



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 (322)

970 Burrard Street

By-law No. 7235

(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 conversion to residential use of the former B.C. Hydro building in conjunction with the retention and development of some commercial use.

3 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(322), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling Units in conjunction with any of the uses listed below;
- (b) Office Uses;
- (c) Retail Uses, but not including Gasoline Station — Full Serve, Gasoline Station — Split-Island, and Vehicle Dealer;
- (d) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop — Class A, Restaurant - Drive-in and Sign Painting Shop;
- (e) Accessory Uses customarily ancillary to the above uses.

4 **Floor Area and Density**

4.1 The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses.

TABLE 1

USE	MAXIMUM FLOOR AREA
Residential Uses	25 000 m ²
Office, Retail and Service Uses	7 340 m ²

4.2 The following will be included in the computation of floor area:

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

4.3 The following will be excluded in the computation of floor area:

- (a) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, bicycle storage, storage that is ancillary to commercial uses within the building, heating or mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the elevation of the main lobby at the Nelson Street entrance, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (d) 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]

- (e) amenity areas accessory to residential use-, provided that the total area excluded does not exceed 1 000 m²; and
- (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]

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

- (a) 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 600 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.

5 Height

The maximum building height measured above the base surface, but excluding mechanical penthouses and roofs, is 91.0 m.

6 Off-Street Parking

A minimum of 150 off-street parking spaces must be provided and must be developed and maintained in accordance with the applicable provisions of the Parking By-law.

7 Acoustics

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

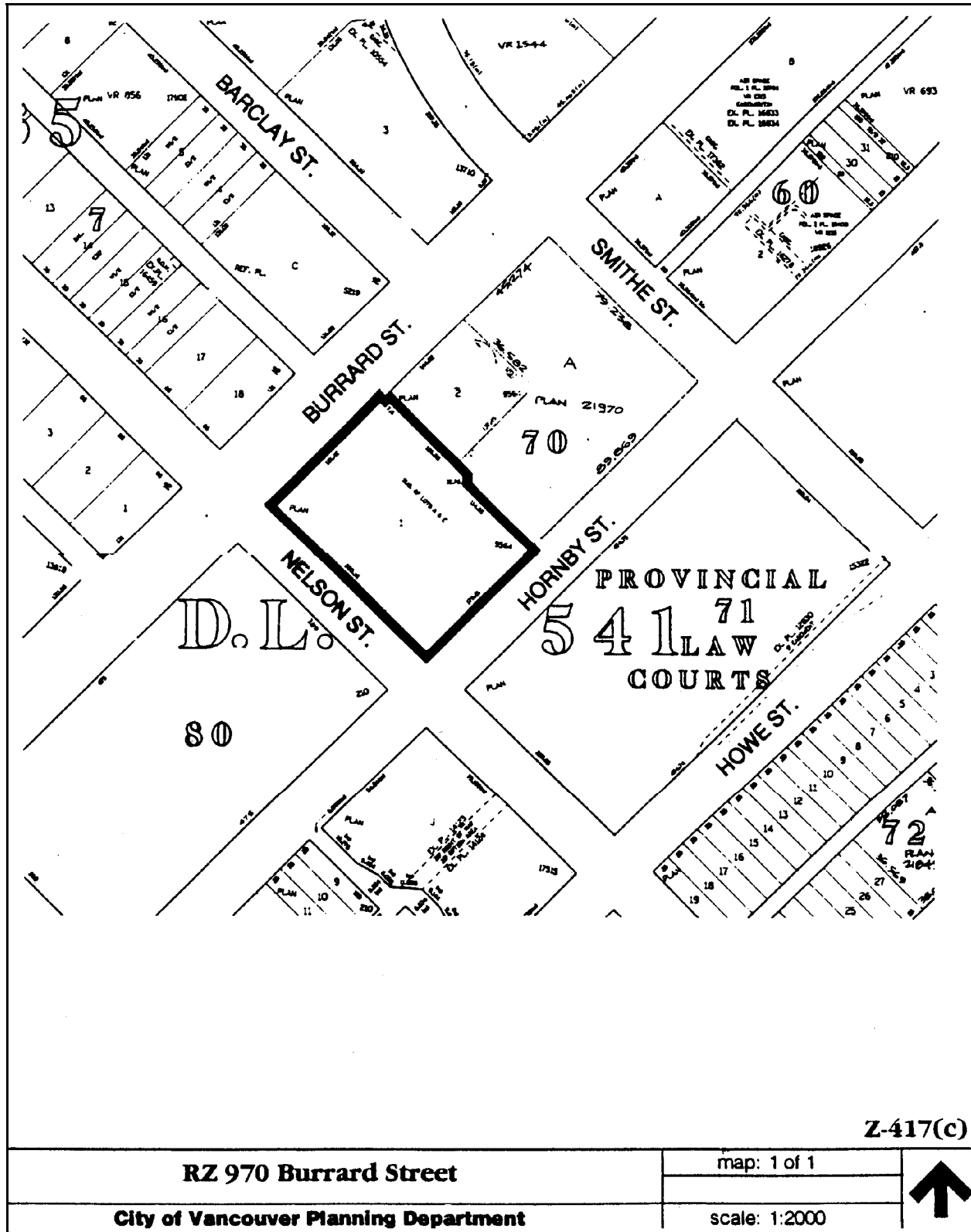
Portions Of Dwelling Units	Noise Levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

