comprising part of the requirement above;
- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, and vehicle dealer;
- (c) service uses, including hotel, but not including animal clinic, auction hall, bed and breakfast accommodation, body-rub parlour, drive-through service, funeral home, 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) community, cultural and recreational uses;
- (f) marine terminal or berth;
- (g) parking uses; and

(h) accessory uses customarily ancillary to the above uses.

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 maximum floor area for uses listed in this table shall not exceed the totals set below.

TABLE 1

USE*	MAXIMUM TOTAL FLOOR AREA
Residential Uses	102 000 m ²
Retail, Office, and Service Uses	4 225 m ²
Hotel	49 710 m ²

*uses permitted but not listed in this table are not limited by this sub-section

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

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

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 1.25 m and to

which there is no permanent means of access other than a hatch;

- (f) residential storage space provided that where space is located at or above the base surface, the maximum exclusion shall be 3.72 m² per dwelling unit; and
- (g) amenity areas accessory to residential use, including community rooms as required in section 8.3 of this by-law, provided that the total area excluded does not exceed 5 000 m².

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, and provided further that the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
- (b) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 560 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.

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

TABLE 2
MAXIMUM FLOOR AREA TOTALS (in square metres)

USE*	SUB-AREA (from Diagram 1)				
	1	2	3	4	5
Residential Use	74 410	21 090	N/A	6 500	N/A
Retail, Office and Service Uses	630	640	N/A	2 490	465
Hotel			N/A	49 710	N/A

*uses permitted, but not listed in this table are not limited by this sub-section.

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

TABLE 3
MAXIMUM NUMBER OF DWELLING UNITS

USE	SUB-AREA (from Diagram 1)				
	1	2	3	4	5
Maximum Number of Units	735	160	N/A	85	N/A

6.7 Notwithstanding Section 6.6, the maximum number of residential units may be increased or decreased by 5 percent in each sub-area, providing that the development total does not exceed 980 units.

7. Height

7.1 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)

USE	SUB-AREA (from Diagram 1)				
	1	2	3	4	5
Maximum Height	74	50	0	55	5

8. Residential Component

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

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

8.3 A community room shall be provided in every building containing core-need households.

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 with a maximum of 10% over the minimum;
- (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, 1 space for each 10 m² of gross floor area for the next

400 m² to a total of 500 m² of gross floor area, and 1 space for each 20 m² over 500 m² of gross floor area with a maximum of 10% over the minimum;

- (c) market owned residential dwelling uses shall provide a minimum of 0.9 spaces for each dwelling unit plus 1 space for each 200 m² of gross floor area, with a maximum of 1.1 spaces for each dwelling unit plus 1 space for each 200 m² of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided;
- (d) market guaranteed rental residential dwelling uses shall provide a minimum of 0.4 spaces for each dwelling unit plus 1 space for each 100 m² of gross floor area, with a maximum of 0.6 spaces for each dwelling unit plus 1 space for each 100 m² gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided;
- (e) live-aboard residential dwelling uses shall provide a minimum of 1.2 spaces for each live-aboard, with a maximum of 1.4 spaces for each live-aboard;
- (f) 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 gross floor area;
- (g) recreational and cultural uses, including charter boat uses and facilities for parking bicycles, shall provide parking as determined by the Director of Planning in consultation with the City Engineer;
- (h) hotel uses shall provide 1 space for tour bus parking, having the dimensions of a loading space, for every 200 hotel rooms; and
- (i) hotel uses shall provide 1 additional space for every 50 hotel rooms.

10. Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that 1 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 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. By-laws numbered 4015 and 4065 are repealed.

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

DONE AND PASSED in open Council this 9th day of
November, 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 9th day of November 1993, and numbered 7232.

CITY CLERK"

5. Text Amendment: Kent Avenue South Building Line

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

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

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

The Director of Planning recommended approval.

There was no correspondence received on this matter.

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

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

- CARRIED UNANIMOUSLY

6. Text Amendment: Affordable Housing Amendments

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

TEXT AMENDMENT; AFFORDABLE HOUSING AMENDMENTS

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

cont'd..

Clause No. 6 (cont'd)

The Director of Planning recommended approval.

There was no correspondence received on this matter.

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

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

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

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

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

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

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

cont'd..

Clause No. 6 (cont'd)

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

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

- CARRIED

(Councillor Kwan opposed)

7. Text Amendment: Insufficient Quorum -
Outstanding Rezoning Applications

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

TEXT AMENDMENT: INSUFFICIENT QUORUM - OUTSTANDING REZONING APPLICATIONS

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

The Director of Planning recommended approval

There was no correspondence received on this matter.

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

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

- CARRIED UNANIMOUSLY

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

BY-LAW NO. 7324

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

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

1. By-law No. 6744 is amended:

(a) in section 3 by deleting the word "Core-needy" and substituting
the word "Core-need";

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

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

(c) in section 9.4 by deleting the word "core-needy" and substituting
the word "core-need".

2. By-law No. 6747 is amended:

(a) in section 3 by deleting the word "Core-needy" and substituting
the word "Core-need";

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

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

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

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

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

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

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

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

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

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

"(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"



CITY OF VANCOUVER

Planning

Price \$2.00
November 1993

Land Use and Development Policies and Guidelines

Bayshore Gardens (1601 West Georgia St.) CD-1 Guidelines (Bylaw No. 7232)(CD-1 No. 321)

Adopted by City Council November 9, 1993.

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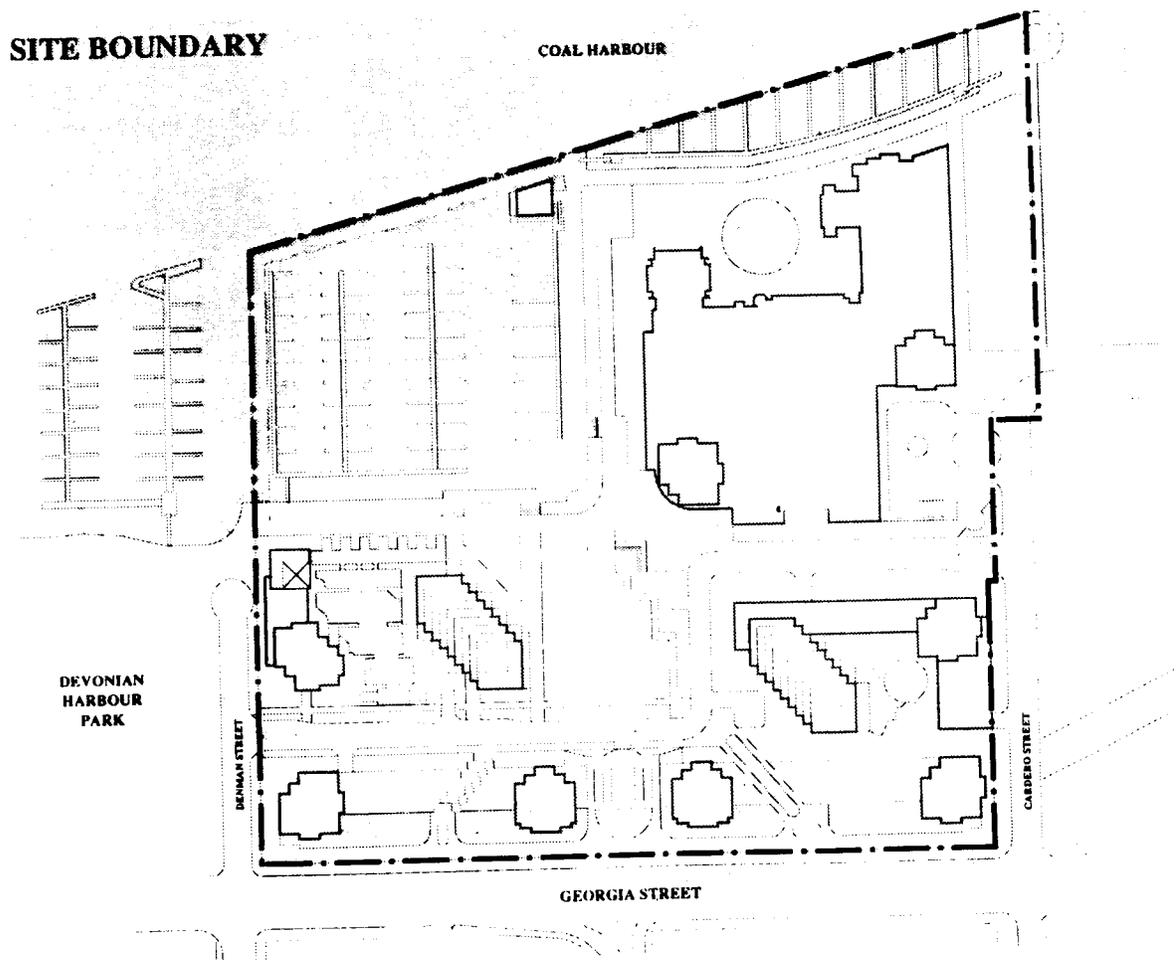
APPLICATION AND INTENT

These guidelines should be used in conjunction with the Bayshore CD-1 By-law, the City's shoreline treatment and pedestrian/ bicycle system concepts and the Council-adopted "Plaza Design Guidelines", to guide development of the Bayshore site. As well as assisting the development permit applicant, the guidelines will be used by City staff in the evaluation of proposed developments.

The guidelines will ensure that the design of individual development is compatible with the overall design concept for the Bayshore site and development on adjacent lands.

The site consists of 9.14 ha of land and water. It is bounded to the south by Georgia Street, to the north by the Harbour Headline, to the west by Denman Street and to the east by Cardero Street and the adjacent marina.

Figure 1. Bayshore Gardens Boundary



ORGANIZING PRINCIPLES

The site is organized around a new east/west street, which connects Cardero Street to Denman Street. At the centre of the site, on the Bidwell Street axis, is a public park linking the new street and the waterfront.

Key organizing principles guiding the pattern of development are:

- (a) protection of view corridors through the site;
- (b) creation of a local street that serves the site but discourages through traffic;
- (c) orientation of buildings around the new public, central park;
- (d) creation of a series of distinctive gardens and water areas;
- (e) gradation of building height down towards Devonian Park and waterfront;
- (f) creation of a hierarchy of public, semi-public and private spaces;
- (g) creation of four distinct areas - the Cardero Precinct with street oriented retail and residential uses, the Denman Precinct with the buildings set in a park-like environment, the Georgia Precinct with slim towers, and the Hotel Precinct which integrates with the residential development and the shoreline and parks systems;
- (h) public access to the waterfront;
- (i) integration of the Georgia Street gateway character; and
- (j) provision of housing consistent with livability, environmental, and household and income mix objectives.

OVERALL GUIDELINES

Siting

The location of buildings and open spaces should generally be as illustrated in the form of development approved in principle by Council on November 21, 1991, and described below. Limited variation in the setback of buildings from streets and parks can be considered where it improves public enjoyment of the spaces and livability of the units.

Principal building entries should be oriented to the new central street and along Cardero and Denman Streets.

Buildings along Georgia Street (A, B, C, D as shown in Figure 2) should be aligned, and set back a minimum of 10.0 m from the property line to allow for a future 6.0 m transit right-of-way plus setback.

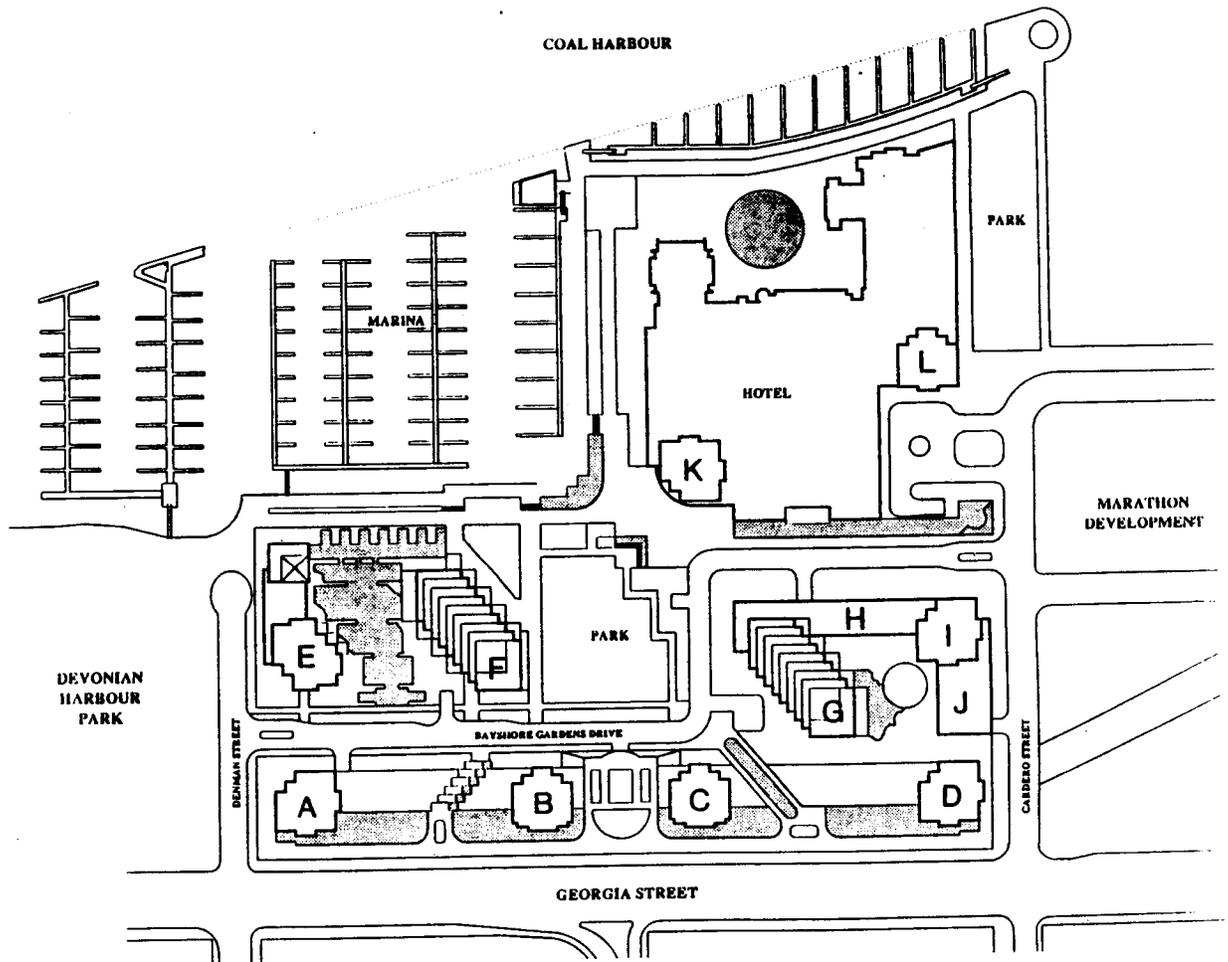
Buildings along Georgia Street should be spaced in a rhythm which corresponds to that proposed on the south side of the street. The two central buildings should be sited equal distances from the Bidwell Street axis.

The lower levels of buildings along Cardero Street should be built to the property line, to create a sense of street enclosure and definition.

The buildings along Denman Street should have a common setback of 1.5 m from the property line, in order to align with buildings south of Georgia and provide an opportunity for retail use of wider sidewalk.

Buildings G, H and I should be set back a minimum of 4.0 m along the eastern portion of the central street to permit private outdoor space for street-oriented units.

Figure 2. Site Plan



Open spaces in the development should be organized in a pattern that creates an integrated network of paths and places:

- (a) along Georgia Street;
- (b) along the central, Bidwell Street axis, including an overlook, central park, marine plaza and linear park out to the Harbour Headline;
- (c) Cardero street-end park;
- (d) waterfront walkway linking Stanley Park and the Coal Harbour developments to the east; and
- (e) diagonal access points from Georgia Street through the site to the waterfront.

3.2 Building Orientation

All buildings should be oriented to the existing West End street grid; the massing of buildings F and G should also define diagonal views and pedestrian links through the site.

The southern facade of buildings along Georgia Street should align with the street. The southern and eastern facades of the building at Cardero and Georgia Streets should align with those streets.

The southern facade of Buildings E and F should align with the central street. Other facades may vary in their orientation to enhance view opportunities and create architectural interest.

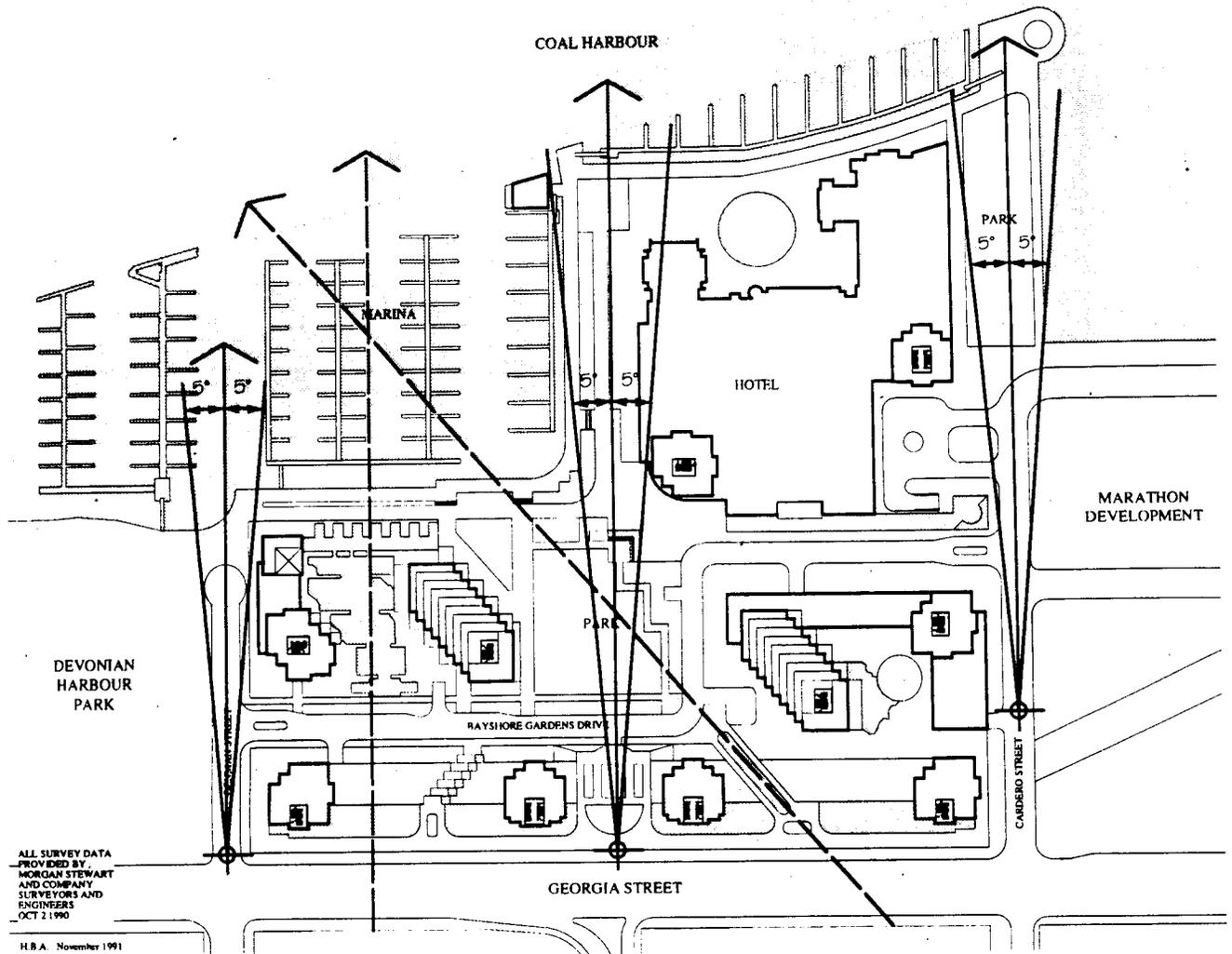
3.3 Views

Required street-end view corridors through the site should be preserved in accordance with City policy, including 5° street-end views down Cardero Street, Bidwell Street and Denman Street. Where 5° does not exist on one side of the view cone, it must be compensated for with a minimum 10° view on the other side (i.e. Bidwell Street). In addition, there are important street-level views through the site from Georgia Street that should be preserved.

There are also northerly private views from developments to the south of Georgia Street which should be preserved, as much as possible, by constructing slim towers within the footprints proposed in Figure 2 and the height limits stated in Table 1.

Figure 3 below illustrates the network of required and important views through and around the site.

Figure 3. Views



3.4 Massing Controls

3.4.1 Height

Buildings range in height from 2 to 25 storeys. The primary principles in establishing heights have been response to the adjacent city built form and stepping down from the park and waterfront. Consequently, the tallest tower (25 storeys) is in the south-east corner of the site, the lowest (16 storeys) is in the northwest, nearest the park and water. A minimum spacing of 25.0 m is required for those portions of buildings above 21.0 m in height.

