



City of Vancouver *Zoning and Development By-law*

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CD-1 (324)

800-1100 Pacific Boulevard

By-law No. 7248

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

Effective November 30, 1993

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

Guidelines:

Quayside Neighbourhood

CD-1 Guidelines

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

2 **Intent**

The intent of this By-law is to permit the development of a district with a primarily residential use, a marina and some service, local office and retail uses, including a food store, in a form of development which complements and is compatible with the character of adjacent areas, and responds to the shape of the waterfront bay.

3 **Definitions**

Words 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.

“**Live-work**” means the use of premises for a residential unit, general office, or both uses in conjunction with one another, provided that:

(a) there must be no combination of a residential unit and a health enhancement center or any dating service, entertainment service, exotic dancer business, social escort service, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; and

(b) any development permit for such premises will be for multiple dwelling, general office, and a residential unit combined with general office.

[8669; 03 05 27]

4 **Uses**

The areas shown included within the heavy black outlines on Schedule A, Schedule B and Schedule C shall together be more particularly described as CD-1 (324), and the only uses permitted with the outlined areas, 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:

[8133; 99 11 30] [8365; 01 07 10]

(a) Cultural and Recreational Uses, including a Marina having a maximum of 150 berths of which a maximum of 10 percent can be for Live-aboard, but not including Arcade, Golf Course or Driving Range, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;

(b) Dwelling Uses, limited to Dwelling Units in multiple dwellings or in conjunction with any of the uses listed below, not exceeding 2,571 dwelling units provided that;

(i) a minimum of 197 units (but not including the units provided under clause (ii) below) must be for family housing, all of which must be designed in accordance with the Council-adopted High-Density Housing for Families With Children Guidelines;

(ii) a minimum of 138 units must be provided through government funded programs targeted for core-need households or for such affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units, and must be designed for family housing consistent with clause (i) above; and

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7248 or provides an explanatory note.

- (iii) a minimum of 150 units must be provided through government funded programs targeted for core-need households or for such affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units, but need not be designed consistent with clause (i) above;
- (c) Institutional Uses, limited to Child Day Care Facility and Public Authority Use;
- (d) Live-work, but limited to units in Area FG having access to grade at Pacific Boulevard or Coopers Mews and having a principal entrance to the office component being within 1.5 m of fronting street grade;
- (e) Office Uses;
- (f) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (g) 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, and Restaurant - Drive-in;
- (h) Parking Uses, except that Parking Use on Site 5GH will be limited to 110 spaces and will be subject to conditions to ensure these spaces are maintained as public, short-term parking, as determined by the Director of Planning in consultation with the City Engineer;
- (i) Transportation Uses, limited to Marine Terminal or Berth;
- (j) Utility and Communication Uses, limited to Public Utility;
- (k) Accessory Uses customarily ancillary to the above uses;
- (l) Manufacturing Uses, limited to Printing or Publishing and Software Manufacturing;
- (m) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that:
 - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
 - (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years; and
- (n) Interim Parking Use provided that the number of parking spaces will be limited to 50 and will be subject to conditions to ensure these spaces are maintained as public, short-term parking, as determined by the Director of Planning in consultation with the City Engineer, and development permits in connection with such interim parking use are limited in time to periods not exceeding three years.

[8669; 03 05 27]

5 [Reserved]

[7606; 96 07 30] [8715; 03 07 29]

6 Floor Area and Density

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

Table 1

Use	Maximum Floor Area
Residential Uses	221 183 m ²
Live-work Uses	788 m ²
Retail, Service and Office Uses	33 822 m ²

[7606; 96 07 30] [8197; 00 05 16] [8238; 00 07 25] [8343; 01 06 28] [8669; 03 05 27]

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

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

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, 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 floor or portion of a floor used for off-street parking and loading, the taking on or discharging of 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;

[8343; 01 06 28]

- (e) the floor or portion of a floor used for off-street parking and loading that, for each parking area, does not exceed two levels above the base surface; [8343; 01 06 28]
- (f) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (g) 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]
- (h) amenity areas accessory to residential use, including the requirement of Section 8.3 of this by-law, provided that the total area excluded [which is at or above the base surface], does not exceed 11 000 m²;

- (i) child day care facilities;

[7606; 96 07 30]

[7929; 98 07 28]

- (j) amenity areas for the social and recreational enjoyment of employees, including facilities for general fitness, general recreation and child day care, provided that:

- (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor area or 1 000 m²; and
- (ii) in the case of a child day care centre, the Director of Planning, on advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood; and

[8343; 01 06 28]

- (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.