Schedule A

By-law No. 7235 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from DD to CD-1



CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK

Date: August 10, 1993

Refer File:

To: Ken Dobell, City Manager
Tom Fletcher, Director of Planning
Rick Scobie, Associate Director -
Land Use & Development
Robert Lemon, Heritage Planner
John Mulberry, Director of Legal Services
Dave Rudberg, City Engineer
Joyce Preston, Director of Social Planning
Victoria Garland, Director of Housing & Properties
Linda Ruiz, Facilities Coordinator, Health Department
Jack Perri, Director of Permits & Licenses

P.H. #275
RECEIVED
PLANNING DEPARTMENT
AUG 12 1993
NUMBER... P 7331
REFERRED TO... FAS
COPY TO... THF
ANSWER REQ'D

Subject: Public Hearing - July 27, 1993

Attached are Minutes of the Special Council meeting (Public Hearing) of July 27, 1993, regarding various rezonings and text amendments.

Please note any items contained therein for your attention.

DEPUTY CITY CLERK SK

SK:ci
Att.

Also sent to:

Mr. Paul Merrick
Paul Merrick Architects Ltd.
1 Gaolers Mew
Vancouver V6B 4K7

Mr. Terry Partington
Partington Real Estate
Advisors Ltd.
2580 Rosebery
West Vancouver V7V 2Z9

Mr. Matti Saar
Perkins & Co.
#210 - 111 Water St.
Vancouver V6B 1A7

Mr. Bob McKay
Quadrant Developments
11th Floor
1100 Melville St.
Vancouver V6E 4A6

Mr. Tony Green
Matsuzaki Wright Architects
#2410 - 1177 West Hastings St.
Vancouver V6E 2K3

Mr. Greg Boorman
26 - 9394 - 122nd St.
Surrey V3V 4L6

Delegations and Letter Writers

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

6

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 27, 1993, at 7:30 p.m., in the Council Chamber, City Hall, Third Floor, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Councillors Bellamy, Chan, Davies,
Kennedy, Owen, Price,
Puil, Rankin and Wilson

ABSENT: Councillor Eriksen

CLERK TO THE COUNCIL: S. Kautz

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Wilson,
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.

- CARRIED UNANIMOUSLY

Council considered items 1(a) and 1(b) concurrently.

1(a) Rezoning: 970 Burrard Street (former B.C. Hydro Building)
1(b) Text Amendment: 900 Burrard Street

Applications by Paul Merrick Architects Ltd. were considered
as follows:

REZONING: 970 BURRARD STREET (former B.C. Hydro building)

Present Zoning: DD Downtown District
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the rezoning would permit the use and
development of the site generally as follows:
- conversion of the B.C. Hydro building (Floors 3
through 21) to residential use;
 - retention of office use on the mezzanine, first and
second floors;

Special Council (Public Hearing), July 27,

Clause No. 1 cont'd

- retention of the existing plus provision of limited commercial use at grade;
- accessory uses;
- maximum height of 91.0 m (29
- acoustical provisions; and
- provisions regarding off loading.