Minimum tower heights as measured above the base surface, excluding sloping non-habitable roofs, mechanical services and architectural appurtenances, should not exceed the maximum heights outlined in the following Table 1.

TABLE 1 - BUILDING HEIGHTS

Building (from Figure 2)	Storeys	Height
A	18	52 m
B	22	64 m
C	22	64 m
D	25	74 m
E	16	46 m
F	17	50 m
G	19	55 m
H	4	12 m
I	22	64 m
J	6	18 m
K	18	52 m
L	18	55 m

3.4.2 Street Enclosure Buildings

Buildings H, J and the one-storey retail/service building on Denman should form a continuous, or nearly continuous vertical edge which defines the street.

- (a) Base: The lower floors will form part of the streetscape, and are important to the public realm and pedestrian character of the streets. Detailing of materials, patterns of fenestration and cornice lines should be used to achieve a comfortable pedestrian scale. Richer materials, more intensive decorative details and lighting should be used to enhance the "close up" view for the pedestrian.

Grade-level retail, office and service uses should be located on Georgia and Denman Streets. Maximum continuous frontage for individual tenancies should be 10.0 m, except on corners where frontage should increase to permit the necessary commercial depth. All uses should have direct pedestrian access. Display windows and individualized tenancy design should be used to enhance pedestrian interest.

Grade-level residential units facing the central street should have individual entrances from the street, either directly into the unit or through an entry courtyard. The frontage of individual units should not exceed 10.0 m and individual units should be identifiable. Bay windows and other architectural elements are encouraged to enhance pedestrian interest.

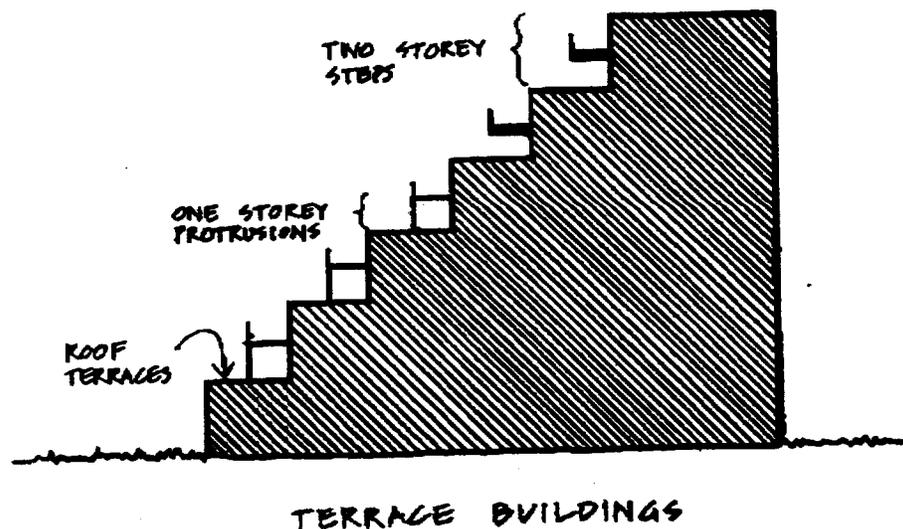
Entrances should be easily identifiable and enhanced through the use of elements such as low stone walls, steps, special paving, and special planting features.

- (b) Top: Floors above the fourth storey should be noticeably set back to reduce the scale of the building and increase available sunlight to the street. The roofs of low-rise buildings should be used for decks.

3.4.3 Terraced Buildings (F and G)

- (a) Base: The base should comprise one and two storey townhouse units which are easily identifiable with individual entries from the street and windows fronting onto the street. The frontage of individual units should not exceed 10.0 m. Bay windows and other architectural elements are encouraged to enhance pedestrian interest.
- (b) Middle: Buildings should generally step back in two storey increments with single level protrusions to increase the "stepping" and architectural interest as illustrated in Figure 4. Roof terraces and landscaping should be provided at each step.
- (c) Top: The elevator penthouse should be contained within the top floor of the building. The upper floorplates should not exceed 570 m², including all interior floor space, but excluding balconies up to 8% of the total residential floor area in the building.

Figure 4. Stepping



3.4.4 Towers (A, B, C, D, E and I)

- (a) Base: Residential floorplates of buildings A, B, C, D should be raised on columns above adjacent grade and should be designed to maximize views through and around the buildings. Large glass areas should be used to enhance the "transparency" of the buildings at grade. Principal building entries should be clearly defined through architectural design, including projecting canopies.
- (b) Middle: The average floorplate of the towers from the sixth storey to within four storeys from the top should not exceed 570 m², including all interior floor space, but excluding balconies up to 8% of the total residential floor area in the building: The maximum dimension of the diagonal should not exceed 36.0 m.
- (c) Top: Upper floors (at least four) should be stepped back in a series of roof terraces, especially on the north, east and west facades to reduce overall massing and create architectural interest. Changes in massing, fenestration size and/or shape and materials may be used to emphasize the top of each tower. Tower tops should complement rather than dominate the architecture.

Elevator penthouses should be generally flat roofed and screened, or integrated into a roof structure which is designed to complement the massing and roofscape. Rooftop terraces should not be enclosed with heavy noticeable structures.

3.5 Architectural Expression, Materials and Colour

An overall objective is to create a "family" of buildings conveying a simple contemporary architectural style which does not compete with the setting. Terraces and balconies should be landscaped where appropriate to enhance the "park-like" setting and create a distinctive architectural character.

3.5.1 Materials

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

3.5.2 Colours

The palate of colours should be soft, light and subtle, with accent colours.

3.5.3 Roofs

Towers should contribute to the skyline through the sculpting of upper floors of the buildings and the use of trellises and pergolas.

Low- and mid-rise building roofs should be landscaped to be attractive when seen from above; where this is not practical, attention should be paid to a careful 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 and compatible with the building.

3.5.4 Balconies

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

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.

3.5.5 Awnings, Canopies and Entries

Continuous weather protection in the form of awnings or canopies is encouraged wherever possible. It is recommended along: Cardero Street, the eastern retail hotel edge, and the north block of Denman Street. These should have 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, areas of weather protection are encouraged in non-landscaped areas where the public might congregate.

Entrances should create identity and a sense of address for buildings, dwelling units and stores. Residential and commercial entries should be separate and clearly identifiable.

3.5.6 Lighting

Particular attention should be given to the lighting design, with a hierarchy of fixture types designed according to functional needs.

This hierarchy should include high-level, general street lighting, mid-level pedestrian lighting, and low level bollard lighting in localized areas, such as plazas, parks, stairways, seating areas, etc. The lighting along the waterfront pedestrian/bicycle system should reflect a "marine" character and be consistent with that used in the marina neighbourhood development.

3.6 Residential Livability

3.6.1 Residential Character

The development includes a series of buildings, arranged about garden courts and central public park. Each enclave should focus on its own individual garden court.

Buildings should be separated through landscaping elements such as water elements, hedges and grade changes. Buildings should be designed to maximize the distance between units facing each other and to minimize overlooks from one unit to another.

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

Supervision of children's play areas should be available from lounge spaces provided on the ground floor of family buildings which overlook each residential courtyard. In addition, overview of the play areas should be provided on each floor with family units not facing the play areas. These should be provided by corridor niches which provide direct access to the play area via a stair.

School age children will likely use play areas near the school and in the parks. The size of pre-school aged children's play spaces is based on a calculation of 1 m² of play space per bedroom per unit (excluding the master bedroom). For the purposes of this calculation, a market family project contains an average of 1 bedroom per unit, and a non-market project has an average of 1.5 bedrooms per unit. Play areas should receive a minimum of two hours of sunlight at the equinox.

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

(a) Privacy:

- (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) Identity:

- (i) Ground floors of all buildings should be designed to express individual units; and
- (ii) Where landscaping of units occurs in the private zones of those units, it should permit reasonable customization by residents, for example, 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 with "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, where practical, good visibility from the street; and
 - (iv) Landscaping and lighting should enhance security.
- (e) Interaction with people:
 - (i) Each residential building should have its main entrance fronting the street;
- (f) Interaction with the physical environment:
 - (i) Habitable rooms must 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 provided which are suitable for adults and children and should be located so as to receive direct sunlight during most days of the year. Children's play areas should receive a minimum of two hours sunlight at the equinox.
- (g) Relationship to Street:
 - (i) Two-storey units are encouraged along the central street and the western edge of the park to prevent walling off the public realm with bedrooms at grade. This will introduce vertical expression into the streetwall, 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 Parks and Open Space

The pedestrian circulation system should link existing and proposed streets with parks and the public waterfront pedestrian system. Pedestrian circulation within parks should be natural extensions of the circulation patterns in nearby developments and the street system. 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. Consideration of climate should be taken in design and detailing. Where structures are proposed within parks the form should reflect the elements of neighbourhood architecture.

Where public and private open space abut, the public open space should be clearly defined by changes in grade (retaining walls, fences, steps, bench structures), material changes (paving, stone edging) and landscape device (hedges, planting beds, planted berms).

Safety and security throughout the development should be enhanced through adequate lighting levels, good visibility from surrounding streets and buildings, appropriate dimensions for pathways, steps and ramps with parapet walls, and guardrails or capstones separating grade changes exceeding .6 m in height.

The site should accommodate both active and passive functions of residents and visitors including walking, cycling, sitting and watching. It should also accommodate local community culture by providing gatherings places, public art and other special features such as fountains, raised viewpoints, and historical references.

The public open space network should link into the surrounding public realm by connecting adjacent waterfront pedestrian/bicycle systems and the existing street sidewalks.

3.7.2 Streets, Sidewalks and Walkways

The design of the streets, sidewalks and walkways should reflect the waterfront setting and tie into the adjacent marina neighbourhood development by using:

- (a) a palate of concrete, stone and accent paving with continuity of pattern, with special detailing to emphasize entrances, courtyards and high profile public spaces;
- (b) grass boulevards in residential areas;
- (c) simple, elegant, durable and functional street furniture; and
- (d) a Georgia streetscape which reflects the "Georgia Street Second Century".

3.8 Disabled Access

The pedestrian system, public open spaces and all buildings should be accessible to those with physical disabilities including:

- (a) all city sidewalks;
- (b) access linking the parks and the waterfront pedestrian system; and
- (c) access to the Georgia Street public open spaces.

3.9 Transit Corridor

The location and specifications of the required transit corridor will be as determined by the City Engineer and set out in the required legal agreement.

Residential development, public open space and the pedestrian circulation system should respect the potential at- or above-grade transit corridor options and minimize potential impact.

3.10 Parking Access

Parking entrances should be fully screened and integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Doors should be semi-solid. Good visibility of passing pedestrians when entering and exiting should be designed for.

Commercial parking should be separated from residential parking. All parking areas should be designed in accordance with the City's "Parking Garage Security Guidelines".

3.11 Recycling

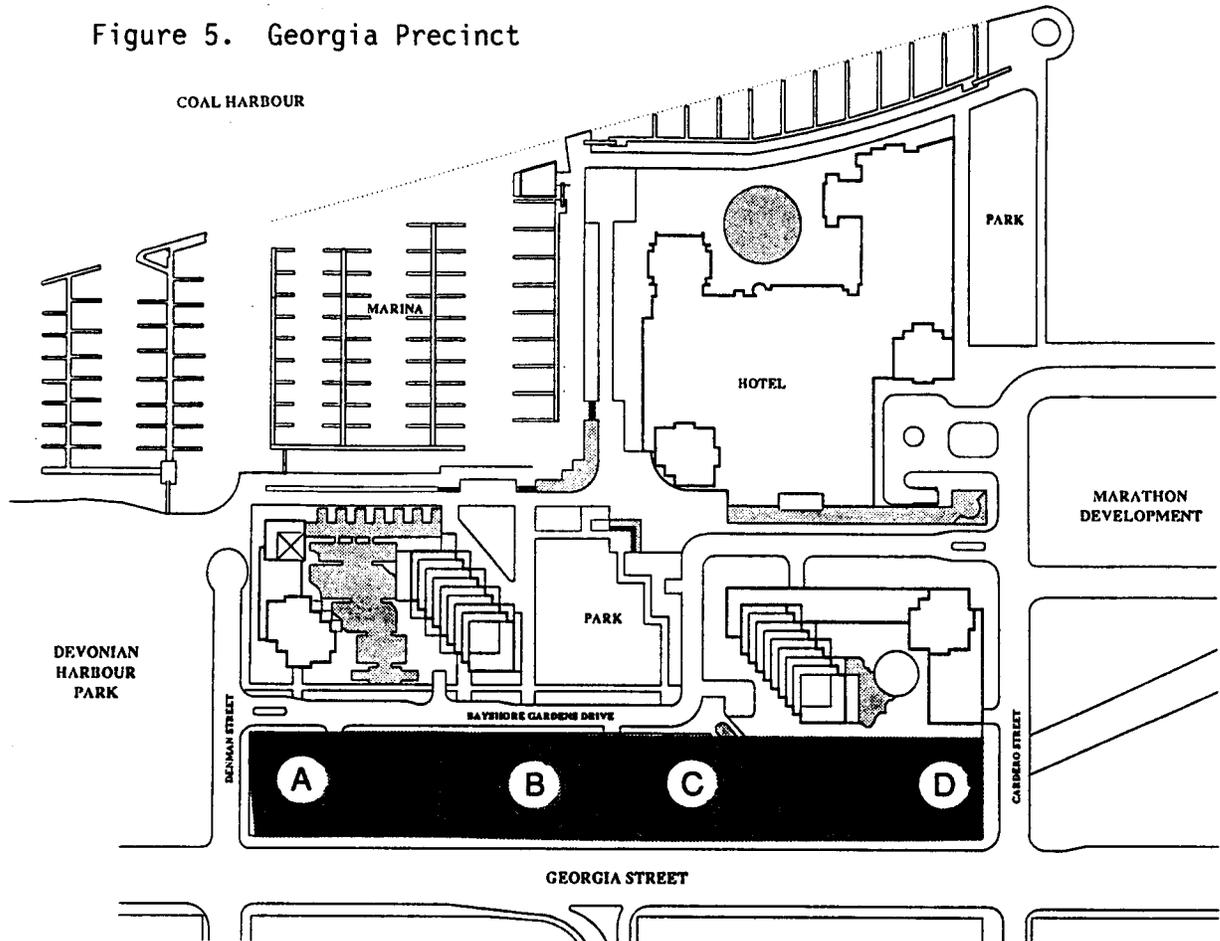
Provision should be made for storage space within the individual units and in the garbage storage and pick-up area to encourage recycling.

4 PRECINCT GUIDELINES

The Westin Bayshore property has been divided into a number of precincts for the purposes of specific guidelines for buildings and open spaces.

4.1 Georgia Precinct

Figure 5. Georgia Precinct



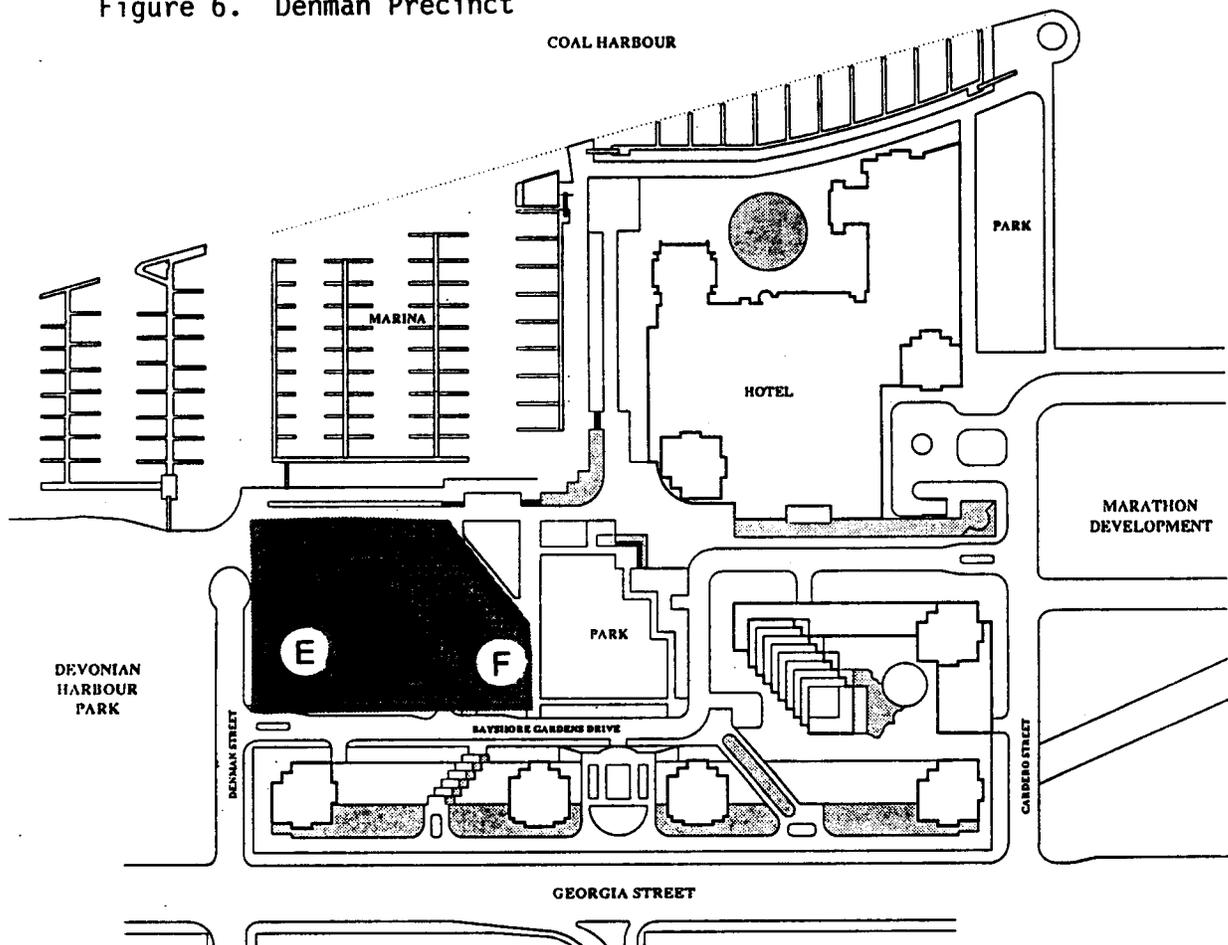
- 4.1.1 The Georgia Precinct consists of four towers, organized on the West End's orthogonal grid, and related to the rhythm of existing or proposed buildings along the south side of Georgia Street in accordance with the recommendations in the "Georgia/Alberni Study".
- 4.1.2 Towers should be set back 10.0 m from the Georgia Street property line to allow for a future transit right-of-way and buffering.
- 4.1.3 Residential units should be located above open glazed lobbies at grade.
- 4.1.4 The two centre towers B and C should be arranged on the Bidwell axis to form a visual gateway which frames a formal, landscaped street level plaza. Overlook and a view to the north should be provided at the plaza level, with direct access down to the park below.
- 4.1.5 The architectural expression of these towers should form a "family" of buildings in terms of general massing, materials, details, colour and fenestration.

4.1.6 The grade level on Georgia should have a formal landscape treatment combining paving, a double row of trees and formal water elements. This two block treatment should be consistent with the overall landscape concept for Georgia Street to provide a strong unified visual image and to enhance the quality of the Georgia Street Public Realm. The principal elements of this concept are as set out in the design specifications for the public realm on Georgia in the document entitled "Georgia Street -- Second Century". These include:

- (a) double row of regularly spaced street trees with integrated tree grates;
- (b) specially designed sidewalk creating a uniform pattern of exposed aggregate concrete and broom finish concrete which highlight the location of street trees, lighting and street furniture;
- (c) pedestrian level lighting, regularly spaced in concert with the new street tree planting; and
- (d) new street furniture (including garbage receptacles, bus shelters, pedestrian seating).