[8169; 00 03 14]

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sun deck 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) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character.
- [7606; 96 07 30]

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

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

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

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

[8715; 03 07 29]

7 Height

The maximum building height measured above the base surface, excluding the mechanical penthouse and roof, will be 91 m.

[8715; 03 07 29]

8 Residential Component

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

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

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

9 Parking

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

- (a) retail uses shall provide a minimum of 1 space for each 100 m² of gross floor area up to 300 m², then 1 space for each 50 m² of gross floor area, subject to a maximum number of spaces 10 percent greater than the minimum calculated using this clause;
- (b) restaurant uses shall provide a minimum of 1 space for each 50 m² of gross floor area for the first 100 m² of gross floor area, then 1 space for 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, then 1 space for each 20 m² over 500 m² of gross floor area, subject to a maximum number of spaces 10 percent greater than the minimum calculated using this clause;
- (c) multiple dwelling uses, not including units designated for core-need subsidized seniors housing or non-market housing, shall provide a minimum of 1 space for each 200 m² of gross floor area plus 0.9 spaces for each dwelling unit, except that family non-market housing shall provide a minimum of 1.1 space for each dwelling unit, and except that no more than 2.2 spaces per dwelling unit need be provided; and

(d) office uses shall provide a minimum of 1 space for each 93 m² of gross floor area with a maximum of 1 space for each 80 m² of gross floor area.

[7929; 98 07 28]

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]

9.6 Marina Parking

Parking for commercial uses located within the marina shall be provided at locations as determined by the Director of Planning in consultation with the City Engineer.

[8133; 99 11 30]

10 Loading

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

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

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

10.4 Multiple-Use Developments

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

10.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result

in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.

[8011; 99 04 13]

11 Permitted Signs

A fascia sign for a live-work unit in Area FG having access to grade on Pacific Boulevard or Coopers Mews is permissible except that the copy area must not exceed 0.2 m² and must not receive direct illumination.

[8669; 03 05 27]