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

(iii) Any consequential amendments.

TEXT AMENDMENT: 900 BURRARD STREET

(i) If approved, the amendment to Cor District By-law No. 6421 would residential, commercial or mixed maximum floor space ratio of 8.5 v density bonus from the adjoining at 970 Burrard Street.

(ii) Any consequential amendments.

The Director of Planning recommended a following conditions proposed for adopt Council:

(a) THAT the proposed form of developm Street (former B.C.Hydro buildi principle by Council, as shown in Paul Merrick Architects and st. Planning Department, March 31, 19c Director of Planning may al. alterations to this form of deve condition (b) below.

(b) THAT prior to enactment, furth undertaken having regard to the

(i) submission of a detailec changes to the north and indicating modifications panels and the horizo modifications should e horizontal character of thi

Clause No. 1 cont'd

- (ii) submission of plans and elevations of the retail proposed on Nelson and Hornby Streets, providing details of windows, entrances and weather protection; while pedestrian-oriented retail is encouraged, as much of the glass tile mosaic walls as possible should be retained and refurbished.
- (c) THAT the proposed design guidelines entitled, "900 Burrard Street CD-1 Guidelines, July 1993", be adopted by resolution of Council at the time of enactment of the CD-1 By-law.
- (d) THAT the form of development for 900 Burrard Street be approved by Council following the approval of (900 Burrard Street) a development application by the Director of Planning and designed in accordance with the CD-1 By-law and Guidelines.
- (e) THAT prior to the enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
 - (i) execute an agreement, satisfactory to the Directors of Legal Services and Planning, limiting development on 900 Burrard Street to a maximum of 7.5 FSR as defined in the CD-1 By-law, of which the office or residential use shall be a maximum of 6.0 FSR;
 - (ii) execute an agreement, satisfactory to the Director of Legal Services and the City Engineer, to provide 150 parking spaces for 970 Burrard Street on the 900 Burrard Street site; in the short-term this represents the continuation of the surface parking; in the long-term these spaces shall be provided in the new development, in addition to by-law requirements for 900 Burrard Street; and
 - (iii) execute an agreement, satisfactory to the Director of Legal Services and the City Engineer, to ensure that all electrical and telephone services are provided underground within and adjacent to the site from the closest existing suitable service point.

Clause No. 1 cont'd

- (f) Recycling facilities are to be provided, to the satisfaction of the City Engineer.
- (g) THAT as and where required by the Plumbing By-law, energy conservation features be provided, including the provision of low-flow toilets, shower heads and faucets as standard features for all new fixtures installed in this development.
- (h) THAT prior to enactment of the CD-1 by-law, the registered owner shall execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, to provide for the restoration, repair or replacement of the B.C. Hydro building's ground plane elements, including the mosaic tiles, plaza, lobby and cornices etc. and the mechanical penthouse, in lieu of a contribution for public art on the 900-70 Burrard Street site, representing a value not less than the combined public art requirement for the entire site.
- (i) Execute an agreement, satisfactory to the Director of Legal Services, providing that owners will not discriminate against families with children in the sale of their property.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as covenants pursuant to Section 215 of the Land Title Act.

The preceding agreements are to be tendered, at the option of the Director of Legal Services, for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-laws; 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.

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

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

Clause No. 1 cont'd

The agenda package included the following summaries of the proposed changes:

970 Burrard Street

	Current Status	Proposed Amendments
Zone	DD	CD-1
Use	Office; Retail and Other Commercial; Residential; Hotel; Light Industrial; Public and Institutional; Social Recreational and Cultural; Parks and Parking	Dwelling Units; Office, Retail and Service Commercial.
Maximum FSR	6.0 (7.6 existing)	7.6
Maximum Height	91.5 m (300 ft.)	91 m (299 ft.)

900 Burrard Street

	Current Status	Proposed Amendments
Zone	CD-1	CD-1
Use	Commercial; Social, Recreational and Cultural	Dwelling Units; Office, Retail and Service Commercial; Cultural and Recreational Uses
Maximum FSR	6.0	8.5
Maximum Height	68.6 m (225 ft.)	68.6 m (225 ft.)