4.2 Denman Precinct

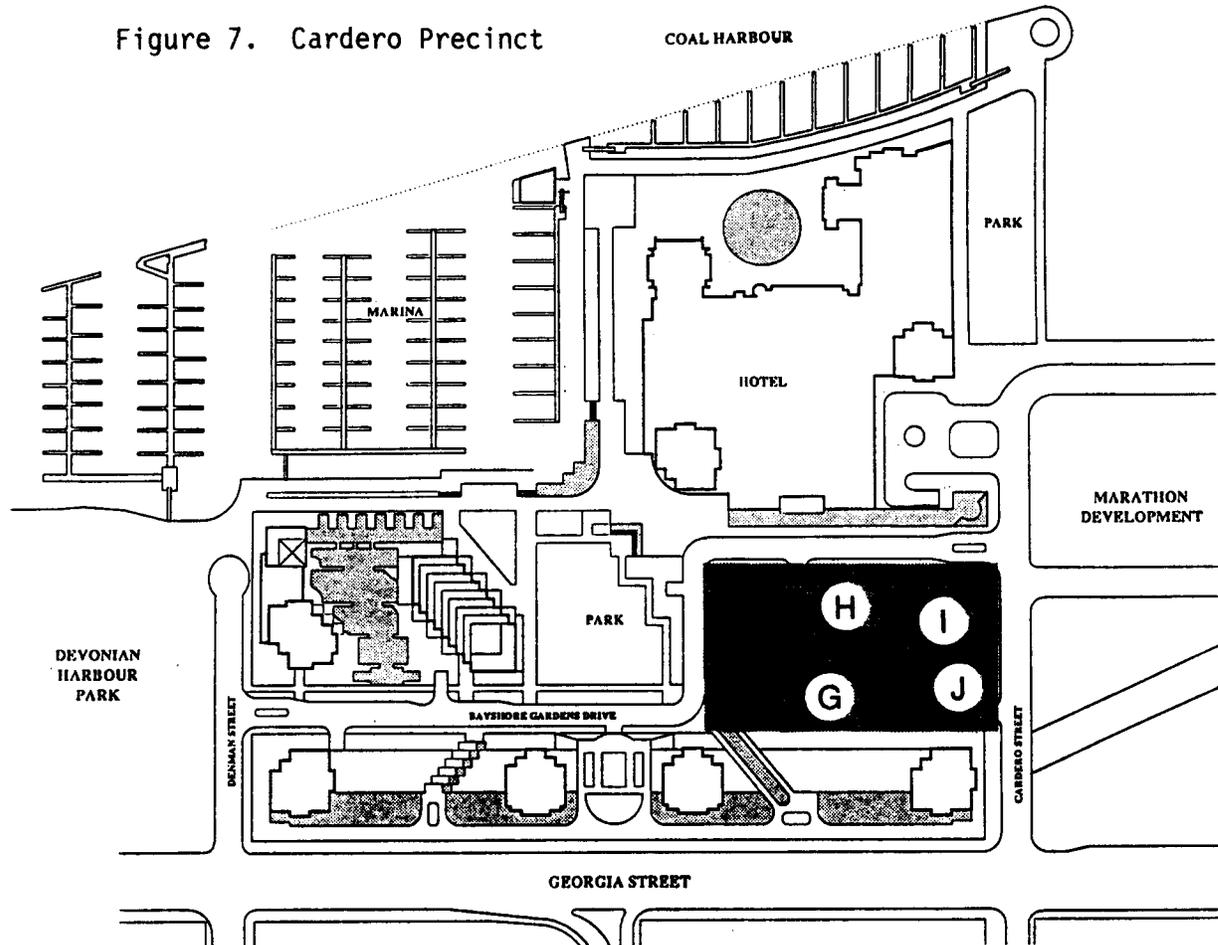
Figure 6. Denman Precinct



- 4.2.1 The Denman Precinct should consist of a combination of building types, as follows:
- (a) low streetwall, consisting of ground floor retail and service use, which defines Denman Street;
 - (b) a terraced building which defines the Central Park edge, and the diagonal view corridor; and
 - (c) a tower which marks the corner of Denman and the new street.
- 4.2.2 A restaurant/cafe pavilion at the foot of Denman Street should be designed as a focal point on the waterfront walkway. The building should be set back from the walkway to permit outdoor seating.
- 4.2.3 The buildings should define a semi-private court, designed with a "water garden" theme. Visual access and public enjoyment of this water garden should be provided by viewing and seating areas along the Seawalk edge and along the new central street. A secure child's play area should be incorporated with direct and safe access from both buildings E and F. Opportunities to provide private outdoor space adjacent to the water for the ground level units, should be maximized.
- 4.2.4 Buildings adjacent to the park should be set back with formal landscaped elements used to separate public and private outdoor areas. Front door access to ground level units within this building should be provided from the public walkway bordering the park.
- 4.2.5 In order to preserve major northerly public views at ground level, careful consideration should be given to planting which will not obscure pedestrian views from the street across the central semi-private open space while still defining the edges of the public space.

4.3 Cardero Precinct

Figure 7. Cardero Precinct



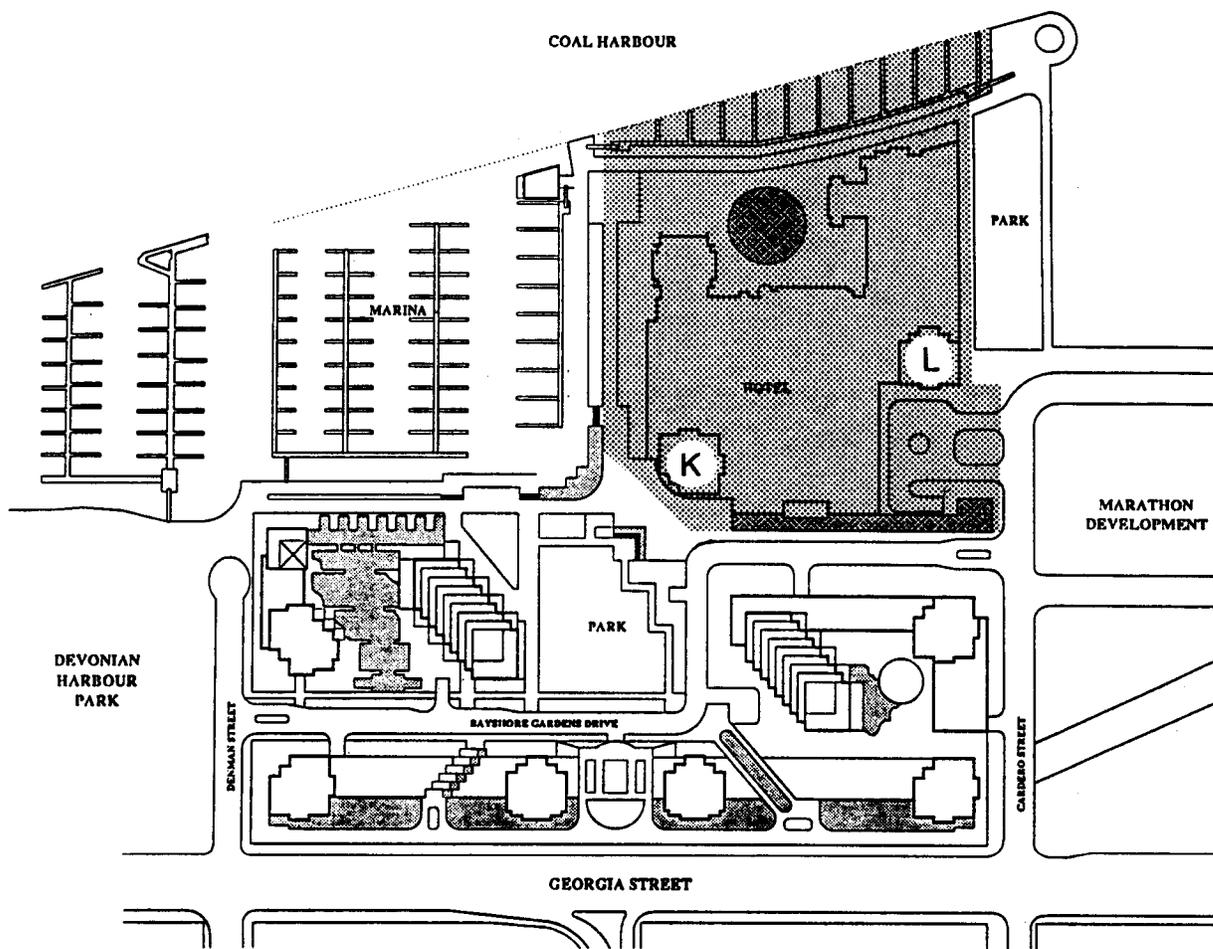
- 4.3.1 The Cardero Precinct should consist of a combination of building types, as follows:
- (a) streetwall which defines Cardero, the new street and the central park;
 - (b) a terraced building which steps down to the water, responds to the central park, and defines the diagonal pedestrian connection; and
 - (c) a tower located at the corner of Cardero and the new street.
- 4.3.2 Streetwall along Cardero should be a minimum of four storeys in height, consistent in design with the Marina Neighbourhood on the east side of Cardero Street.
- 4.3.3 Continuous retail, office and service use should be provided at grade along Cardero Street.

4.3.4 Buildings on the new central street should be set back from the property line with front yards, front doors and windows oriented toward the street.

4.3.5 Buildings should define an inner court designed for resident outdoor activities, including active children's play.

4.4 Hotel Precinct

Figure 8. Hotel Precinct

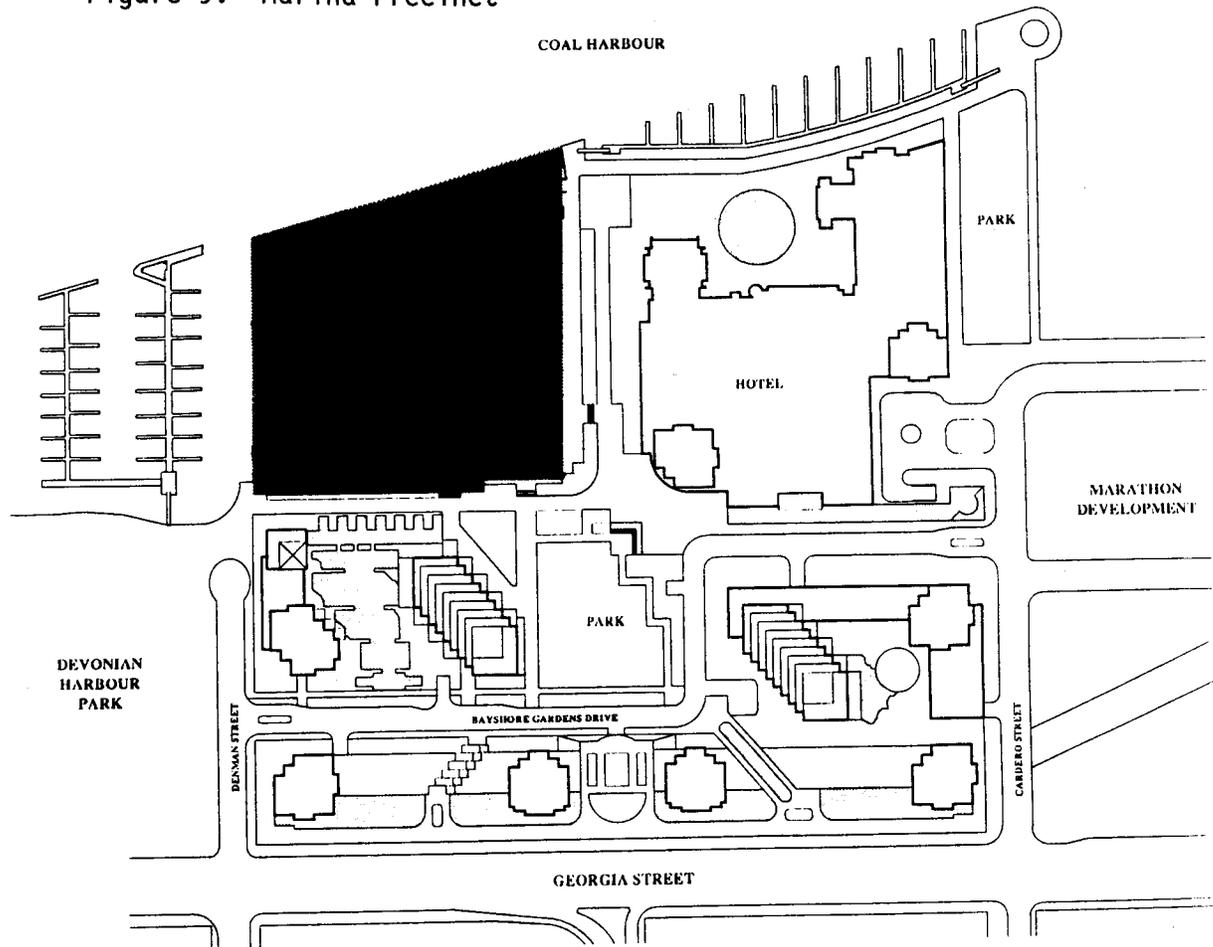


- 4.4.1 Changes to the existing hotel could include demolition, renovation and additions. The intent is to integrate the hotel with the residential development, recognizing that a major portion of the hotel will remain. "Edge conditions" should be designed to create a positive interface with adjacent public areas and private buildings.
- 4.4.2 A new arrival space should be created in the vicinity of the existing entrance on Cardero Street to accommodate the traffic needs of the hotel and related uses. Landscaping and richer materials and detailing should be used to create a comfortable pedestrian environment.
- 4.4.3 A visual focal point should be created at the north west corner of Cardero and the central street. This could be a good location for a water feature or for public art.
- 4.4.4 The public sidewalk and streetscape along Cardero north of the intersection of the new street should be treated to encourage the pedestrian link to the Cardero street-end park.
- 4.4.5 New development along the south edge of the hotel should be a two-storey building which defines the street and integrates with the lower levels of the residential tower on the southwest corner of the Hotel Precinct.
- 4.4.6 The redevelopment of the convention facility on the southern edge of the hotel complex should provide public interest along the new street. This could be achieved through lobbies and openings out onto terraces overlooking water features, if water features are used. Access over or through these features should connect the hotel walkway and the public sidewalk.
- 4.4.7 The roof of the conference facility should be landscaped and could provide for outdoor recreation.
- 4.4.8 The hotel service area should be enclosed and integrated with the new development. Access from the new street should be screened by suitably designed overhead doors.
- 4.4.9 A new recreational facility is proposed at the southwest corner of the hotel site for both hotel and residential use. A prominent front entry and grade-level cafe should relate to the central park, with opportunities for outdoor seating and overview.
- 4.4.10 The westerly edge of the hotel site will be defined by the recreational facility and new hotel expansion above the conference/ recreation areas. Opportunities to permit views into these facilities to increase pedestrian interest along this edge should be investigated.
- 4.4.11 Emergency vehicle and marina service access will be via a limited access route along the westerly side of the hotel, shared with recreational cyclists. This area should be differentiated from regular roads by special paving which should integrate with paved areas in the park.

- 4.4.12 During the hotel renovation, an upgrading of the finishes, detailing and colours of the existing buildings, especially the tower, should be achieved.
- 4.4.13 Detailed finishes, fenestration and colour of the new tower proposed adjacent to the hotel lobby should complement other buildings in the Hotel Precinct.
- 4.4.14 Additions to the east face of the hotel, north of the new tower site, should include up to two storeys of retail, restaurant, office and related hotel uses, fronting the Cardero street-end park. Ground floor uses should open to the public walkway along the westerly edge of the park and could also open to an arcade within the hotel.
- 4.4.15 Retail and service uses along the public walkway should have direct pedestrian access and have individual designs and display windows to enhance pedestrian interest. The frontage of individual units should not exceed 10.0 m.
- 4.4.16 The existing hotel garden and pool area will remain. Increased planting should be used to screen the pool from the public area which should complement planting used in the pedestrian/bicycle system.
- 4.4.17 At the north end of the Bidwell axis, a public promontory should be provided to permit views of the harbour and marina. A public link to the main charter marina float should be incorporated in the design of this promontory.
- 4.4.18 The charter marina north of the hotel should be configured to fit within the public space improvements approved for the seawall walkway. Public access should be provided to the primary float level of the charter moorage to allow for viewing of moored boats.

4.5 Marina Precinct

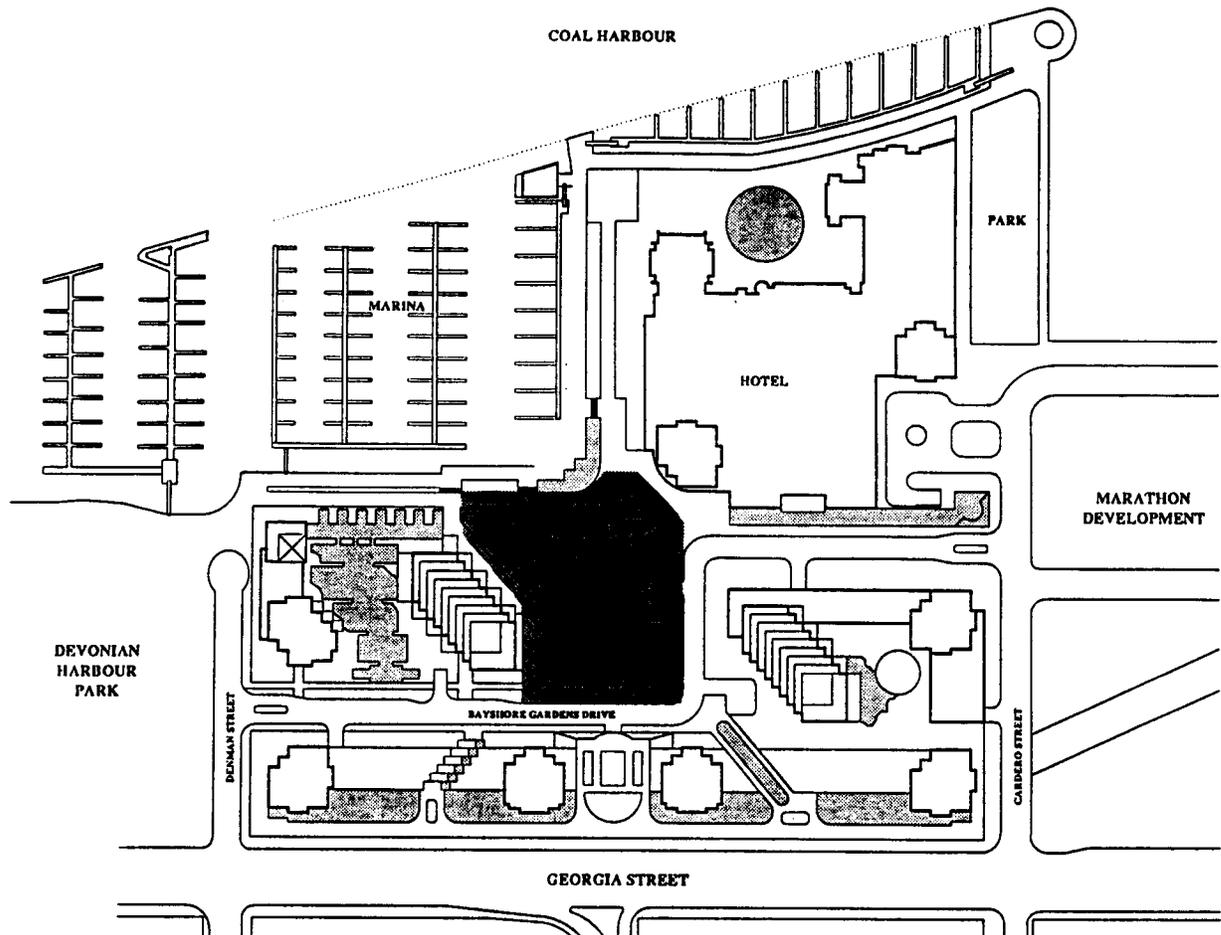
Figure 9. Marina Precinct



- 4.5.1 The edges of the existing marina should be reconstructed to improve public access and use around its periphery, including the incorporation of the waterfront pedestrian/bicycle system.
- 4.5.2 The marina spines should be arranged in a north/south configuration, to maintain views from the shoreline towards Stanley Park.
- 4.5.3 Diversity should be created along the edge of the marina by incorporating a public restaurant facility.
- 4.5.4 The marina floats are to be private, with no public access. However, well-designed security gates should be at the bottom of access ramps to minimize visual impact.

4.6 Central Park Precinct

Figure 10. Central Park Precinct



4.6.1 The central park should be designed primarily for neighbourhood use.

4.6.2 The park design should comprise three activity zones including:

- (a) a large open, grassed area accommodating a variety of activities;
- (b) a harder treatment along the waterfront, in the form of a public plaza for more active pedestrian and bicycle use; and
- (c) two complementary seating promontories overlooking the plaza area.