12 Acoustics

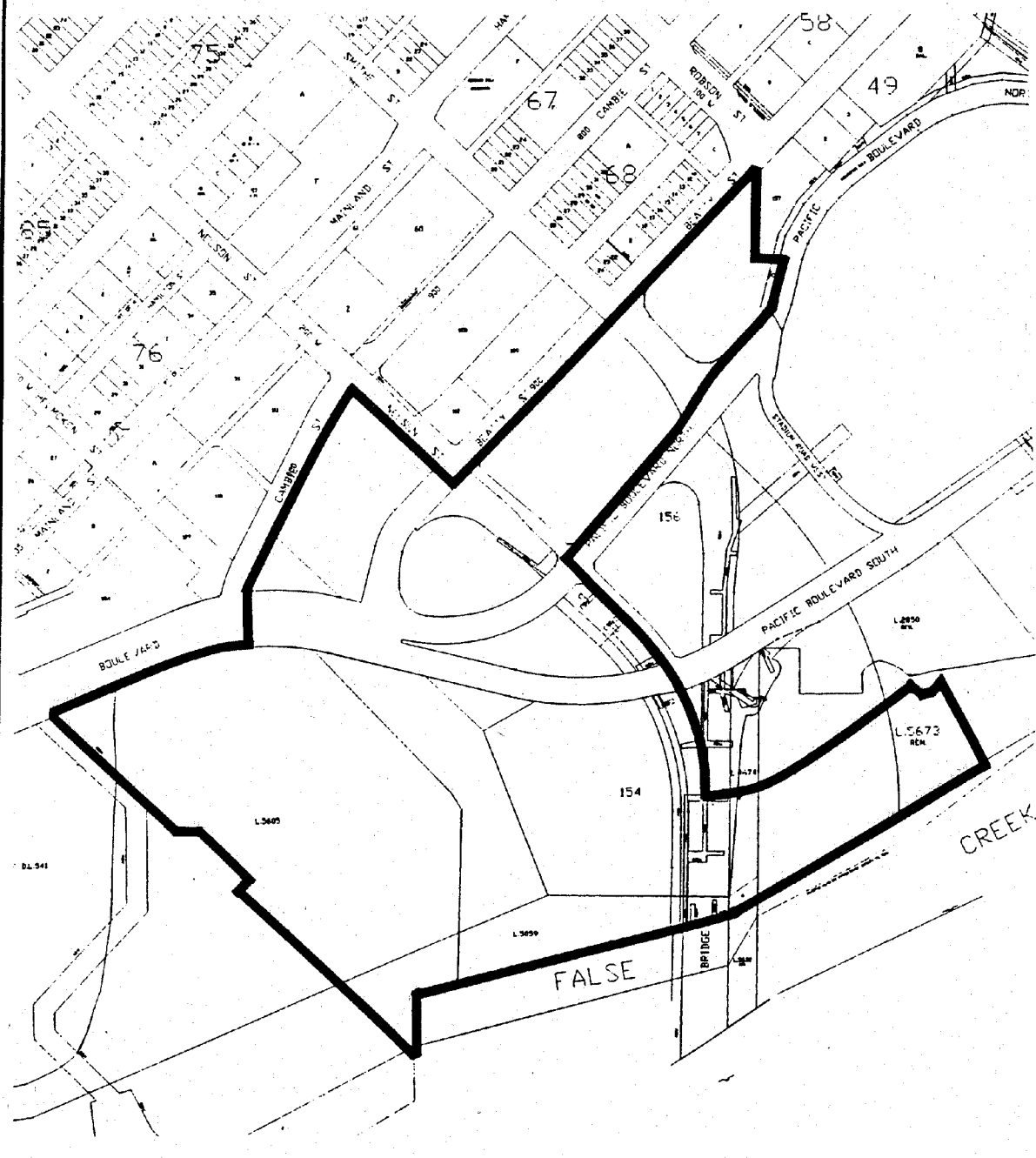
All development permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise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

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

[7515; 96 01 11]

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. 7248 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW**



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

Z-413(b)