Clause No. 1 cont'd

Mr. Ian Smith, Planner, provided the following additional condition proposed for adoption by resolution of Council:

- (j) THAT prior to enactment of the CD-1 by-law for 970 Burrard Street, the registered property owner list the former B.C. Hydro building on the Vancouver Heritage Inventory and obtain municipal heritage designation of the same.

There was no correspondence received on these applications.

Mr. Smith reviewed the two applications, which propose the retention and conversion of the B.C. Hydro building to primarily residential use, including 242 housing units on floors 3 through 21. The mezzanine and the first and second floors would be converted to office and commercial space. A full range of amenities for residents would be provided at grade, with pedestrian-oriented retail along Hornby Street. Also as part of the application, the building's glass tile mosaic murals and ground plane elements would be restored and maintained. This work represents the public art contribution for the entire site. The B.C. Hydro building has significant heritage merit and as a condition of enactment of the CD-1 by-law for the site, the owners are required to list the building on the Vancouver Heritage Inventory.

Mr. Smith reviewed further design developments to be undertaken, including detailed plans for proposed retail development on Nelson Street and Hornby Street, to include the retention of as much glass tile mosaic wall as possible. Further consideration is given to the proposed changes to the north and south curtain walls, consisting of approximately 50% horizontal metal spandrels and 50% windows. The current application proposes the spandrels be reduced to approximately 33% of the walls.

Mr. Smith discussed the proposed heritage bonus for the site, calculated at 150,000 sq. ft. The bonus results from the expense of restoring the building; the foreseen comparatively low selling price of the residential units, due to the lack of balconies and limited parking; and that the Hydro building will have 100,000 sq. ft. less marketable residential space than a potential new building on that site.

Clause No. 1 cont'd

The applicant proposes to transfer the heritage bonus to Site B, 900 Burrard, which would increase the fsr on this site to 8.5. Staff, however, feel there are constraints on this site that will limit its buildable density to 7.5 and height to 225 feet. The constraints include the view corridor to the Lions; continuity of the street edge on Hornby Street; and a desire to preserve the landmark quality of the Hydro building site. Therefore, as a condition of rezoning, the owner will be required to enter into an agreement to limit the development of 900 Burrard to a maximum fsr of 7.5. The applicant has advised the difference in densities, some 60,000 sq. ft., shall be the subject of a future rezoning application for transfer of density.

Responding to a question from Council, Mr. Smith confirmed the applicant is aware Council can make no commitment to any consideration of this transfer, and that Council will be reconsidering its policies on transfer of density in the future.

A Council member queried Mr. Smith regarding a future location for the "O Canada" horns, currently atop the B.C. Hydro building. Mr. Smith advised negotiations in this regard are still under way, and possible sites are being considered.

A Council member enquired as to parking arrangements for future residents of the B.C. Hydro building. Mr. Smith replied 150 parking stalls will be supplied at 900 Burrard and an additional 68 parking stalls reserved in the Vancouver Tower, in fulfilment of the requirements of the Parking By-law.

Mr. Terry Partington, President, Partington Real Estate Advisors Limited, spoke on behalf of the applicant. The application strikes a balance between adaptive reuse of the building and the preservation of its heritage character. Mr. Partington urged Council to support the rezoning application, and suggested the current application sufficiently addresses the heritage issues regarding the building's horizontal spandrels. Further, Mr. Partington expressed disappointment at the loss of the hotel bonus for 900 Burrard. It was suggested the agreement limiting density on 900 Burrard identify a framework for the owner to achieve the value of the undeveloped density, to be the subject of future transfers.

Mr. Ken Dobell, City Manager, clarified the staff position on the design issues and advised it would be inappropriate to discuss structural issues at this time.