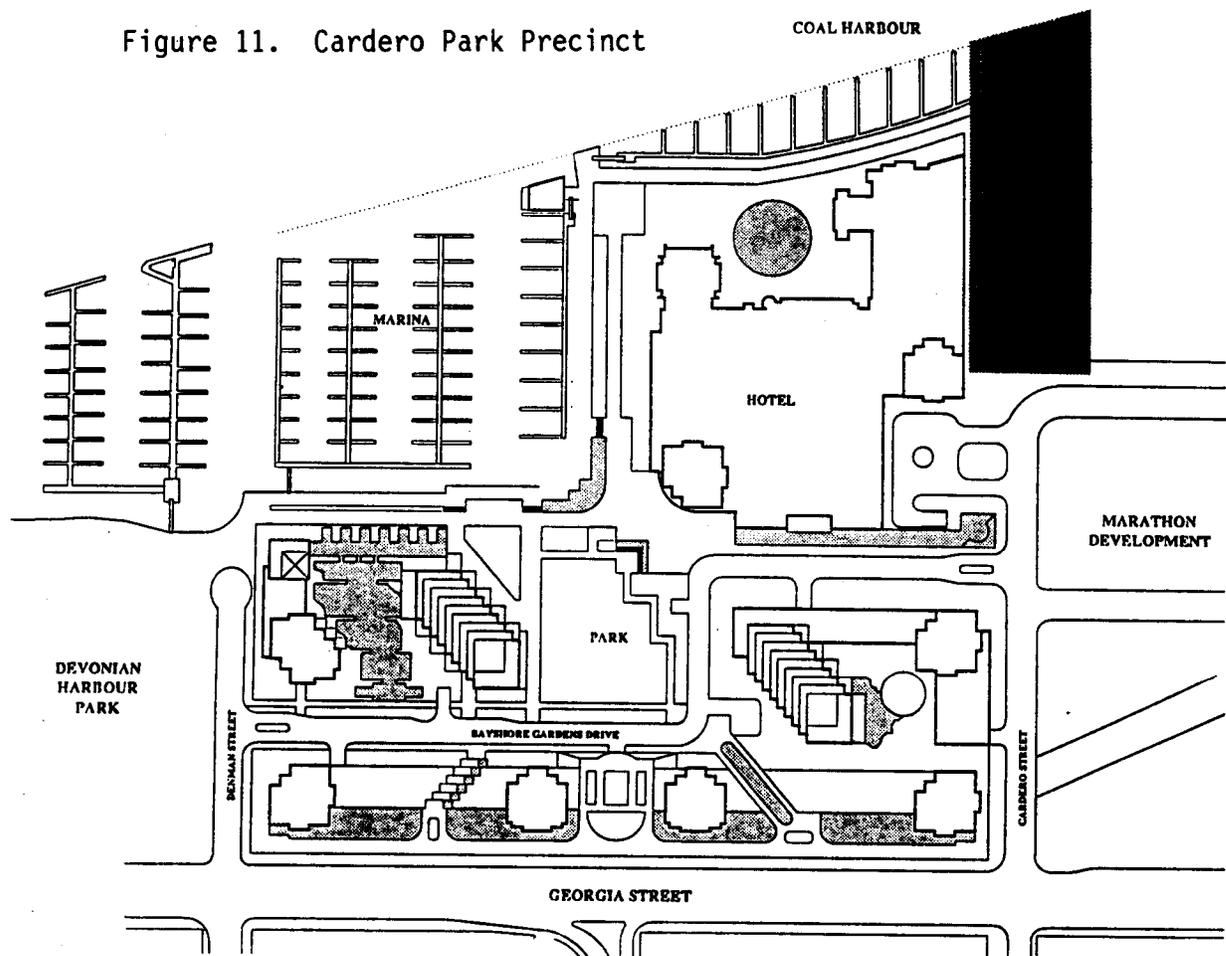
4.6.3 General park design principles include:

- (a) the perimeter should be surrounded with trees and planting, except to the north; and
- (b) seating and view opportunities should be maximized.

- 4.6.4 A water feature should provide a central focus on the interface between the public plaza and neighbourhood park.
- 4.6.5 The change in grade should be used to separate the public plaza from the neighbourhood park.
- 4.6.6 A strong public edge should be provided through a minimum 3.0 m-wide walkway on the west side of the park, adjacent to the terraced building of the Denman Precinct, to ensure that an appropriate public/private interface is achieved.
- 4.6.7 Allowance should be provided for underground parking beneath the park with the entry located and designed to minimize its impact on the streetscape.

4.7 Cardero Park Precinct

Figure 11. Cardero Park Precinct



- 4.7.1 The street-end park at the north end of Cardero Street should be designed for unprogrammed use. Opportunities for harbour and marina views should be maximized.
- 4.7.2 This park should be predominantly grass and tree-lined walks with hard-surfaced areas at important pedestrian intersections.

- 4.7.3 A focal point should be provided at the north end of the park in the form of a harbour lookout plaza on a promontory extending to the harbour headline and mirroring, as much as possible, the promontory on the eastern side of the marina.
- 4.7.4 The principal public walkway should be along the westerly edge, adjacent to the hotel.
- 4.7.5 A bicycle route should be provided adjacent to the park, paralleling the westerly walkway.
- 4.7.6 A secondary pedestrian walkway should be provided along the easterly edge with viewing areas, seating alcoves and a boardwalk.
- 4.7.7 The design, surface treatment, lighting, signage and street furniture of the pedestrian/bicycle system and the pedestrian walk along the waterfront should be carefully coordinated and integrated with the Marina Neighbourhood to the east.

5 SPECIAL DESIGN AREAS

There are several special features or places in the development that require special design attention through the development application process to ensure that the highest standards are achieved for public use and enjoyment. These include:

- (a) the diagonal terraced fountain between Georgia Street and the new central street;
- (b) the water feature in the central park;
- (c) Georgia Street water features;
- (d) the plaza at the alignment of Bidwell adjacent to Georgia;
- (e) the linear park along the Bidwell alignment north of the central park;
- (f) the area along the hotel north of the new street (east portion);
and
- (g) the promontory lookout at the northeast corner of the park at the end of Cardero Street.

1601 West Georgia Street
(Foot of Denman)

BY-LAW NO. 7233

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-397(b) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 9th day of
November, 1993.

(signed) Gordon Campbell
Mayor

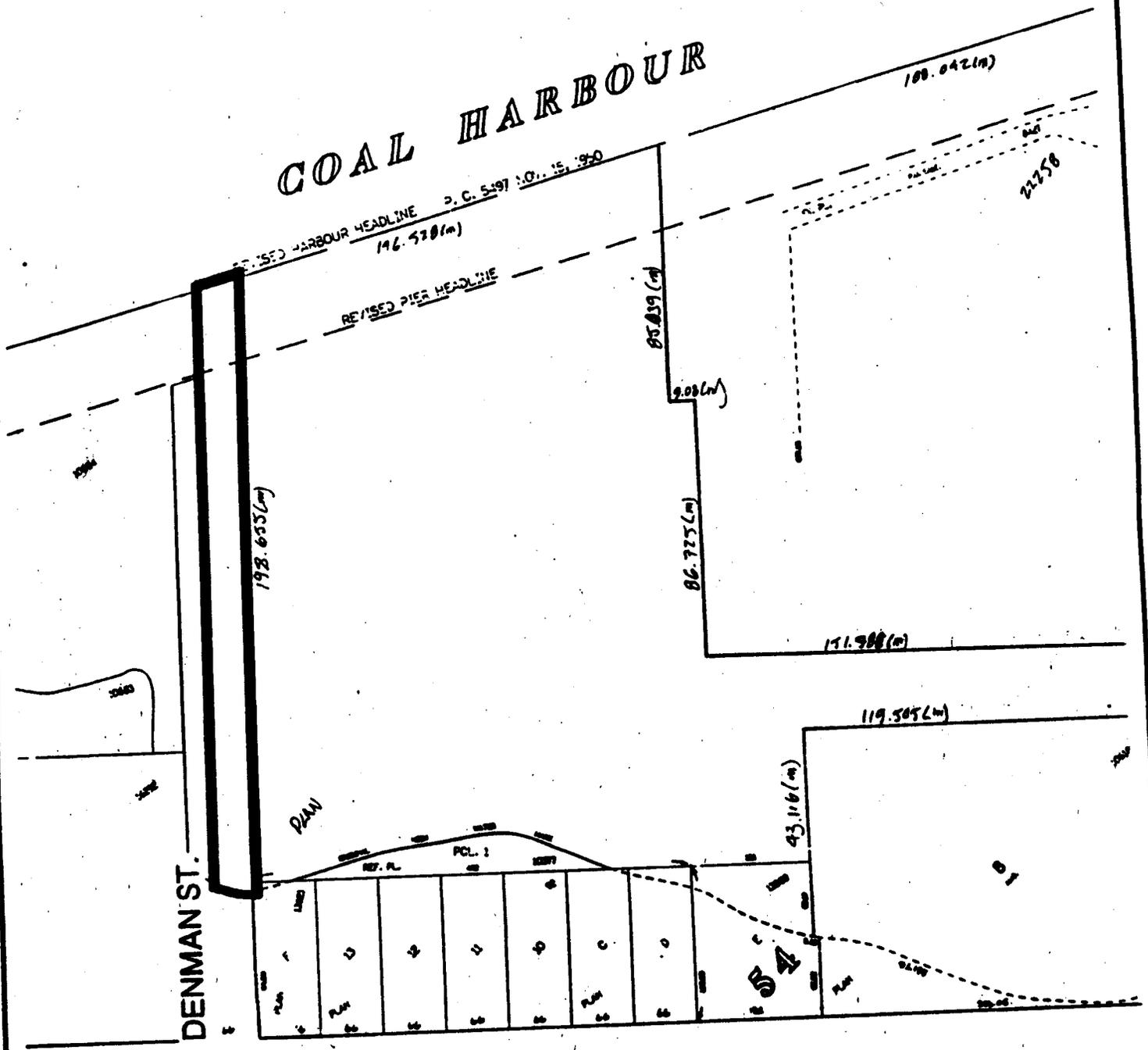
(signed) Maria C. Kinsella
City Clerk

"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 9th day of November 1993, and numbered 7233.

CITY CLERK"

BY-LAW No. 7233 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

COAL HARBOUR



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

Z-397(b)

RZ Area 85/91 Water Lot, North Foot of Denman

map: 1 of 1

scale: 1:2000

City of Vancouver Planning Department



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, [REDACTED], 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"

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

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

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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)

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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.

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

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

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

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

- CARRIED

Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend
By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381,
5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315,
6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323,
6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475,
6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688,
6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739,
6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817,
6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135,
7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174,
7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209,
7223, 7224, 7230, [REDACTED] 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"

ADMINISTRATIVE REPORT

Date: June 12, 1997
Dept. File No. WB
CC File: 2604

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of
Land Use and Development

SUBJECT: Form of Development: 1701 Bayshore Drive CD-1(321)
D.E. 402045 - CD-1 By-law Number 7232
Owner of Development: Aoki Corporation

RECOMMENDATION

THAT the approved form of development for Sub-Area 2 of the CD-1 zoned site known as 1601 West Georgia Street (1701 Bayshore Drive being the application address) be generally approved as illustrated in Development Application Number DE402045, prepared by Henriquez Partners Architects and stamped "Received, City Planning Department, January 15, 1997", 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 Sub-Area 2 of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on November 21, 1991, City Council approved a rezoning of this site from CD-1 and CWD (Central Waterfront District) to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7232 was enacted on November 9, 1993. Companion Guidelines (Bayshore Gardens [1601 West Georgia Street] CD-1 Guidelines) were also adopted by Council resolution at that time.

The site, surrounding zoning, and sub-area notations are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved "in principle" Preliminary Development Application Number DE402045. This approval was subject to various conditions to be satisfied prior to the submission of a Complete Development Application.

DISCUSSION

This CD-1 site contains a total of five Sub-Areas. This proposal involves the construction (on Sub-Area 2) of two 16-storey residential buildings containing a total of 98 dwelling units and a 2-storey commercial building.

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

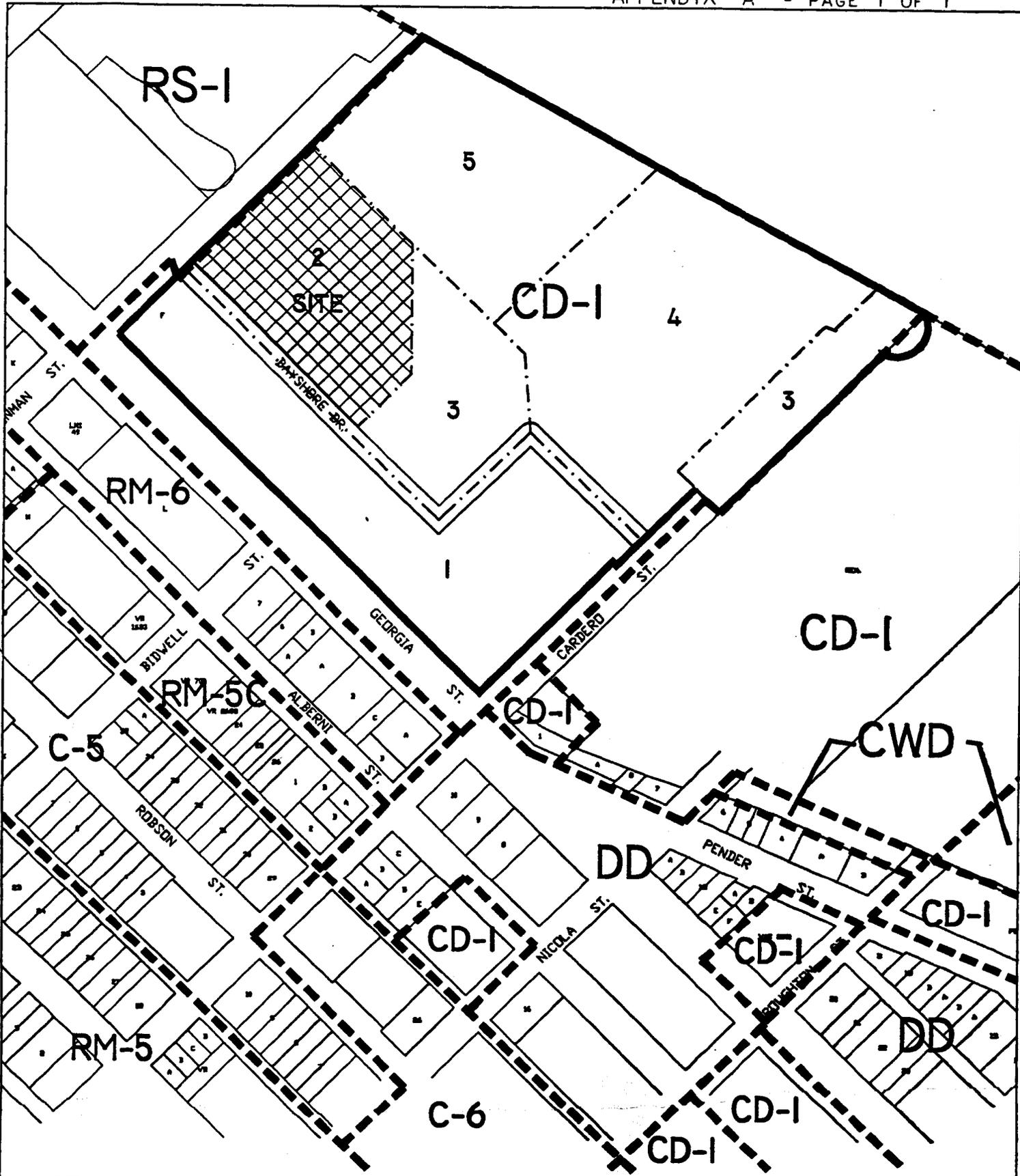
The proposal is being forwarded for Council's review at the "Preliminary" Approval stage as the conditions for submission of the Complete application are not expected to affect the form of development.

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

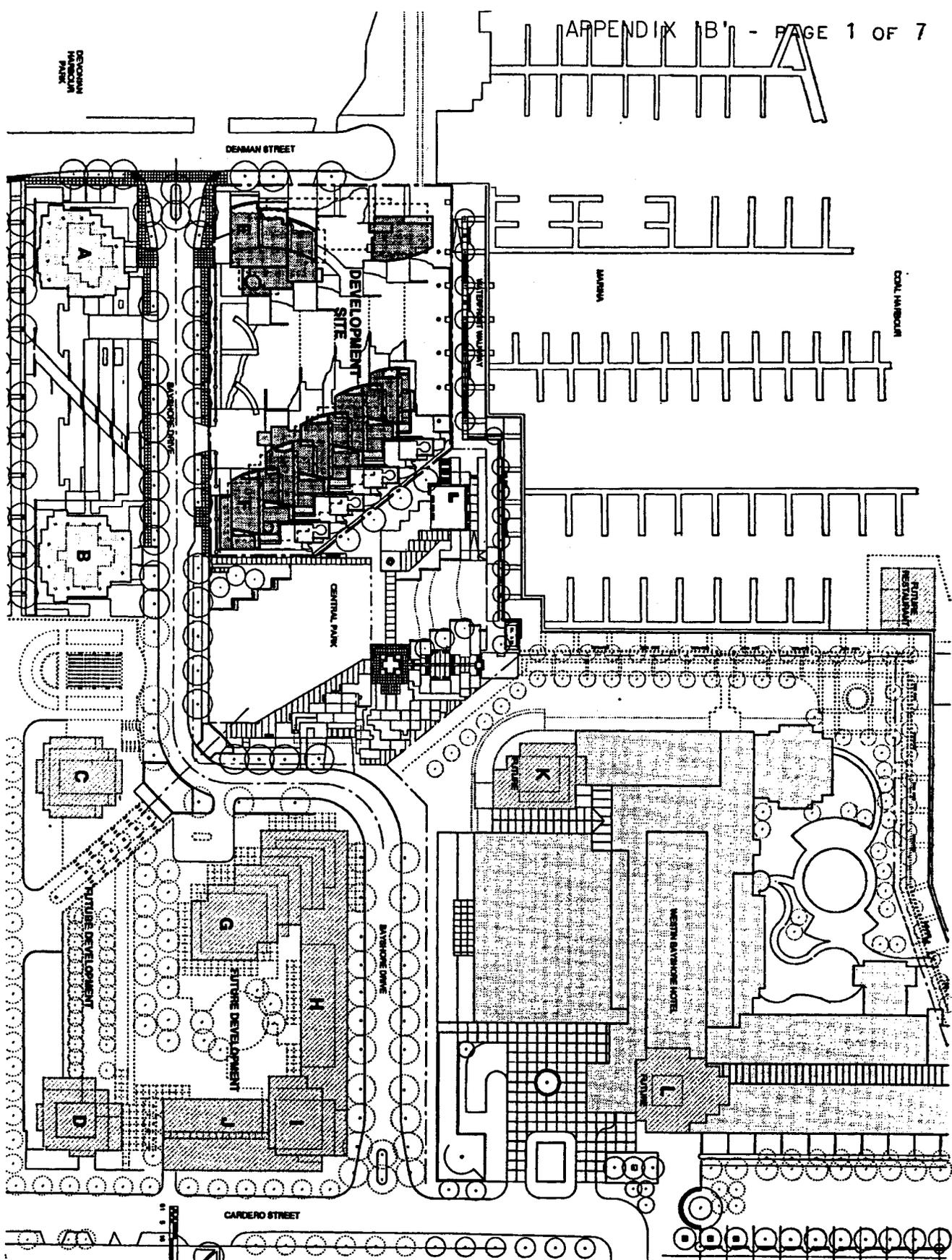
CONCLUSION

The Development Permit Board has approved, "in principle", Preliminary Development Application Number DE402045, subject to various conditions to be met prior to the submission of a Complete Development Application. Should Council approve the final form of development now, it will not be necessary to return for Council's review at the Complete application stage.

* * * * *



1701 BAYSHORE DR. DE 402045	DATE	1997 06 11	↑
	DRAWN	WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT		SCALE	1:3000



A1.02

SITE PLAN / ROOF PLAN

BAYSHORE BUILDINGS & F
 1771 URBAN DRIVE, SUITE 200
 VICTORIA, B.C.