RZ Area 319/92 Quayside Neighbourhood

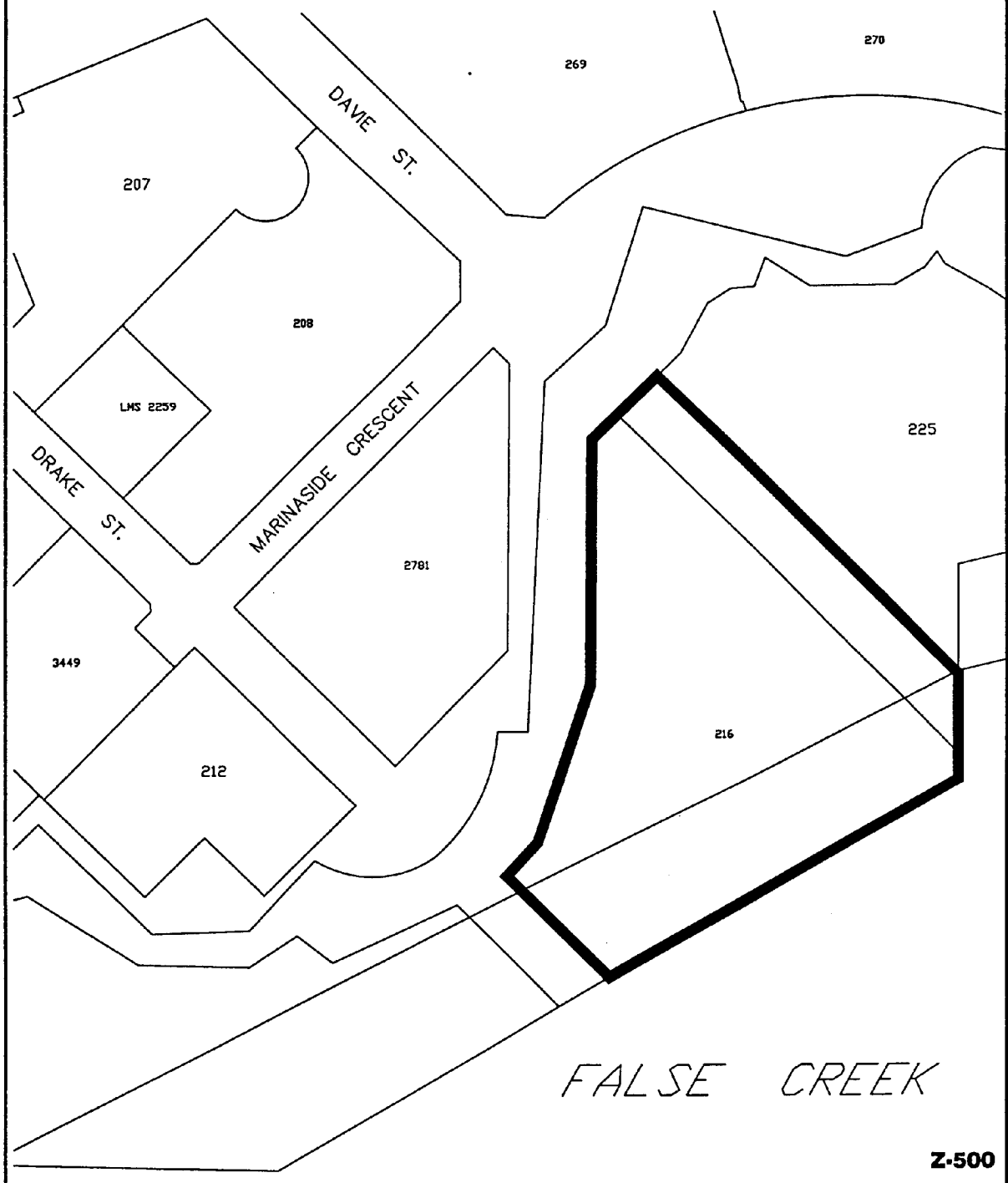
City of Vancouver Planning Department

map: 1 of 1

scale: 1:4000



By-law No. 8133 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



Z-500

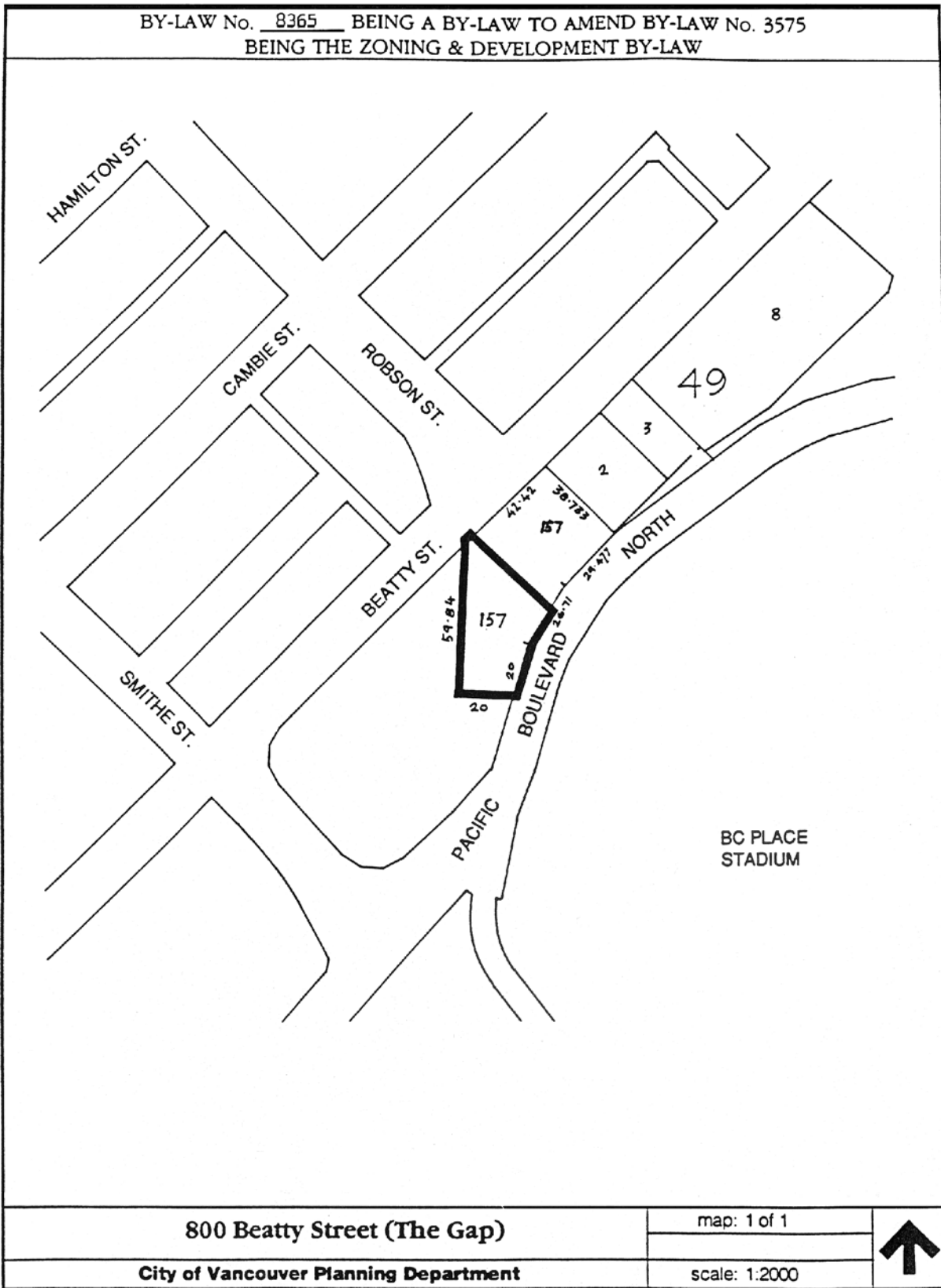
1088 Marinaside Crescent

map: 1 of 1
scale: 1:2000



City of Vancouver

BY-LAW No. 8365 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



800 Beatty Street (The Gap)

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

1

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 20, 1993, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

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

ABSENT: Councillor Eriksen

CLERK TO THE COUNCIL: G. MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Davies,

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

- CARRIED UNANIMOUSLY

Items 1(a) and 1(b) were read into the record concurrently and considered by Council as one application.

1(a). Rezoning: 800-1100 Pacific Boulevard
(Quayside Neighbourhood)

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

REZONING: 800-1100 PACIFIC BOULEVARD (Quayside Neighbourhood)

Present Zoning: BCPED B.C. Place/Expo 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:

- 244,870 m² (2,636,000 sq. ft.) of residential floor area in 9 towers and several low-rise buildings;
- provisions for non-market housing;
- provisions for family housing;
- 11,850 m² (127,600 sq. ft.) of commercial floor area, including a 2,327 m² (25,000 sq.ft.) food store;
- a 1.72 ha (4.26 ac.) waterfront park;

Clauses 1(a) and 1(b) continued

- a childcare facility;
- a 260 berth marina;
- accessory uses;
- maximum height of 91 m (299 ft.); and
- provisions regarding off-street parking.

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

(iii) Any consequential amendments, including amendment of the False Creek North Official Development Plan, By-law No. 6650.

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

SCHEMATIC DEVELOPMENT (a) That the proposed schematic development be approved by Council in principle, generally as prepared by Baker McGarva Hart Architects and stamped "Received, City of Vancouver Planning Department May 6, 1992, September 9, 1992, and March 1, 1993", specifically in relation to the siting of buildings, development of groundplane, general building heights and massing, to be further articulated with design guidelines which will guide and adjudicate the scheme through the development permit process.

DESIGN GUIDELINES (b) The approval in principle of the document entitled "Quayside Neighbourhood (800-1100 Pacific Boulevard) CD-1 Guidelines" to be submitted for final approval at the time of by-law enactment.