Clause No. 1 cont'd

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

MOVED by Cllr. Bellamy,

THAT the applications be approved, subject to the conditions set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

2. Rezoning: 2455 and 2517 East Broadway

An application by Perkins and Cheung Ltd. was considered as follows:

REZONING: 2455 AND 2517 EAST BROADWAY

Present Zoning: C-2 Commercial District and RS-1S One Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the proposed zoning would permit the use and development of the site generally as follows:

- an 80-bed, four-storey care facility;
- two four-storey apartment buildings providing 68 dwelling units, in total;
- 19 two and one-half-storey townhouses;
- accessory uses;
- a total gross floor area of 11 315 m² (121,800 sq. ft.) is proposed;
- maximum floor space ratio for the total development of 1.57;
- maximum height of 16.1 m (53 ft.);
- acoustical provisions; and
- provisions regarding off-street parking and loading, including 167 parking spaces.

(ii) Any consequential amendments.

970 Burrard Street

BY-LAW NO. 7235

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-417(c) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Intent

The intent of this By-law is to permit the conversion to residential use of the former B.C. Hydro building in conjunction with the retention and development of some commercial use.

3. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(322), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling Units in conjunction with any of the uses listed below;
- (b) Office Uses;
- (c) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split-Island, and Vehicle Dealer;
- (d) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop - Class A, Restaurant - Drive-in and Sign Painting Shop;
- (e) Accessory Uses customarily ancillary to the above uses.

4. Floor Area and Density

4.1 The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses.

TABLE 1

USE	MAXIMUM FLOOR AREA
Residential Uses	25 000 m ²
Office, Retail and Service Uses	7 340 m ²

4.2 The following will be included in the computation of floor area:

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

4.3 The following will be excluded in the computation of floor area:

- (a) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, bicycle storage, storage that is ancillary to commercial uses within the building, heating or mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the elevation of the main lobby at the Nelson Street entrance, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (d) residential storage space provided that where space is located at or above the base surface, the maximum exclusion shall be 3.7 m² per dwelling unit; and
- (e) amenity areas accessory to residential use; provided that the total area excluded does not exceed 1 000 m².

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

- (a) 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 600 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.

5. Height

The maximum building height measured above the base surface, but excluding mechanical penthouses and roofs, is 91.0 m.

6. Off-Street Parking

A minimum of 150 off-street parking spaces must be provided and must be developed and maintained in accordance with the applicable provisions of the Parking By-law.

7. Acoustics

All development permit applications will require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will 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

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

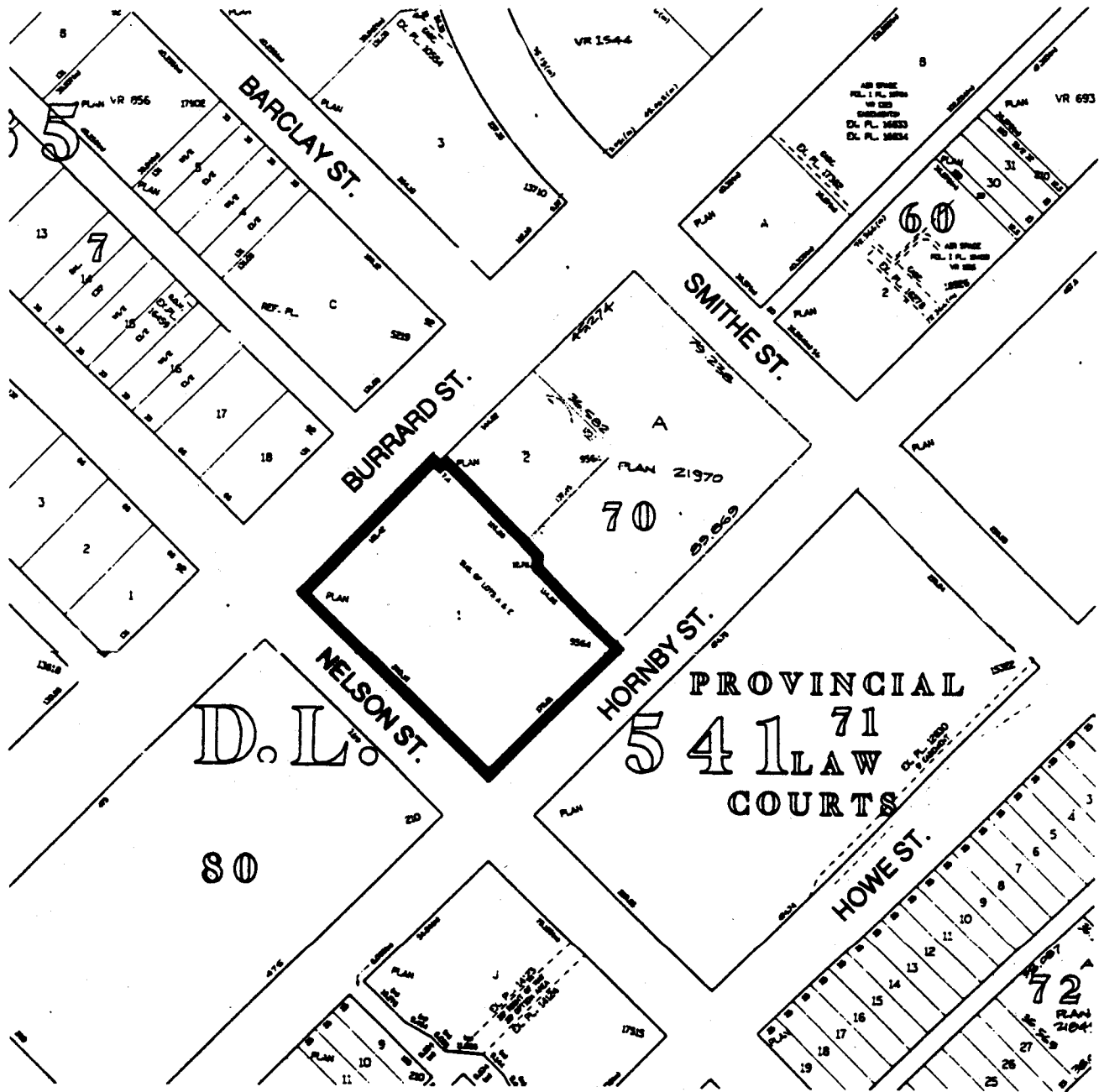
DONE AND PASSED in open Council this 9th day of November, 1993.