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

ARCHITECT: _____

ENGINEER: _____

LANDSCAPE ARCHITECT: _____

PLANNING: _____

ENVIRONMENTAL: _____

TRAVEL: _____

UTILITIES: _____

REGULATORY: _____

CONSTRUCTION: _____

OPERATION: _____

MAINTENANCE: _____

REPAIR: _____

RENOVATION: _____

DEMOLITION: _____

DISPOSAL: _____

RECYCLING: _____

ENERGY: _____

WATER: _____

SEWER: _____

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ROCK: _____

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ANIMALS: _____

PLANTS: _____

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HERITAGE: _____

SCIENCE: _____

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RESEARCH: _____

DEVELOPMENT: _____

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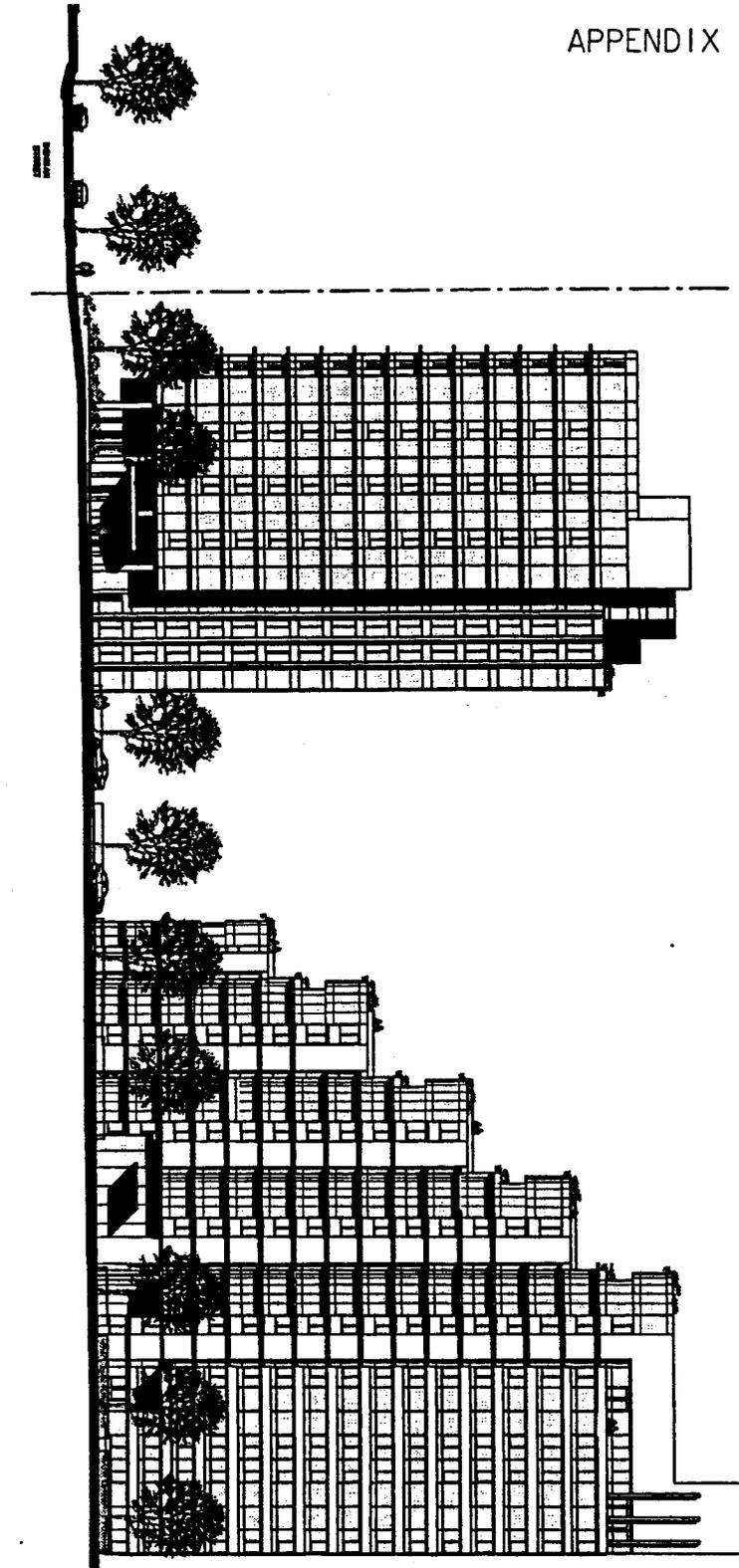
HEALTHCARE: _____

INDUSTRY: _____

RESEARCH: _____

DEVELOPMENT: _____





01.17.20 Top Of Window Sill Line	01.17.20 Top Of Window Sill Line
01.15.00 Top Of Ceiling System	01.15.00 Top Of Ceiling System
01.13.18 Top Of Frame	01.13.18 Top Of Frame
01.12.20 Top Of Roof	01.12.20 Top Of Roof
01.09.00 Top Floor	01.09.00 Top Floor
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01.03.00 14th Floor	01.03.00 14th Floor
01.00.70 13th Floor	01.00.70 13th Floor
01.00.00 12th Floor	01.00.00 12th Floor
01.00.00 11th Floor	01.00.00 11th Floor
01.00.00 10th Floor	01.00.00 10th Floor
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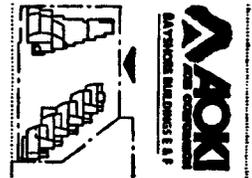
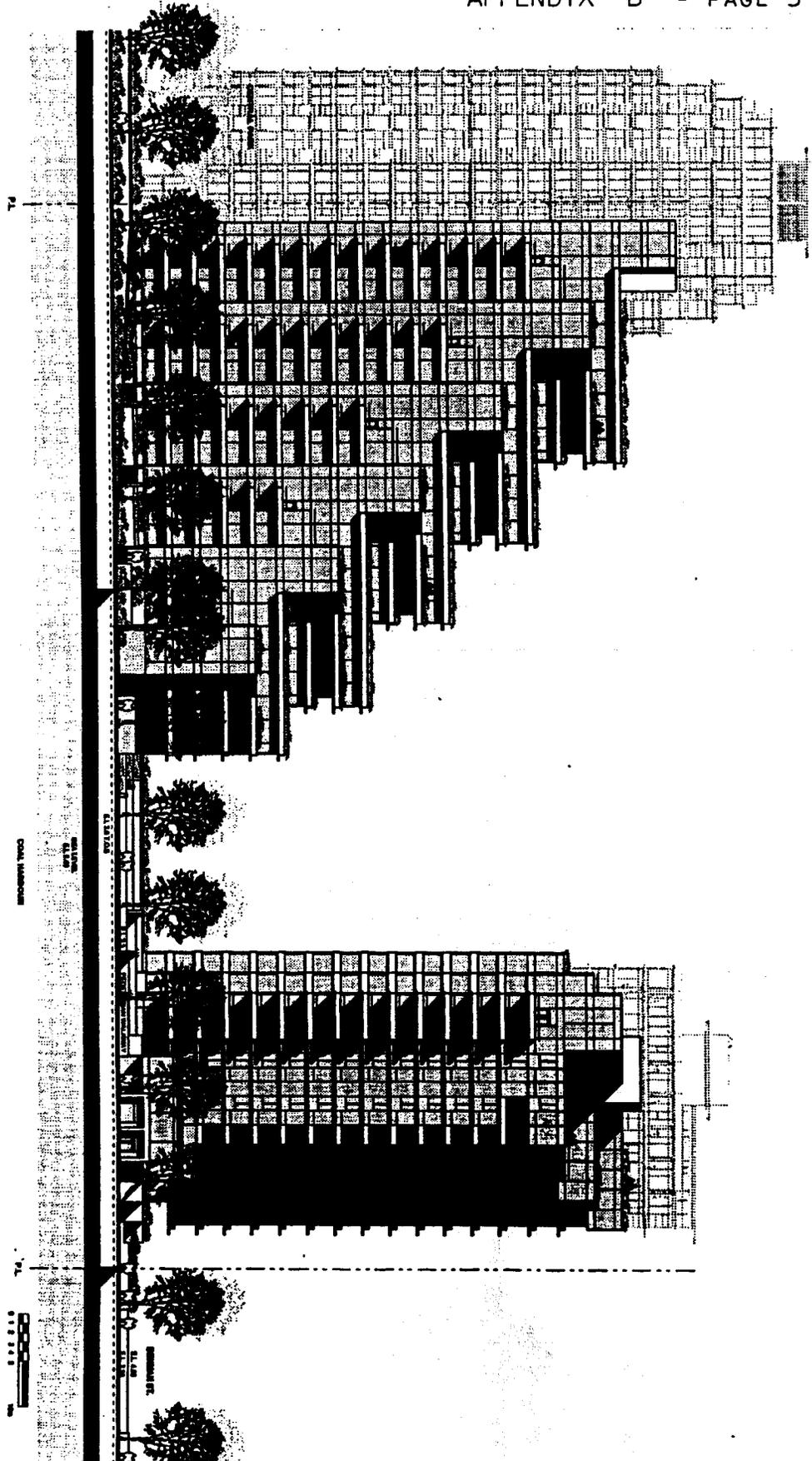
BAYSHORE BUILDINGS E & F
 7777 BAYSHORE DRIVE
 WASHINGTON, D.C. 20014
 (202) 462-1000
 www.bayshorebuildings.com

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A3.01



NO.	DESCRIPTION
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AAOKI
 ALPHABET ARCHITECTURE & PLANNING
 1000 WEST 10TH AVENUE, SUITE 1000
 VANCOUVER, B.C. V6H 3G7
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.AAOKI.COM

PROJECT
 COAL HARBOUR
 NORTH ELEVATION

DATE
 2011.08.15

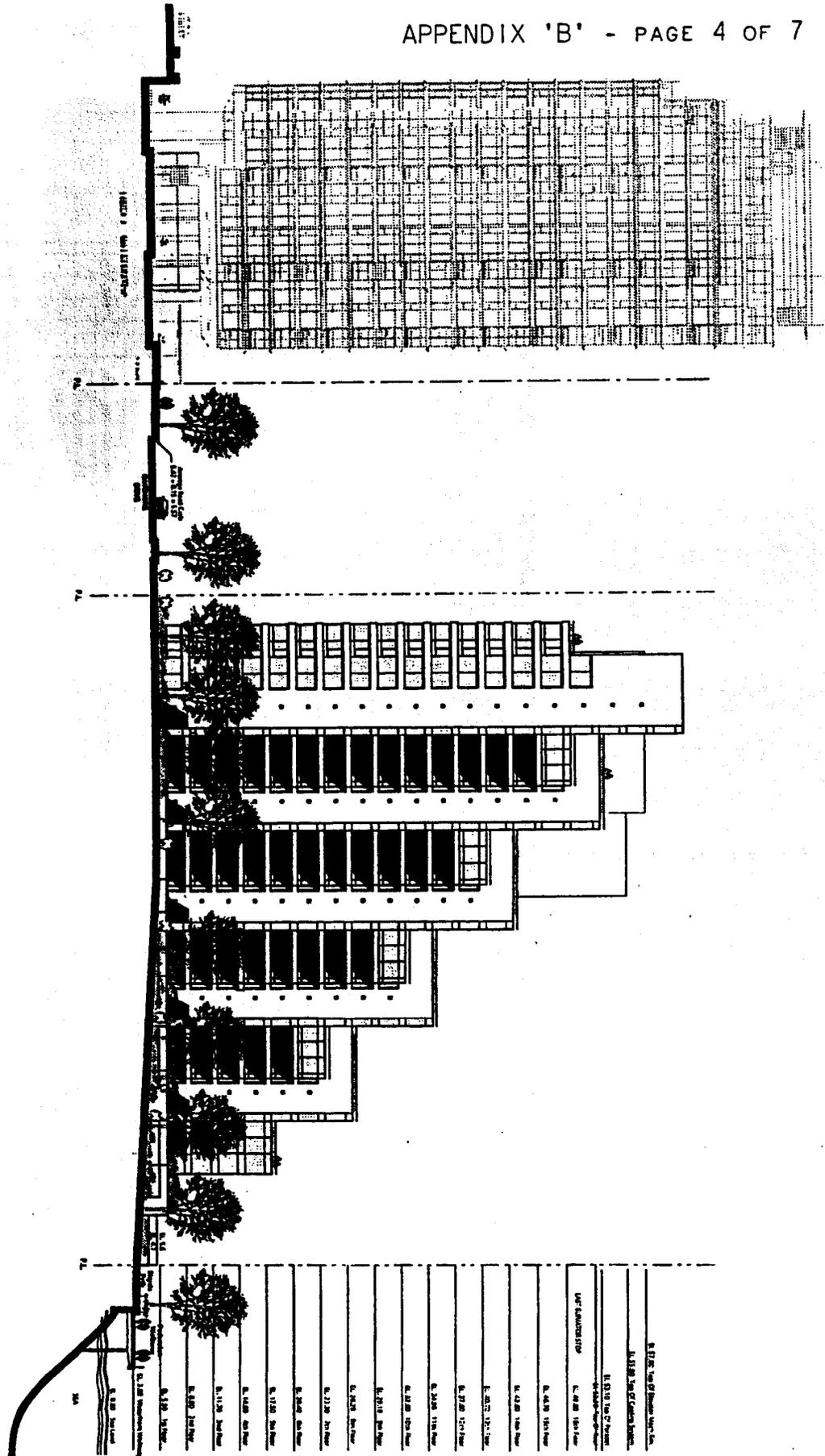
SCALE
 1/8" = 1'-0"

DESIGNED BY
 J. SMITH

CHECKED BY
 M. SMITH

DATE
 2011.08.15

A3.02



EL. 117.00 Top of Finished Floor, 1st Fl.	EL. 117.00
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EL. 402.00 Top of Ceiling, 72nd Fl.	EL. 402.00
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AYOKI
BAYSIDE BUILDINGS E & F

AYOKI
BAYSIDE BUILDINGS E & F

1717 BAYVIEW BLVD., SUITE 100
BAYVIEW, N.C. 28504

ARCHITECT: **AYOKI**
1717 BAYVIEW BLVD., SUITE 100
BAYVIEW, N.C. 28504

DATE: 08/15/2018

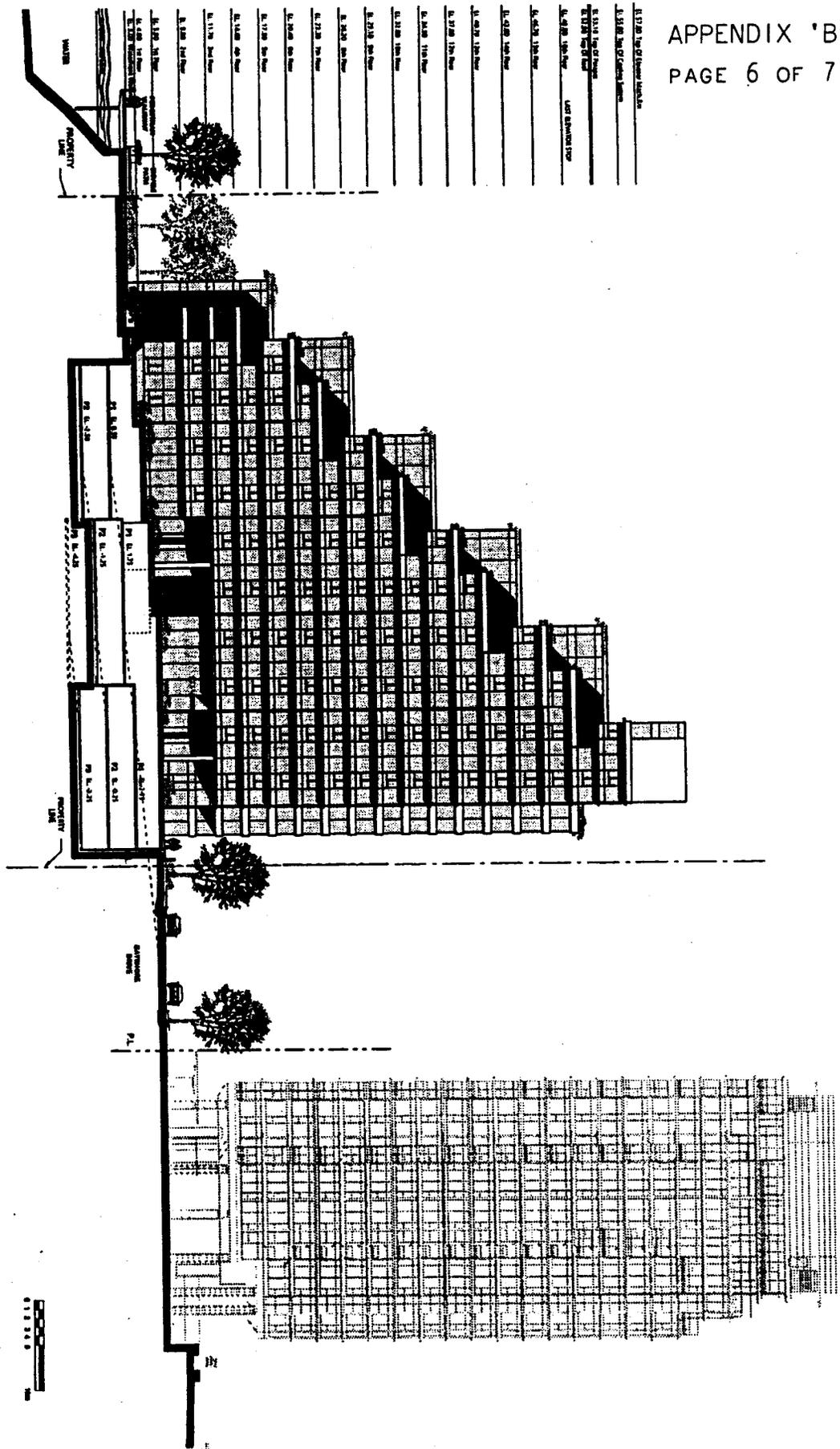
PROJECT: **CENTRAL PARK BUILDINGS E & F EAST ELEVATION**

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

DATE: 08/15/2018

BY: **AYOKI**

A3.03



1.17.00 1st Floor Slab
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1.17.99 1st Floor Slab
1.17.100 1st Floor Slab

AYOKI
BAYSHORE BUILDINGS E.A.F.

WATER FEATURE WEST ELEVATION

DATE: 11/11/11
SCALE: 1/8" = 1'-0"

PROJECT: BAYSHORE BUILDINGS E.A.F.
LOCATION: 1000 BAYSHORE DRIVE, BAYSHORE, N.C.

ARCHITECT: AYOKI ARCHITECTS, INC.
1000 BAYSHORE DRIVE, BAYSHORE, N.C. 28520
TEL: 919.755.1000
WWW.AYOKIARCHITECTS.COM

A3.05

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

- 7. **Reconstruction of 4600 Block West 8th Avenue
May 22, 1997**

File: 5809-1

MOVED by Cllr. Clarke,

- A. THAT the 4600 Block of West 8th Avenue be reconstructed with an 8.5 m pavement and corner bulges at each end of the block.
- B. THAT \$75,000 be allocated from Streets Basic Capital Unallocated Account No. 12/31/2802/999 - Local Street Reconstruction.

- CARRIED UNANIMOUSLY

- 8. **Amendment to Aoki Public Art Agreement
June 12, 1997**

File: 3130/1203

This report was withdrawn at the request of the Manager, Public Art Program.

- 9. **Form of Development: 1701 Bayshore Drive
D.E. 402045 - CD-1 By-law Number 7232
Owner of Development: Aoki Corporation
June 12, 1997**

CD-1 321

File: 2604

MOVED by Cllr. Puil,

THAT the approved form of development for Sub-Area 2 of the CD-1 zoned site known as 1601 West Georgia Street (1701 Bayshore Drive being the application address) be generally approved as illustrated in Development Application Number DE402045, prepared by Henriquez Partners Architects and stamped "Received, City Planning Department, January 15, 1997", 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.

- CARRIED UNANIMOUSLY

A6

ADMINISTRATIVE REPORT

Date: January 8, 1999
Author/Local: B.Boons/7678
RTS No. 00453
CC File No. 2605

TO: Vancouver City Council

FROM: Director of Community Planning,
on behalf of Land Use and Development

SUBJECT: Form of Development: 1601 West Georgia Street
DE403684 - CD-1 By-law Number 7232
Owner of Development: Aoki Corporation

(321)

RECOMMENDATION

THAT the form of development for Sub-Area 4 of the CD-1 zoned site known as 1601 West Georgia Street be approved generally as illustrated in the Development Application Number DE403684, prepared by Downs Archambault & Partners Architects and stamped "Received, City Planning Department" October 7, 1998, 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 this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on November 21, 1991, City Council approved a rezoning of this site from CWD Central Waterfront District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7232 was enacted on November 9, 1993. Companion Guidelines (Bayshore Gardens [1601 West Georgia Street] CD-1 Guidelines) were also adopted by Council resolution at that time.

The site, surrounding zoning, and sub-area notations 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 DE403684. 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

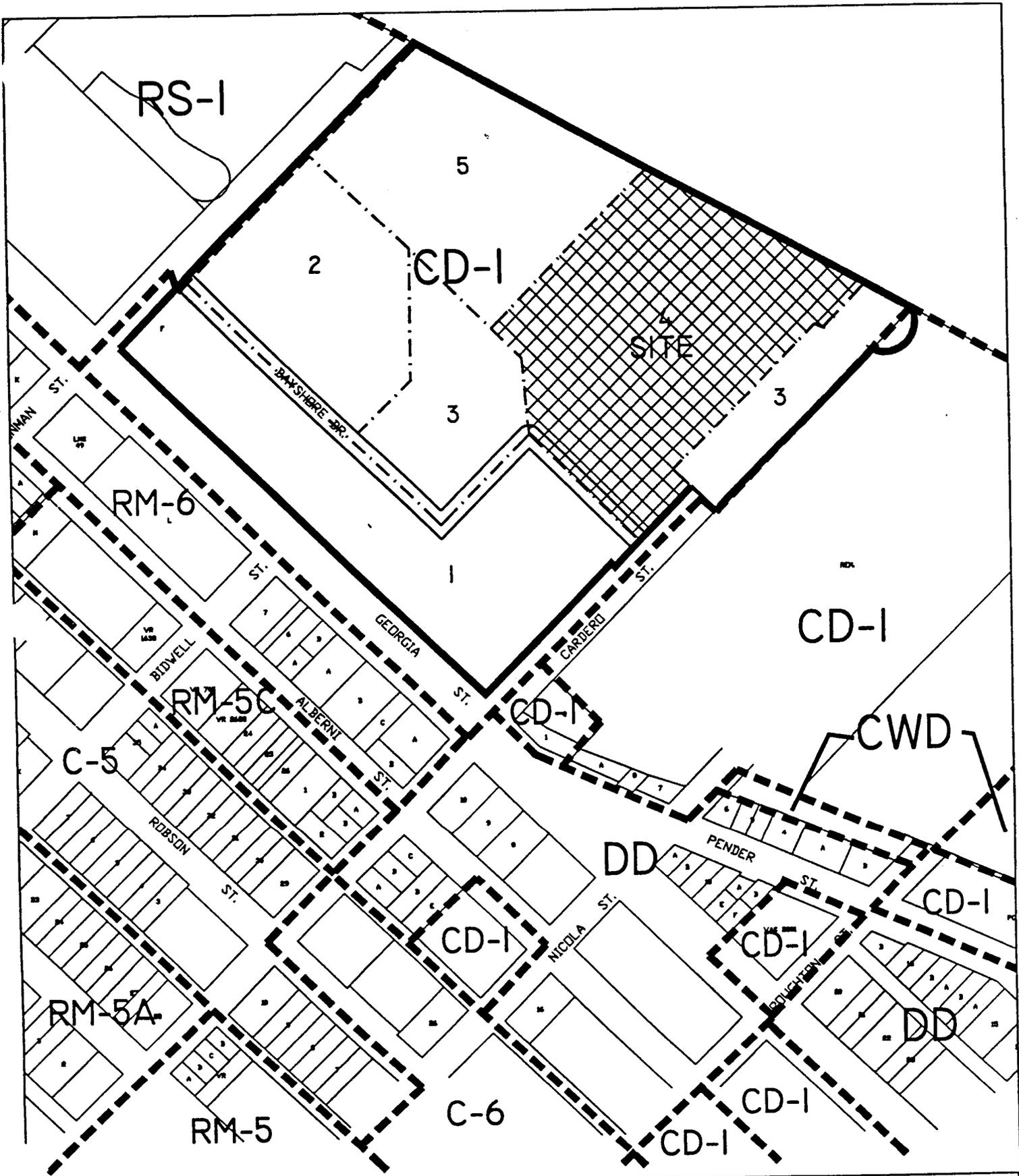
This CD-1 site consists of a total of five sub-areas. This proposal involves alterations and additions to the existing Bayshore Hotel (on Sub-Area 4), including the demolition of the existing conference centre and the addition of a new three-storey conference facility on the south portion of the Hotel. The proposal also includes the addition of a new porte cochere and lobby areas on the east side, and additions and alterations to the lounge area on the north side of the building.