(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 7235.

BY-LAW No. 7235 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



D. L.

PROVINCIAL
LAW
COURTS

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

Z-417(c)

RZ 970 Burrard Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 9, 1993, in the Council Chamber, commencing at approximately 2:00 p.m.

PRESENT: Mayor Campbell
Councillors Bellamy, Chan, Davies,
Eriksen, Kennedy, Owen,
Price, Puil, Rankin and
Wilson

CLERK TO THE COUNCIL: D. Back

PRAYER

The proceedings in the Council Chamber were opened with prayer read by the Deputy City Clerk.

* * * * *

Council recessed at 2:05 p.m., and reconvened
at 2:15 p.m. following a Public Hearing

* * * * *

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day, including:

- Property Matters
- Appointments to the Gastown Historic Area Planning Committee

CITY MANAGER'S REPORTS (CONT'D)

11. Administrative Report
(November 2, 1993)

Quayside Rezoning: Right-of-Way

MOVED by Cllr. Bellamy,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

12. Administrative Report
(November 2, 1993)

Strata Titled Hotels -
Assessment Authority Report

MOVED by Cllr. Price,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

13. Administrative Report
(November 5, 1993)

Strata Title Conversion:
970 Burrard Street (The "Electra"
- Former B.C. Hydro Building)

In an Administrative Report dated November 5, 1993, the
Director of Planning submitted for approval an application to
convert the previously occupied building at 970 Burrard Street to
strata title ownership. It was noted that at a Public Hearing on
July 27, 1993, Council considered an application to rezone this
site for the purpose of converting a portion of the building to
residential use, along with office use and retail and service
commercial use. The application was approved in principle subject
to several prior-to conditions. The owners have now applied to
convert the building to strata title ownership, and the City
Manager and Director of Planning recommended approval in principle
subject to the conditions set out in the Administrative Report
dated November 5, 1993.

CITY MANAGER'S REPORTS (CONT'D)

Administrative Report
(November 5, 1993) (Cont'd)

Strata Title Conversion:
970 Burrard Street (The "Electra"
- Former B.C. Hydro Building) (cont'd)

Also before Council was an Administrative Report dated November 5, 1993, in which the Director of Legal Services recommended a resolution which is required before the strata lots can be created and before the approved conversion into strata lots can be legally completed. The City Manager recommended approval of the proposed resolution.

MOVED by Cllr. Owen,

THAT the recommendation of the City Manager, as contained in the Administrative Report dated November 5, 1993, and quoted below be approved:

THAT the application to convert the previously-occupied building at 970 Burrard Street (Lot 1 of E, Except Plans 19607, 19608, 19609, 19610, 19611 and 19612, Block 70, D.L. 541, Plan 9564) to strata title ownership be approved in principle, but that pursuant to Section 9(1) of the Condominium Act, the Certificate of Approval (Form 10) shall not be issued unless the following conditions have been met within one year of the date of this approval:

1. Enactment of the draft CD-1 Comprehensive Development District By-law for this site, as approved at Public Hearing on July 27, 1993;
2. Issuance of the permit under Development Application No. DA215532, thereby permitting conversion of Floors 3 through 21 of this building to residential use;
3. Completion of all work necessary to upgrade this building to meet the requirements of Sentences 3.2.2.29(1), (2) and (3) for Group C Residential Buildings and Subsection 3.2.6 (that outlines additional requirements for high buildings), all of the Vancouver Building By-law, in addition to all regulations relating to structural analysis, fire alarms and residential sprinklering, under the required Building and trades permit, at no cost to the City, to the satisfaction of the City Building Inspector; and

(cont'd)

CITY MANAGER'S REPORTS (CONT'D)

Administrative Report
(November 5, 1993) (Cont'd)

Strata Title Conversion:
970 Burrard Street (The "Electra"
- Former B.C. Hydro Building) (cont'd)

4. Certification by the City Building Inspector, to confirm that this building substantially complies with all relevant City By-laws.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT the recommendation of the City Manager, as contained in the Administrative Report dated November 5, 1993, and quoted below, be approved:

THAT Council certify that the renovation of the building situate on Parcel Identifier 009-641-840, Lot 1, Block 70, District Lot 541, Plan 9564, has been approved for strata plan development and for conversion into strata lots.

- CARRIED UNANIMOUSLY

14. Administrative Report
(November 3, 1993)

Membership on Property Tax Task Force

In an Administrative Report dated November 3, 1993, the Director of Finance and City Clerk submitted the nominees for membership on the Property Tax Task Force. These nominees were submitted by the respective groups previously approved by Council.

Also submitted for Council's consideration was a choice between Council appointing a Chair of the Property Tax Task Force or requesting the Task Force to appoint a Chair from the ten outside nominees.

CITY OF VANCOUVER




MEMORANDUM

From: CITY CLERK

Date: December 3, 1993

Refer File: 5303-3

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

RECEIVED	
PLANNING DEPARTMENT	
DEC - 6 1993	
NUMBER	810547
REFERRED TO	FPS
COPY TO	IHF
ANSWER REQ'D.	

Subject: Comprehensive Development District
Form of Development
(Enactment of CD-1 - 970 Burrard Street)

On November 30, 1993, Vancouver City Council passed the following motion:

THAT the approved form of development for the CD-1 zoned site known as 970 Burrard Street be approved generally as illustrated in DA 215532 prepared by Paul Merrick Architects, stamped "Received, Planning Department (Land Use and Development Division), August 13, 1993," including drawings DP1-5, DP7-9, DP14-20 and the Landscape Plan and further drawings stamped "Received, City of Vancouver, Planning Department (Land Use and Development Division), October 15, 1993", including drawings DP6, DP10-13, A3.05, A9.01 - A9.07, provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.


CITY CLERK


MCross:dmy

Letter to: Paul Merrick Architects Ltd.
One Gaoler's Mews, Vancouver V6B 4K7

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.

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

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

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

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"



2



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

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

PRESENT: Mayor Philip Owen

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

ABSENT: Councillor Jennifer Clarke (Civic Business)

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

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

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

"B" category, as protected heritage properties.

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

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

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Clause No. 2 (cont'd)

Speakers

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

MOVED by Cllr. Don Lee,

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

- CARRIED UNANIMOUSLY

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

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

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

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

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

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

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

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

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

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

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

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"



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)