The proposal has been assessed against the CD-1 By-law and the Council-approved guidelines and was found to respond to the stated objectives.

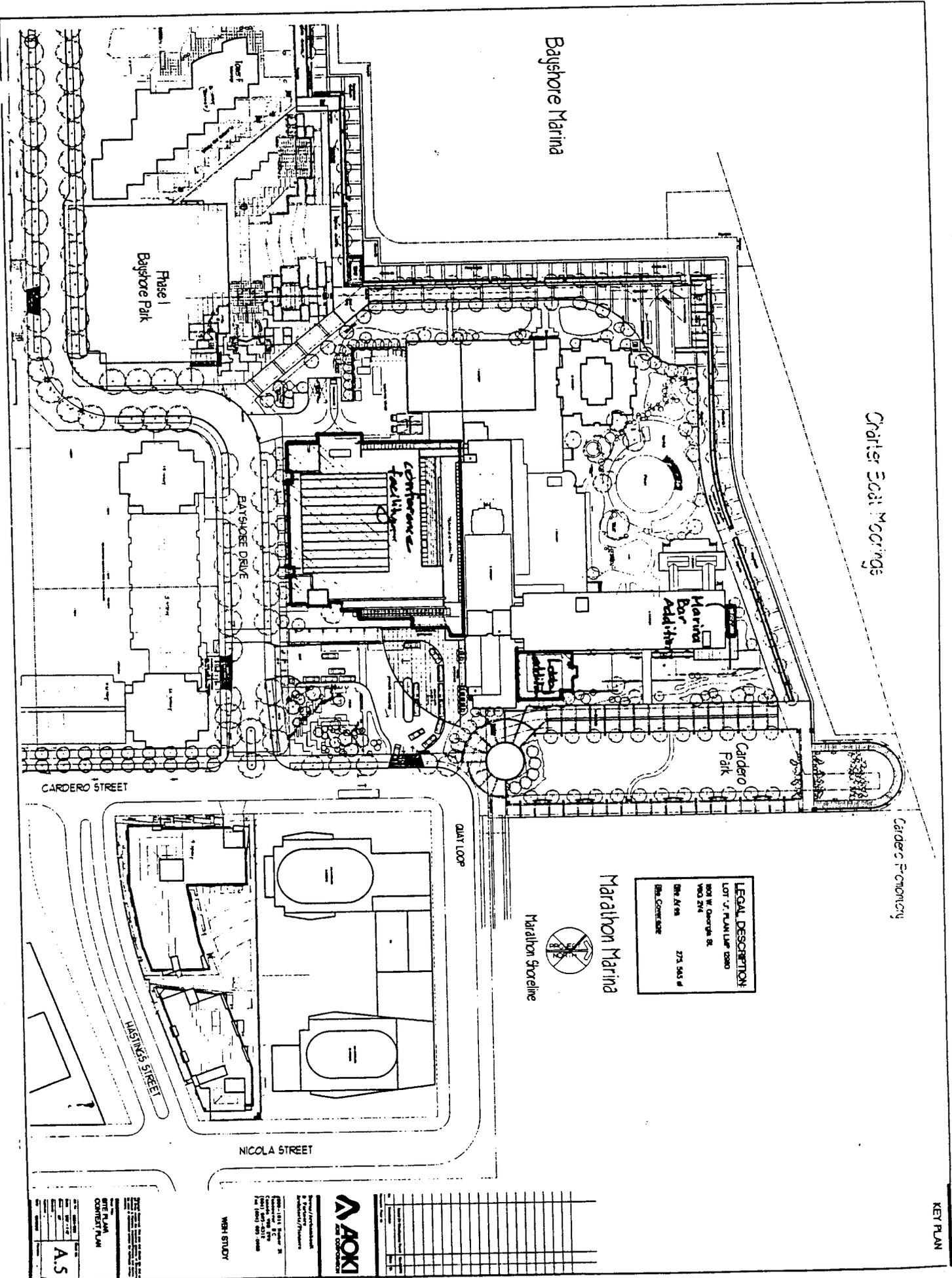
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

CONCLUSION

The Director of Planning has approved Development Application Number DE403684, 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.



1601 W. GEORGIA ST. DE 403684	DATE	1999 01 06	↑
	DRAWN	WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT		SCALE	1:3000



Bayshore Marina

Phase I
Bayshore Park

Crater East Mooring

Marina Bar Addition

Cardero Park

CARDERO STREET

NAVY LOOP

Cardero Promenade

Marathon Marina

Marathon Shoreline

LEGAL DESCRIPTION:	
LOT 17, PLAN LMP 0280	
1011 W. Oyster St.	
WYO 2ND	
SHR A1 6th	27% S&S #
SHR C&E 6th	



NICOLA STREET

HUSTLER'S STREET

NSH STUDY

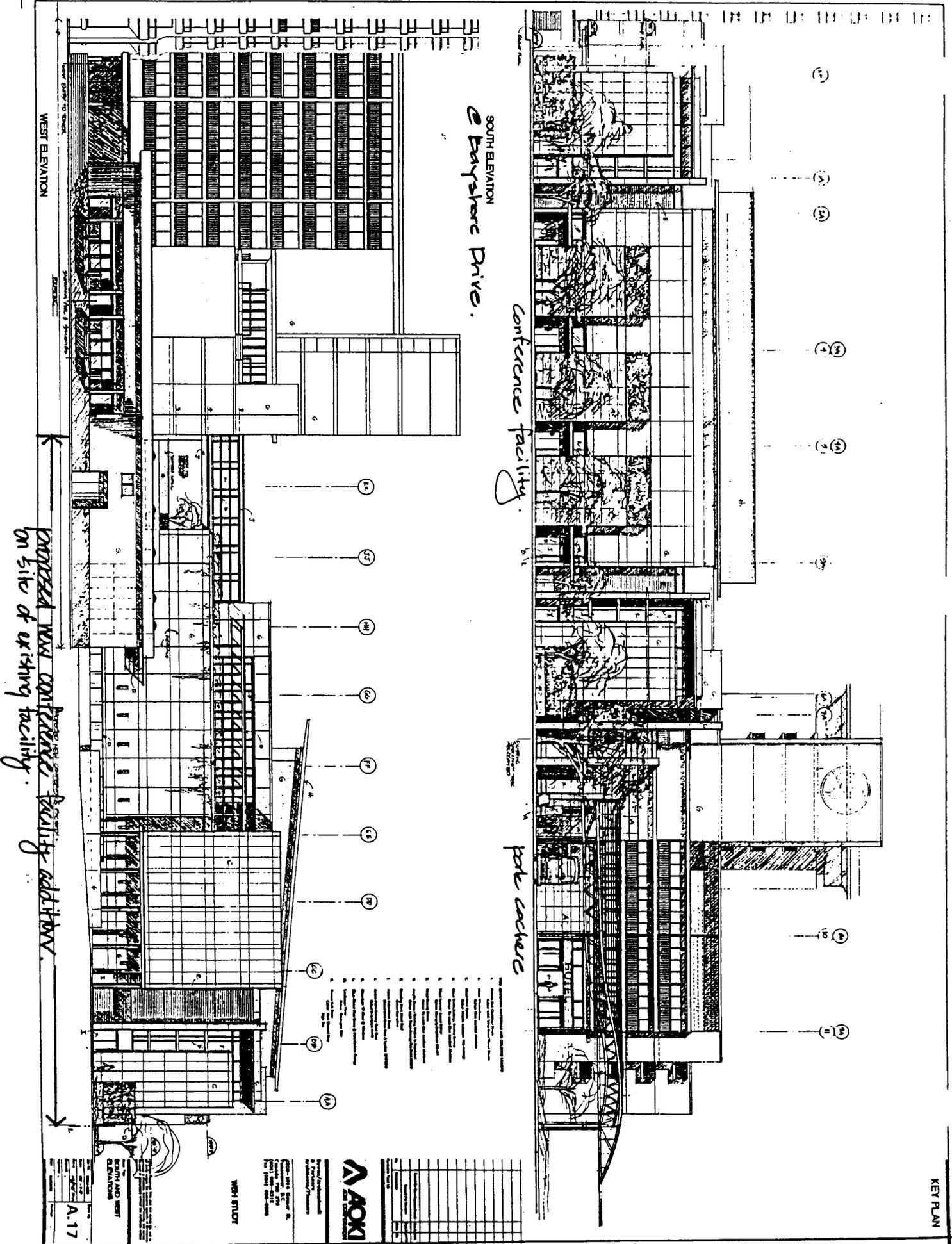


Project/Architectural
A. OKI
1001 W. Oyster St.
WYO 2ND
WYO 2ND

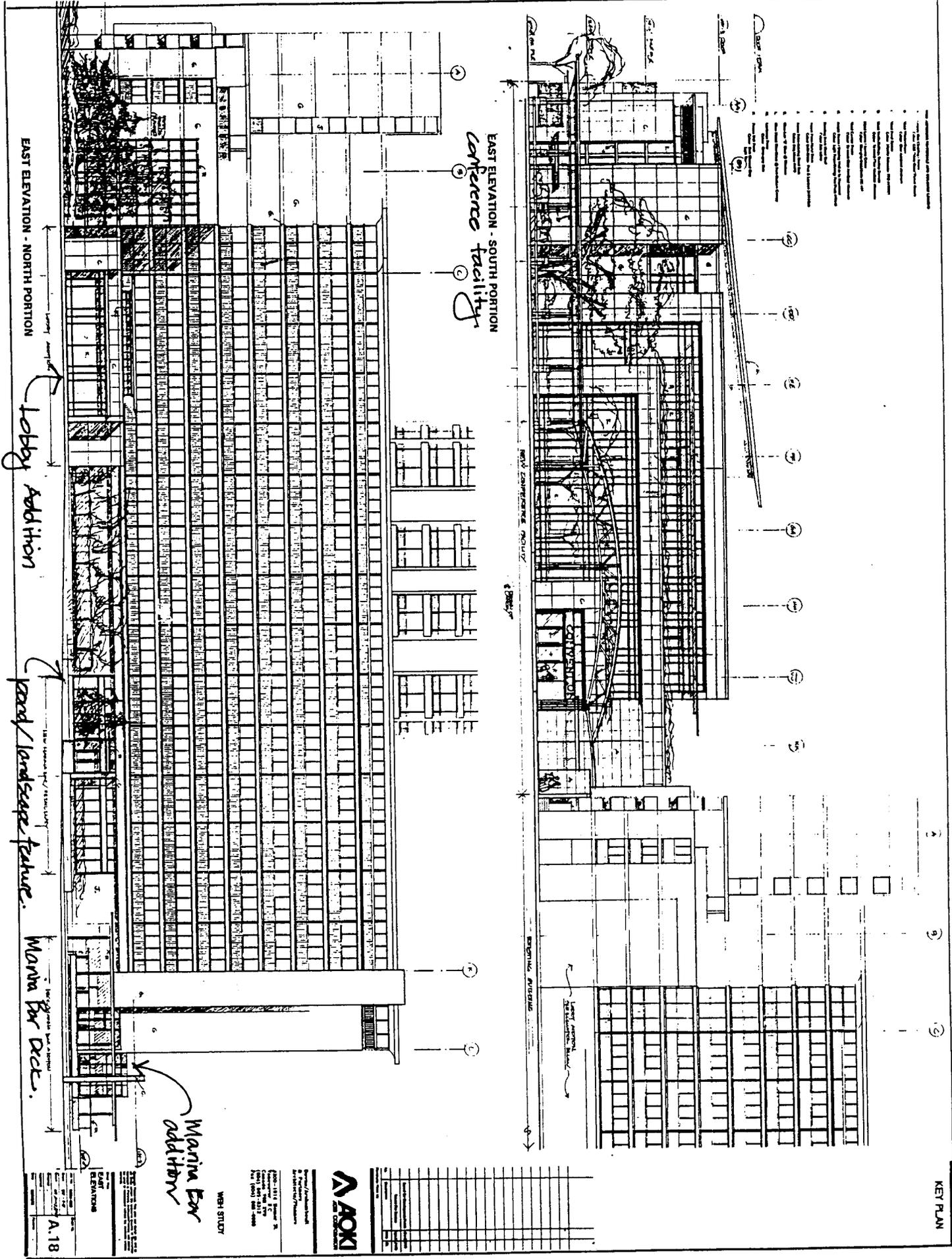
DATE: 10/15/2013
SHEET NO. 1
SHEET TOTAL 1

A.S

KEY PLAN



KEY PLAN



EAST ELEVATION - SOUTH PORTION
conference facility

EAST ELEVATION - NORTH PORTION

Lobby Addition

pool landscape feature

Marina Bar Deck

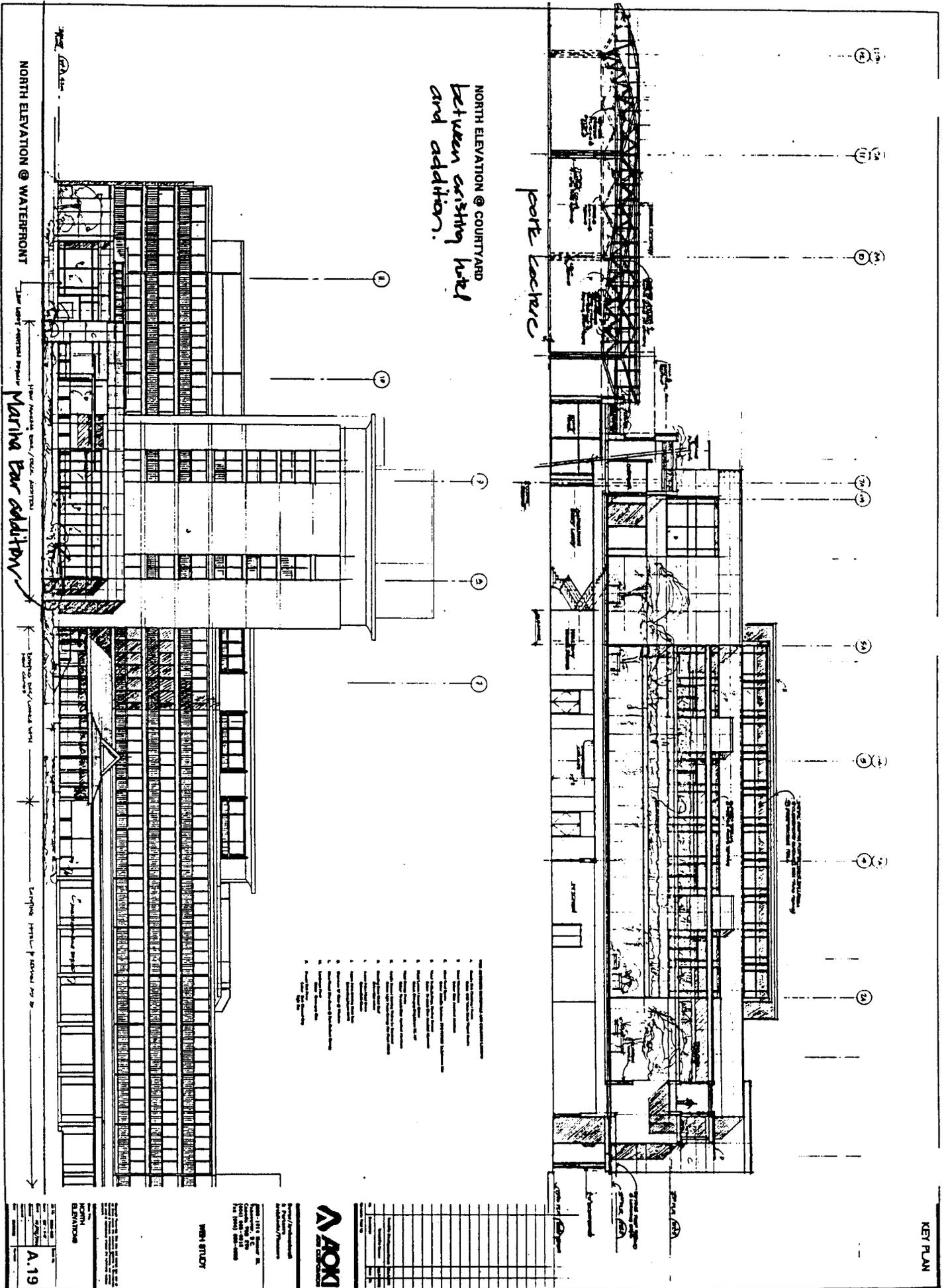
Marina Bar addition

MSH STUDY

A AOKI
 ARCHITECTS
 1000 11th Street, N
 Seattle, WA 98107
 Tel: (206) 467-0000

KEY PLAN

EAST ELEVATION
 A.18



- 1. Existing structure
- 2. New addition
- 3. Existing structure
- 4. New addition
- 5. Existing structure
- 6. New addition
- 7. Existing structure

AAOKI

Architectural Firm

1111 1st Street, Suite 100
San Francisco, CA 94104
Tel: 415.774.1111
Fax: 415.774.1112
www.aaoki.com

AAOKI ARCHITECTS

ARCHITECT

PROJECT NO. A.19

DATE: 01/11/11

SCALE: AS SHOWN

BY: [Signature]

CHECKED: [Signature]

DATE: 01/11/11

5. Form of Development: 2934 East 22nd Avenue File: 2609

DE403702 - CD-1 By-law Number 5343 RTS: 435

Owner of Development: Three Links Care Centre

January 8, 1999

MOVED by Cllr. Herbert,

THAT the form of development for the CD-1 zoned site known as 2940-2970 East 22nd Avenue (2934 East 22nd Avenue being the application address) be approved generally as illustrated in the Development Application Number DE403702, prepared by Buttjes & Gordon Architects and stamped "Received, City Planning Department "November 2, 1998, 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.

- CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORTS (CONT'D)

6. Form of Development: 1601 West Georgia Street File: 2605

DE403684 - CD-1 By-law Number 7232 RTS: 453

Owner of Development: Aoki Corporation

January 8, 1999

MOVED by Cllr. Clarke,

THAT the form of development for Sub-Area 4 of the CD-1 zoned site known as 1601 West Georgia Street be approved generally as illustrated in the Development Application Number DE403684, prepared by Downs Archambault & Partners Architects and stamped "Received, City Planning Department" October 7, 1998, 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.

- CARRIED UNANIMOUSLY

7. Authority to Travel to Calgary, Alberta for the File: 1504

Urban Transportation Council Meeting -February 27-28, 1999 RTS: 467

January 14, 1999

MOVED by Cllr. Sullivan,

THAT Council authorize Councillor Gordon Price to travel to Calgary, Alberta, for the Urban Transportation Council Meeting, February 27-28, 1999 at an estimated cost of \$736.37.

- CARRIED UNANIMOUSLY

(Councillor Price was absent for the vote)

ADMINISTRATIVE REPORTS (CONT'D)

ADMINISTRATIVE REPORT

Date: February 26, 1999
Author/Local: B. Boons/7678
RTS No. 00549
CC File No. 2605
Council: 23 March 1999

TO: Vancouver City Council
FROM: Director of Community Planning, on behalf of Land Use & Development
SUBJECT: Form of Development: 450 Denman Street/425 Cardero Street
DE403782/DE403783 - CD-1 By-law Number 7232
Owner of Development: Aoki Corporation

RECOMMENDATION

THAT the form of development for these portions of the CD-1 zoned site known as 1601 West Georgia Street (450 Denman Street and 425 Cardero Street being the application addresses) be approved generally as illustrated in Development Application Numbers DE403782 and DE403783, prepared by Cochrane PBK Engineering Ltd. and stamped "Received, City Planning Department November 25, 1998", 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 these portions of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on November 21, 1991, City Council approved a rezoning of this site from CWD Central Waterfront District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7232 was enacted on November 9, 1993. Companion Guidelines (Bayshore Gardens [1601 West Georgia Street] CD-1 Guidelines) were also adopted by Council Resolution at that time.

The site, surrounding zoning, and sub-area notations are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Numbers DE403782 and DE403783. These approvals were subject to various conditions, including Council's approval of the revised form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

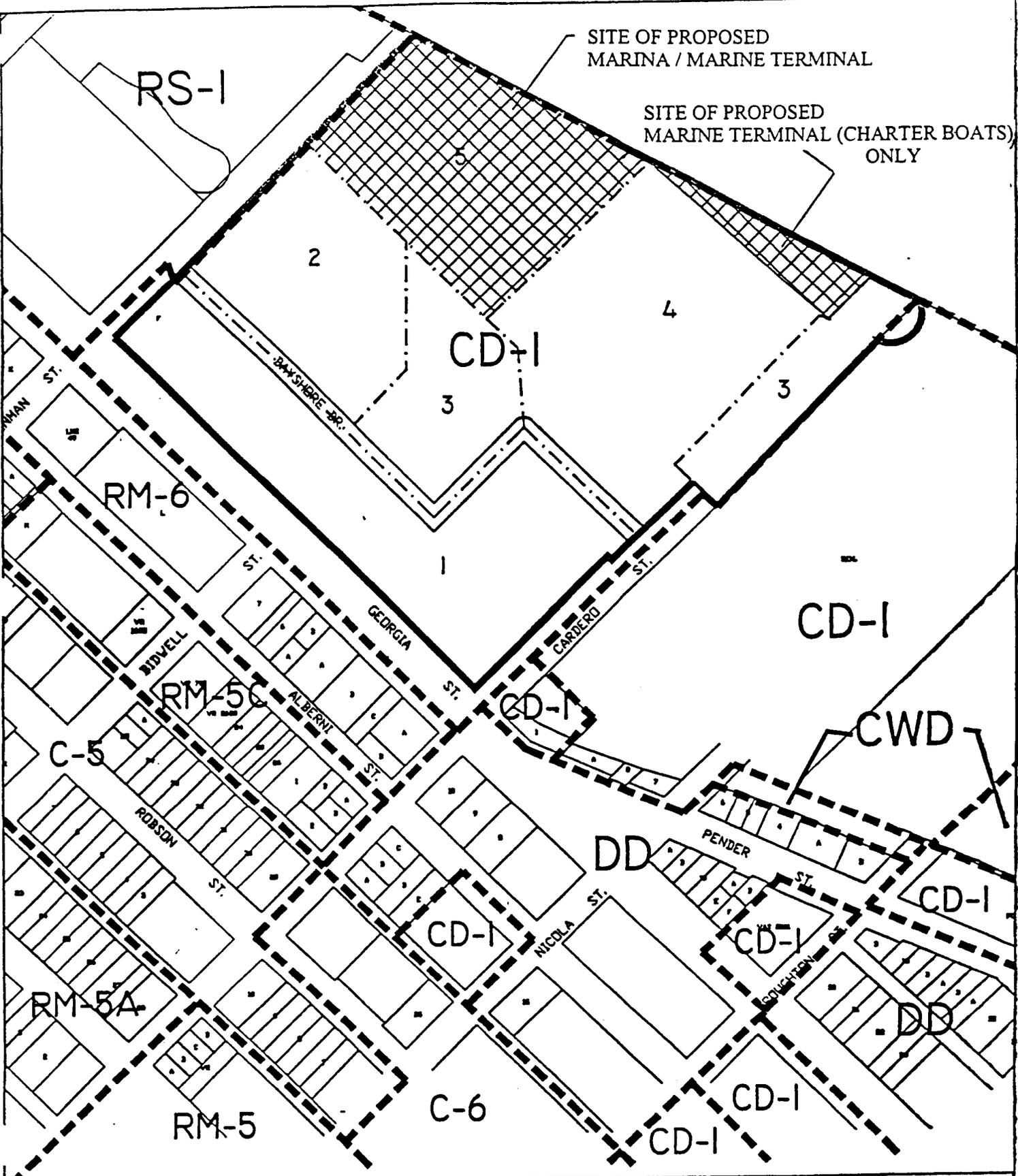
This CD-1 site consists of a total of five Sub-Areas. These two development applications involve the redevelopment of an existing recreational Marina on Sub-Area 5 (450 Denman/DE403782) and an existing charter boat facility (Marine Terminal) on the north portion of Sub-Area 4 (425 Cardero Street/DE403783). The first phase will be to rebuild the existing Marine Terminal (a temporary Marine Terminal will be provided in Sub-Area 5 for about one year during construction). Once the new permanent Marine Terminal is completed, the temporary structure will be removed and the new combination Marina/Marine Terminal will be built on Sub-Area 5, consisting of 82 recreational berths and 10 charter berths.

The proposal has been assessed against the CD-1 By-law and the Council-approved guidelines and was found to respond to the stated objectives.

Simplified plans, including a context plan and proposed layouts of the Marina/Marine Terminal, the Marine Terminal, and the Temporary Marine Terminal, have been included in Appendix B.

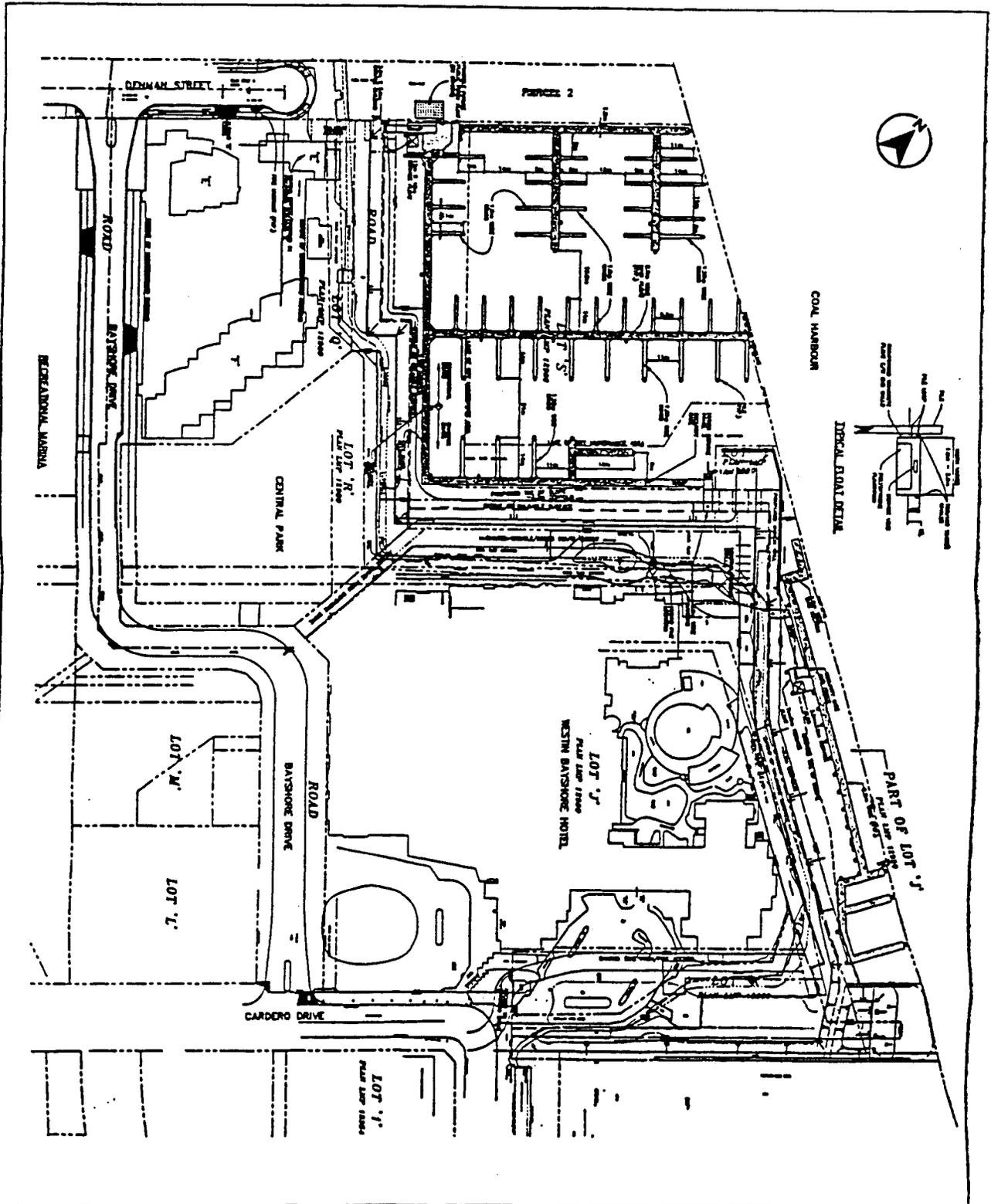
CONCLUSION

The Director of Planning has approved Development Application Numbers DE403782 and DE403783, subject to various conditions to be met prior to the issuance of the development permits. One of these conditions is that the form of development first be approved by Council.



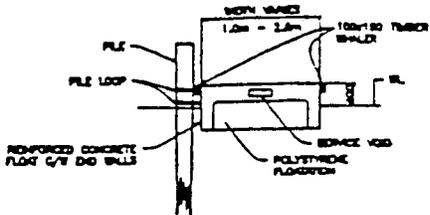
450 DENMAN ST. DE 403782	DATE 1999 02 15	↑
425 CARDERO ST. DE 403783	DRAWN WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT	SCALE 1:3000	

CONTEXT PLAN



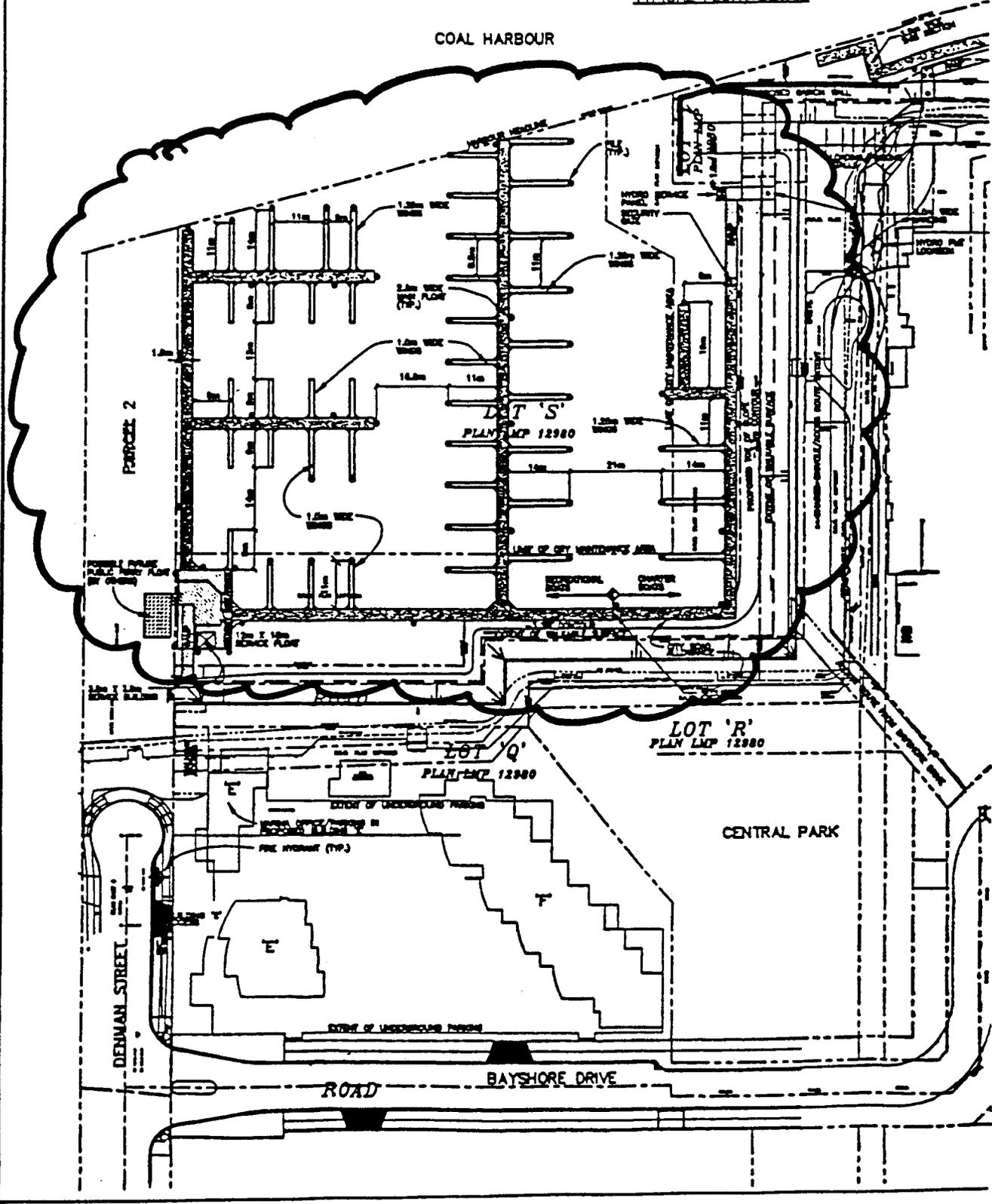
<p>NOTES</p> <p>1. All dimensions are in meters unless otherwise stated.</p> <p>2. All levels are in meters above sea level unless otherwise stated.</p> <p>3. All areas are in square meters unless otherwise stated.</p> <p>4. All areas are to be finished to the level shown.</p> <p>5. All areas are to be finished to the level shown.</p> <p>6. All areas are to be finished to the level shown.</p> <p>7. All areas are to be finished to the level shown.</p> <p>8. All areas are to be finished to the level shown.</p> <p>9. All areas are to be finished to the level shown.</p> <p>10. All areas are to be finished to the level shown.</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>Issue for tender</td> <td>15/01/2005</td> </tr> <tr> <td>2</td> <td>Issue for construction</td> <td>15/01/2005</td> </tr> </table>	No.	Description	Date	1	Issue for tender	15/01/2005	2	Issue for construction	15/01/2005	<p>DATE</p> <p>15/01/2005</p>	<p>SCALE</p> <p>1:1000</p>	<p>PROJECT</p> <p>WESTIN BAYSHORE HOTEL</p>	<p>CLIENT</p> <p>WESTIN BAYSHORE HOTEL</p>	<p>DESIGNER</p> <p>COCHRAN ENGINEERING LTD.</p>	<p>DRAWN BY</p> <p>COCHRAN ENGINEERING LTD.</p>	<p>CHECKED BY</p> <p>COCHRAN ENGINEERING LTD.</p>	<p>APPROVED BY</p> <p>COCHRAN ENGINEERING LTD.</p>	<p>DATE</p> <p>15/01/2005</p>
		No.	Description	Date															
1	Issue for tender	15/01/2005																	
2	Issue for construction	15/01/2005																	
<p>PROJECT</p> <p>WESTIN BAYSHORE HOTEL</p>	<p>CLIENT</p> <p>WESTIN BAYSHORE HOTEL</p>	<p>DESIGNER</p> <p>COCHRAN ENGINEERING LTD.</p>	<p>DRAWN BY</p> <p>COCHRAN ENGINEERING LTD.</p>	<p>CHECKED BY</p> <p>COCHRAN ENGINEERING LTD.</p>	<p>APPROVED BY</p> <p>COCHRAN ENGINEERING LTD.</p>														

PROPOSED MARINA/MARINE TERMINAL - SUB AREA 5

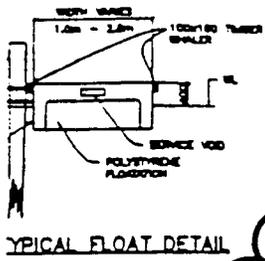


TYPICAL FLOAT DETAIL

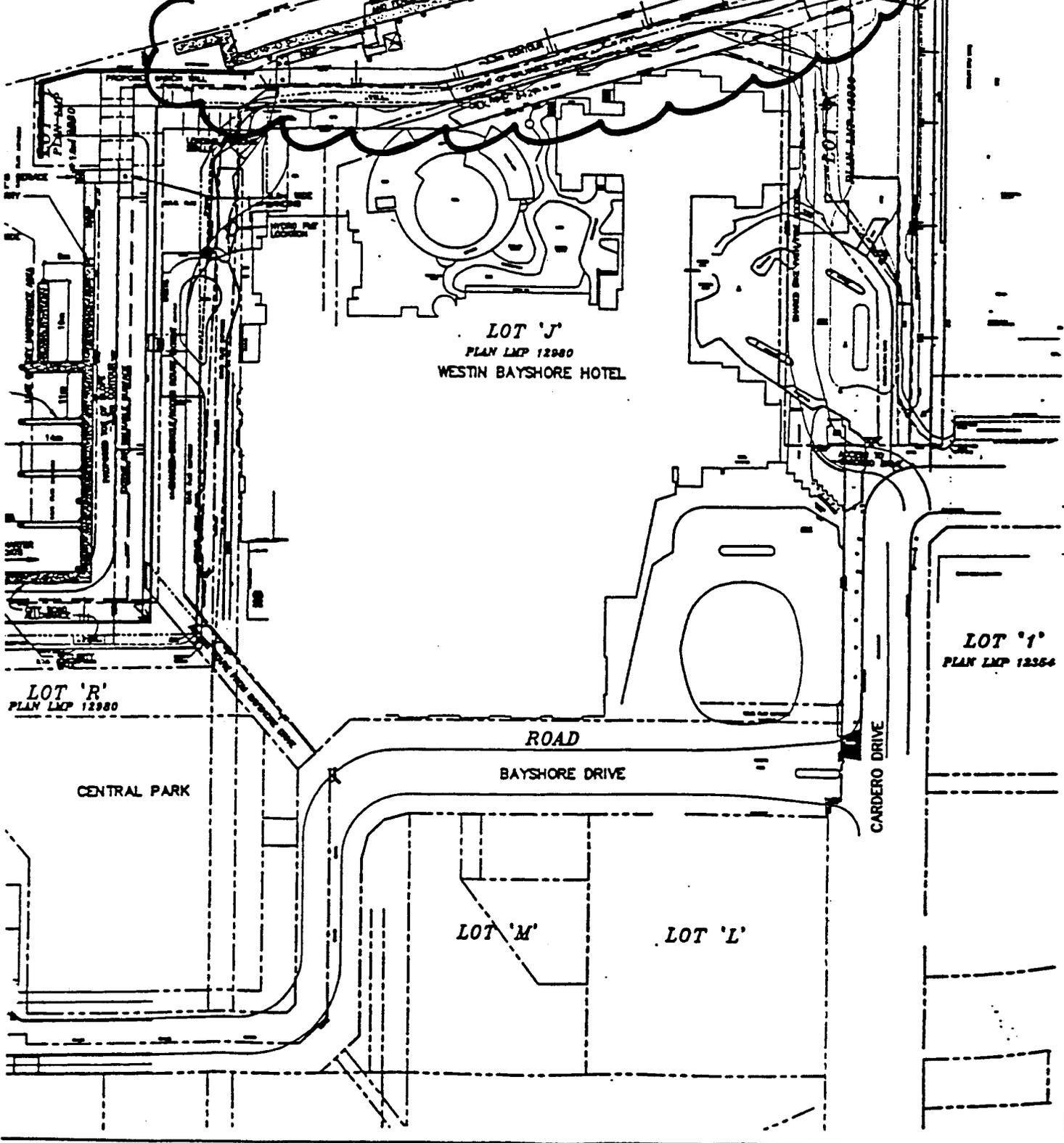
COAL HARBOUR



PROPOSED MARINE TERMINAL (CHARTER BOATS) - SUB AREA 4



TYPICAL FLOAT DETAIL



- CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORTS

1. Extension of Building Permit No. BU402238 -

**75 East Pender Street File: 2608
February 26, 1999 RTS: 571**

MOVED by Cllr. Bellamy,

THAT City Council approve a further extension of Building Permit No. BU402238 until August 27, 1999.

- CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORTS (CONT'D)

2. Emergency Preparedness - Engineering Services File: 3601

March 5, 1999 RTS: 212

MOVED by Cllr. Chiavario,

A. THAT an Emergency Coordinator excluded position be established at a cost of \$63,000 to undertake the following activities:

- i) one half time to manage Emergency preparedness in Engineering Services; and
- ii) one half time to manage the Heavy Urban Search and Rescue Program reporting to the General Managers of Fire and Rescue and Engineering Services.

B. THAT an existing Civil Engineer II position responsible for Structures be upgraded to a Civil Engineer III at a cost of \$10,000 and that an annual budget of \$15,000 be established for emergency preparedness support costs.

C. THAT the total cost of \$88,000 from the foregoing recommendations be funded by the elimination of a vacant Superintendent position.

- CARRIED UNANIMOUSLY

3. Form of Development: 450 Denman Street/425 Cardero Street

**DE403782/DE403783 - CD-1 By-law Number 7232
Owner of Development: Aoki Corporation File: 2605
February 26, 1999 RTS: 549**

MOVED by Cllr. Herbert,

THAT the form of development for these portions of the CD-1 zoned site known as 1601 West Georgia Street (450 Denman Street and 425 Cardero Street being the application addresses) be approved generally as illustrated in Development Application Numbers DE403782 and DE403783, prepared by Cochrane PBK Engineering Ltd. and stamped "Received, City Planning Department November 25, 1998", 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.

- CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORTS (CONT'D)

4. Consulting Contract: Dedicated Fire Protection System -

**False Creek Crossing File: 1805
March 9, 1999 RTS: 577**

MOVED by Cllr. Kennedy,

THAT the General Manager of Engineering Services, in consultation with the Director of Legal Services, be authorized to enter into a Professional Services Agreement with Golder Associates for a value of \$126,000.

- CARRIED UNANIMOUSLY

5. Reconstruction of Victoria Drive and Argyle Street

**from SE Marine Drive to North Kent Avenue File: 5753
March 8, 1999 RTS: 594**

MOVED by Cllr. Kennedy,

A. THAT the existing strip pavement on Victoria Drive from SE Marine Drive to North Kent Avenue be reconstructed at a width of 10 metres at an estimated cost of \$130,000, with funding to be provided from Streets Basic Capital Unappropriated SAP Order 30000034 (\$130,000).

B. THAT the existing strip pavement on Argyle Street from SE Marine Drive to North Kent Avenue be reconstructed at a width of 10 metres at an estimated cost of \$140,000, with funding to be provided from Streets Basic Capital Unappropriated SAP Order 30000034 (\$140,000).

- CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORTS (CONT'D)

6. Addition of Union Gospel Mission Housing Society

ADMINISTRATIVE REPORTS (CONT'D)

2. **Emergency Preparedness - Engineering Services** **File: 3601**
March 5, 1999 **RTS: 212**

MOVED by Cllr. Chiavario,

- A. THAT an Emergency Coordinator excluded position be established at a cost of \$63,000 to undertake the following activities:
 - i) one half time to manage Emergency preparedness in Engineering Services; and
 - ii) one half time to manage the Heavy Urban Search and Rescue Program reporting to the General Managers of Fire and Rescue and Engineering Services.
- B. THAT an existing Civil Engineer II position responsible for Structures be upgraded to a Civil Engineer III at a cost of \$10,000 and that an annual budget of \$15,000 be established for emergency preparedness support costs.
- C. THAT the total cost of \$88,000 from the foregoing recommendations be funded by the elimination of a vacant Superintendent position.

- CARRIED UNANIMOUSLY

3. **Form of Development: 450 Denman Street/425 Cardero Street**
DE403782/DE403783 - CD-1 By-law Number 7232
Owner of Development: Aoki Corporation **File: 2605**
February 26, 1999 **RTS: 549**

CD-1(321)

MOVED by Cllr. Herbert,

THAT the form of development for these portions of the CD-1 zoned site known as 1601 West Georgia Street (450 Denman Street and 425 Cardero Street being the application addresses) be approved generally as illustrated in Development Application Numbers DE403782 and DE403783, prepared by Cochrane PBK Engineering Ltd. and stamped "Received, City Planning Department November 25, 1998", 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.

- CARRIED UNANIMOUSLY

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"

Speakers

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

Council Decision

MOVED by Councillor Don Lee

THAT the application by the Director of Current Planning to amend the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN Districts Schedules to allow relaxation of minimum site area provisions to be consistent with proposed amendments to the Subdivision By-law, be approved.

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT: 1650 Bayshore Drive

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

Summary: (Two options) The proposed text amendment to CD-1 #321 would reduce the required percentage of non-market housing units from 20% to either:

- Option A - 10.7% (80 units)
- Option B - 7% (53 units).

The Director of the Housing Centre and Director of Current Planning recommended approval of Option B, subject to the following conditions as proposed for adoption by resolution of Council:

Option A - 10.7%

CONDITIONS OF ENACTMENT

THAT, prior to enactment of the CD-1 Bylaw, the Bayshore Inn Social Housing for Families and Seniors Agreement be amended to:

- delete Lot M from the Lands and the non-market housing parcel located on Lot M (the west half of Building H) from the Parcels,
- require that a minimum floor space of 79,800 sq. ft. to be provided for the remaining non-market housing parcel on Lot V (East Half of Bldg. H and Building J),
- require that a minimum of 80 family units or 130 units for seniors/couples or some mix of units greater than 80 or less than 130 be provided at the discretion of the

- Director of the Housing Centre,
- require the owner of Lot V to build the non-market housing on Lot V (East Half of Bldg. H and Building J) at 93% of the maximum budget that would be permitted for the project under BC Housing programs,
- deletion of Section 4 of the agreement, and

on such other terms and conditions as may be required by the City’s Director of Legal Services and Director of the Housing Centre.

THAT prior to enactment of the CD-1 Bylaw, the Bayshore Open Space Agreement be amended to reallocate the open space on terms and conditions to the satisfaction of the City’s Director of Legal Services, Director of Planning and Director of the Housing Centre.

THAT prior to enactment of the CD-1 Bylaw, the owner of Lot V submit a preliminary development permit application to the City for all of the development on Lot V in form and content to the satisfaction of the Director of Planning and the Director of the Housing Centre.

Option B - 7%

CONDITIONS OF ENACTMENT

THAT, prior to enactment of the CD-1 Bylaw, the *Bayshore Inn Social Housing for Families and Seniors Agreement* be amended to:

- delete Lot M from the Lands and the non-market housing parcel located on Lot M and Lot V (Building H) from the Parcels,
- require that a minimum floor space of 53,100 sq. ft. to be provided for the remaining non-market housing parcel on Lot V (Building J),
- require that a minimum of 53 family units or 88 units for singles/couples or some mix of units greater than 53 or less than 88 be provided at the discretion of the Director of the Housing Centre,
- require the owner of Lot V to build the non-market housing in Building J at 90% of the maximum budget that would be permitted for the project under BC Housing programs,
- replace the \$30 per square foot of floor space option price for Building J with \$22.50 per square foot of floor space, all of which is to be recovered by the owner of Lot V from the BC Housing programs and none of which is to be paid by the City,
- deletion of Section 4 of the agreement, and on such other terms and conditions as may be required by the City's Director of Legal Services and Director of the Housing Centre.

THAT prior to enactment of the CD-1 Bylaw, the Bayshore Open Space Agreement be amended to reallocate the open space on terms and conditions to the satisfaction of the City's

Director of Legal Services, Director of Planning and Director of the Housing Centre.

THAT prior to enactment of the CD-1 Bylaw, the owner of Lot V pay \$550,000 to the City's Affordable Housing Fund.

THAT prior to enactment of the CD-1 Bylaw, the owner of Lot V submit a preliminary development permit application to the City for all of the development on Lot V in form and content to the satisfaction of the Director of Planning and the Director of the Housing Centre.

Also before Council was a memorandum from the Senior Planner, Rezoning Centre, Current Planning, dated September 12, 2001, advising as follows:

1. Section 1 of the draft By-law has an incorrect By-law reference number. The correct version is as follows:

“This By-law amends the indicated section of By-law No. 7232.”.

2. The agenda summary page indicates staff are recommending both options. For clarification, staff are recommending Option B - 7% (53 units).

Staff Opening Comments

Cameron Gray, Director of the Housing Centre, referenced the correction and clarification provided in the September 12, 2001, memorandum. Mr. Gray reviewed options A and B, and explained why conversion of the non-market housing site, Building H, from non-market to market housing in whole is recommended (option B). Conversion of half of Building H (option A) would also be feasible should Council wish to consider it. Although 20% non-market housing in new neighbourhoods is Council's policy, staff do not recommend retaining all of building H as non-market housing because of:

- the technical difficulty of building all of Building H for non-market housing;
- lack of immediate funding to build Building H in a timely manner;
- potential to use the payment in lieu to ensure that the remaining non-market housing in Bayshore Gardens is developed for non-market housing, by reducing its cost and making it more likely to attract provincial funding.

Mr. Gray also reviewed the public process and noted concerns expressed by public including loss of non-market housing potential at Bayshore, noise, traffic, and massing. All comment sheets from open house attendees supported one or more reduction options. There is also interest in developing affordable housing for low and modest income seniors in this area.

Mr. Gray responded to questions about why these technical difficulties were not evident when Bayshore Gardens was approved in 1991; whether another site in the area could be

designated for non-market housing; and the feasibility of delaying for three to six months to allow the non-profit sector to fund-raise for the non-market component.

Developer's Comments

Michael Geller, Architect, representing the developer, Blue Tree Management (Canada) Ltd., reviewed factors leading to the technical difficulties described by Mr. Gray. Market conditions require the developer to proceed with Building G now, including the parkade. It is not feasible to expect a non-profit developer to be able to come in after the parkade has been built; this could result in a building podium left sitting on the site with no ability to build on it. It would only be feasible to build Building H at the same time as the parkade, and funding is not available to do so. The builder is prepared to reduce the number of market units, and to make a payment-in lieu for the reduction in non-market units. Option B solves the problem of building a podium, and would result in 50 to 83 non-market units without requiring government subsidy.

Correspondence

The following correspondence was received:

- Correspondence opposed to any reduction of the social housing requirement:
 - 3 letters

- Correspondence supporting a reduction of the social housing requirement:
 - 1 letter opposed to retaining the status quo in Bayshore Gardens
 - 1 letter supporting a 10.7% social housing reduction (Option A)
 - 4 letters supporting a 7% social housing reduction (Option B)
 - 3 letters supporting a social housing reduction

Speakers

The following speakers expressed support for retaining social housing in the area:

Yuri Cvitkovich (brief filed)*
Art Phillips
Carol Roach
Michael Godin, Waterside Seniors Housing Co-op (brief filed)
Teresa Gagne
Leslie Stern, BC Women's Housing Coalition
MariLynne Abbott, Women in Search of Housing Society
Dr. John Hogarth
Vanessa Geary, Tenants Rights Action Coalition
Dr. R. H. Feldman

Following are some of the comments made by the foregoing speakers:

- diversification of neighbourhoods is good for the neighbourhood and for the city;
- a housing mix is needed in the same community, not in another area;
- Bayshore should not become a ghetto for the wealthy;
- in future, developers should be required to provide completed housing, not just space;
- it is unlikely that technical problems would not have been recognized before now;
- payment in lieu does not make up for lost social housing opportunity;
- the developer should be required to provide the full 150 units, throughout the buildings or by buying an existing building;
- the non-profit sector needs at least six months postponement to explore creative options to fund the social housing;
- the West End has the highest proportion of seniors living alone in the city, with 54% living below the poverty line;
- if Option B is approved, all of Building J should be designated for development as seniors non-market housing, and all of the payment in lieu should go into its development;
- a senior's co-op in this area would be a great asset, and would provide options for aging in place, especially if supportive services were included;
- seniors have particular needs, and do best when there are other types of individuals in the building;
- single-parent families are also in need of housing.

* While speaking on this item, Yuri Cvitkovich also supported Item 5, Text Amendment: Congregate Housing.

Andrew Abramowich, an employee of the Building D development company, felt that it is in the community's best interest to have the projects proceed one way or the other. Assurance of access is needed. There would be a problem increasing the height of Bayshore buildings at this stage.

Cameron Gray responded to questions regarding time frame; non-market housing options within the existing zoning, housing mix, potential for a seniors co-op within a building; what may happen if Council chooses to retain the status quo; how payment in lieu could be used, and potential provincial government priorities for different types of social housing.

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

Developer's Summation

Michael Geller explained that at the time when agreement was reached on social housing, it was believed senior govt funding would be available when it was time to move forward. The developer commits to work with staff on the best way to maximize the number of units over the next year. If Council can't approve B, at least approve A. There will still be about 18% social housing in the Coal Harbour neighbourhood

Staff Closing Summation

The staff closing summation was postponed until a future meeting.

Council Decision

MOVED by Councillor Kennedy

THAT a decision on this item be referred to a future Council meeting, and that the staff closing summation be heard at that time.

CARRIED UNANIMOUSLY

Note from Clerk: Council reached a decision on this item at its meeting following the Standing Committee on Planning and Environment on September 20, 2001.

5. TEXT AMENDMENT: Congregate Housing

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

Summary: The proposed amendment would amend the definition of congregate housing and require common areas, support services and design to accommodate seniors as they age.

The Director of City Plans recommended approval.

Staff Opening Comments

The staff presentation on this item was postponed to a future meeting.

24. A By-law to amend CD-1 By-law No. 7232 which amended Zoning and Development By-law No. 3575 (1650 Bayshore Drive) (By-law No. 8410)

MOVED by Councillor Clarke
SECONDED by Councillor Kennedy

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

CARRIED
(Councillors Bass and Louis opposed)

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 Councillor Clarke
SECONDED by Councillor Kennedy

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

CARRIED
(Councillors Bass and Louis opposed)
(Councillors Puil, Sullivan and the Mayor excused from voting)

1650 Bayshore Drive

BY-LAW NO. 8410

**A By-law to amend By-law No. 7232 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 section of Zoning and Development By-law No. 3575.
2. In the second unnumbered subparagraph of section 4(a)(ii):
 - (a) delete "20", and substitute "13"; and
 - (b) delete the comma after "as Council may approve", substitute a semi-colon, and delete "and at least 50% of the non-market housing units shall be designed for family housing consistent with and comprising part of the requirement above:".
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 4th day of December, 2001

(Signed) Philip W. Owen
Mayor

(Signed) Syd Baxter
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 4th day of December, 2001, and numbered 8410.

CITY CLERK

ADMINISTRATIVE REPORT

Date: July 15, 2002
Author/Local: J. Baxter/6656
RTS No.02856
CC File No. 2604
Council: July 30, 2002

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1673 Bayshore Drive

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1601-1790 Bayshore Drive (1673 Bayshore Drive being the application address) be approved generally as illustrated in the Development Application Number DE404739, prepared by Downs/Archambault & Partners and stamped "Received, Community Services, Development Services March 26, 2002", 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 this portion of the above-noted CD-1 zoned site.

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on November 21, 1991, City Council approved a rezoning of this site from CWD (Central Waterfront District) and CD-1 (Comprehensive Development District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 7232 was enacted on November 9, 1993. Companion guidelines (Bayshore Gardens [1601 West Georgia Street] CD-1 Guidelines) were also adopted by Council at that time.

On February 23, 1999 at a Public Hearing, Council approved amendments to various CD-1 By-laws, including 1673 Bayshore Drive, to include parking and loading relaxation clauses. CD-1 By-law No. 8011 was enacted on April 13, 1999.

The site is located on an existing concrete platform adjacent to the Coal Harbour Seawalk, the Bayshore Marina and the Bayshore Hotel. The platform extends out over the water into the Marina area. 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 DE404739. 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, mixed use building on a concrete platform, having a Neighbourhood Public House (Marine Pub) on the lower level consisting of 65 indoor seats and a 20-seat outdoor patio. The upper level will consist of a Restaurant - Class 1, having 38 indoor seats and a 59-seat outdoor patio. In accordance with Council's licensed premises policy and in order to monitor the impact of these uses on the community, separate, time-limited development permits will be issued for the Pub and the outdoor patio areas. These separate permits will initially be limited to a period of one year from the date of occupancy.

The facility is expected to cater to boat owners, residents of the neighbourhood, and tourists in an area that is designed to encourage pedestrian activity. A total of 25 off-street parking spaces have been secured by lease arrangement, in an underground parkade at 1675 Bayshore Drive. In addition, disability parking space and loading facilities will be located on the City Right-of-Way, adjacent to the building.

It is also anticipated that there will be signage proposed for this development which is not included in the development permit application, and which will require separate permits. The Development Permit Board expressed concerns around the size and nature of such signage, adjacent to the residential neighbourhood, but did indicate that it would support a modest, unlit sign, located on the south side of the building.

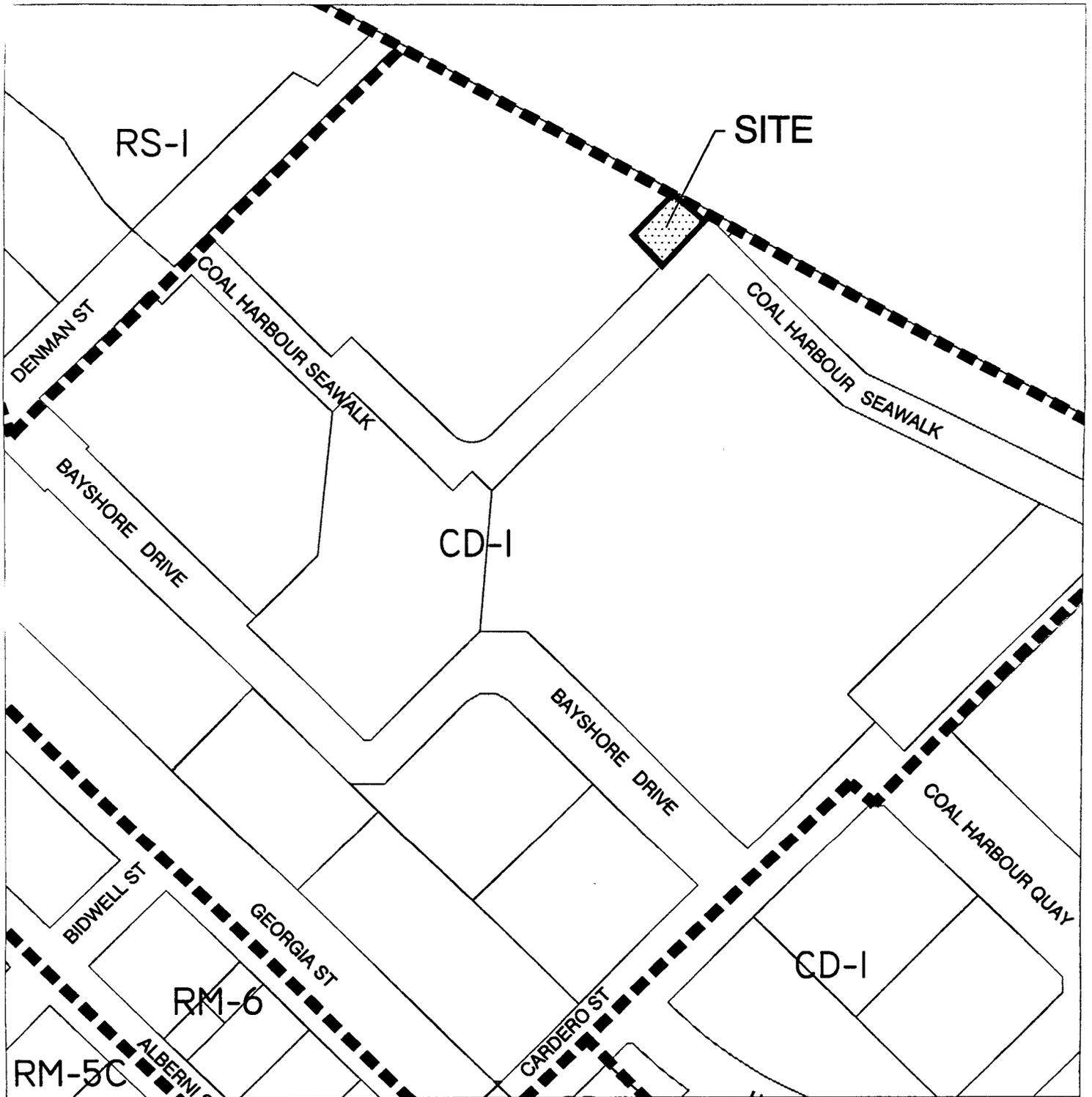
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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 DE404739, 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

1673 BAYSHORE DR. DE 404739

DATE 2002 07 10

DRAWN DY / WGS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME : Q:UDDPC\FORMOFDEVELOPMENT\1673 BAYSHORE DR..DWG

1. Form of Development: 1673 Bayshore Drive

July 15, 2002 (File 2604)

MOVED by Councillor Louis

THAT the form of development for this portion of the CD-1 zoned site known as 1601-1790 Bayshore Drive (1673 Bayshore Drive being the application address) be approved generally as illustrated in the Development Application Number DE404739, prepared by Downs/Archambault & Partners and stamped "Received, Community Services, Development Services March 26, 2002", 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.

CARRIED UNANIMOUSLY



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



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)