FORM OF DEVELOPMENT (c) That prior to the final approval by Council of the form of development for each portion of the project, the applicant shall obtain approval of a development application by the Director of Planning.

PEDESTRIAN BRIDGES (d) That Council choose the following pedestrian bridge system for Quayside:

(i) the complete elevated pedestrian system with bridges over Smithe, Nelson, Beatty and Pacific Boulevard; or

(ii) removal of the Smithe bridge; or

Clauses 1(a) and 1(b) continued

- (iii) removal of the Smithe and Nelson bridges with family units on sites 5EF and 5GH relocated to the waterfront block (sites 4A to 4G); or
- (iv) removal of either the Beatty or Pacific Boulevard bridges, with the density on the Landmark tower site 5A to be reconsidered; or
- (v) removal of all pedestrian bridges, with family units on sites 5EF and 5GH relocated and site 5A density reconsidered; and
- (vi) should Council choose (iii) or (v); that a consequential amendment to the unit mix provision for sub-areas 4 and 5A in the FCNODP be approved.

DISABLED
ACCESS

- (e) That Council require Concord Pacific to provide additional disabled access to the pedestrian bridge system via elevators to be located on site 5EF and on the public plaza.

BC PLACE
GAP

- (f) That, subject to rezoning, Council authorize staff to negotiate the development of the B.C. Place Gap and adjacent site 5GH with Concord Pacific and/or the B.C. Pavilion Corporation for a comprehensive scheme generally as described in the zoning referral report, with the results of negotiations reported back to Council.

WATER
CONSERVATION

- (g) That Council require the provision of low flow toilets, shower heads and faucets as standard features in the Quayside development.

SOILS

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

- (i) Obtain and submit to the City copies of all soils studies and the consequential Remediation Plan, approved by the Ministry of Environment. Enter into or cause to be entered into by the Province of British Columbia, agreements satisfactory to the Director of Legal Services, which may include a long-term lease of the Park from the Province, providing for the remediation

Clauses 1(a) and 1(b) continued

of any contaminated soils on the Quayside site in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City, the Approving Officer and the Park Board against any liability or costs which may be incurred as a result of the presence of contaminated soils on the Quayside site;

SOILS

(ii)

Submit to the City a remediation plan for all newly dedicated streets and utility rights-of-way required to serve the subject site, including utility construction plans compatible with the accepted remediation plan; together with any agreements deemed necessary by the City Engineer providing for the construction and installation of remedial works, including monitoring systems for, among other things, water discharges and groundwater flows; and any other remedial works or systems required by the City Engineer, all to the satisfaction of the City Engineer and the Director of Legal Services;

SOILS

(iii)

Execute an Indemnity Agreement, satisfactory to the Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City, the Approving Officer and the Park Board from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site; howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time as the Ministry of Environment issues Confirmations of Compliance, in the form appended to the Certificate of Remedial Process issued by the Ministry of Environment on September 7, 1990, certifying that the subject site,

Clauses 1(a) and 1(b) continued

including all roads, utility corridors, open spaces and parks contained therein, have been remediated to Provincial Standards as defined in the Confirmation of Compliance;

- | | | |
|--------------------------|-------|---|
| OCCUPANCY | (iv) | Execute a Section 215 Agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the subject site constructed pursuant to this rezoning until Confirmations of Compliance have been provided to the City by the Ministry of Environment; |
| CAMBIE
BRIDGE | (v) | Amend the existing Cambie Bridge Ramps' Right-of-way Agreement to the satisfaction of the Director of Legal Services and City Engineer to allow the structure on site 5A to abut the embankment portion only of the Nelson Street ramp; |
| NON-MARKET
HOUSING | (vi) | Execute one or more agreements satisfactory to the City Manager and Director of Legal Services, by which sufficient parcels shall be conveyed to the City for the non-market housing to be constructed within the site, at a price acceptable to City Council. Such parcels are for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time; |
| OCCUPANCY
BY FAMILIES | (vii) | Execute an agreement, satisfactory to the Directors of Legal Services and Housing and Properties 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; |

Clauses 1(a) and 1(b) continued

PARKS (viii) Execute agreements, satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation to ensure:

- (1) that the portion of park required to service the subject site is provided to the City at no cost, either by conveyance, dedication or long-term lease from the Province. This park shall be designed and constructed by the property owner to the satisfaction of the General Manager of Parks and Recreation;
- (2) that there will be no occupancy of residential dwelling units on the subject site constructed pursuant to this rezoning, until the park and related facilities requisite for the occupancy of such residential dwelling units are constructed to the satisfaction of the General Manager of Parks;
- (3) that a Confirmation of Compliance in respect thereof has been provided by the Ministry of Environment; and

DAYCARE FACILITIES (ix) Execute an agreement, satisfactory to the Directors of Legal Services, Social Planning and Housing and Properties, to ensure that one fully finished, furnished and equipped (i.e., ready for immediate occupancy) daycare facility including outdoor play space and required underground parking, are provided and conveyed to the City at no cost. The facility and outdoor space shall be developed at a location acceptable to the Directors of Social Planning, Housing and Properties and Planning and shall comprise a minimum of 600 gross m² of fully finished, furnished and equipped indoor space and 565 m² of immediately adjacent fenced and equipped outdoor play space for the daycare, and must meet all requirements

Clauses 1(a) and 1(b) continued

for community care and daycare facilities and the licensing thereof, comply with the Childcare Design Guidelines, and be satisfactory to the Directors of Social Planning and Housing and Properties. Delivery of the completed facility shall be accomplished within the time limited by the City;

DAYCARE
PAYMENTS

(x)

The property owner shall:

- (1) make a payment of \$949,050 in lieu of constructing a 37 space childcare facility or, if warranted by construction limitations or circumstances in the opinion of the Director of Social Planning and the City Manager, make such other payment as those officials agree to be appropriate; and
- (2) make a payment of \$172,000 for childcare start up costs pursuant to Council's policy of February 4, 1993;

INTERIM
PARKING ON
SITE 4H

(xi)

Execute an agreement, satisfactory to the Directors of Legal Services, Housing and Properties, and Social Planning to provide for interim use of site 4H as temporary surface parking for the Quayside Marina, according to a design acceptable to the Director of Planning and City Engineer. Also, this agreement will require the property owner to construct the parking podium on which the social housing and daycare will sit, including required parking and loading areas for the social housing, daycare and marina. The liability for any or all of the costs of this parking podium shall be allocated to the satisfaction of the City Manager;

Clauses 1(a) and 1(b) continued

- SITE 5GH (xii) Execute an agreement, satisfactory to the Directors of Legal Services and Housing and Properties, requiring the property owner to construct on site 5GH, the parking podium on which the social housing will sit, including required parking and loading areas. The liability for any or all of the costs of this parking podium shall be allocated to the satisfaction of the City Manager;

- STADIUM PARKING (xiii) Provide, to the satisfaction of the Director of Legal Services and the City Engineer, such agreement as is required pursuant to that certain letter agreement made on April 3, 1990 between the City and the property owner, or any modification thereof, and, if the property owner and the City shall agree, execute a modification of the letter agreement, satisfactory to the Director of Legal Services and the City Engineer;

- RAPID TRANSIT (xiv) Register statutory rights-of-way satisfactory to the City Engineer and Director of Legal Services providing for underground and elevated rapid transit alignments on the subject lands, if so required by Council;

- PUBLIC ART (xv) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, for the provision of public art in accordance with the City's Public Art Policy;

- SERVICE AGREEMENT (xvi) Execute a service agreement, satisfactory to the City Engineer and the and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are designed, constructed, and installed at no cost to the City, and to provide for the grant of all necessary street dedications and rights-of-way for the Services, all to the satisfaction of the City Engineer

Clauses 1(a) and 1(b) continued

and the Director of Legal Services. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

- (1) no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of all of the Services is completed to the satisfaction of the City Engineer;
- (2) 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;
- (3) no occupancy of any buildings or improvements constructed pursuant to the rezoning shall be permitted until all Services are completed to the satisfaction of the City Engineer;
- (4) in addition to standard utilities, necessary Services will include bus shelters necessary for a transit system to serve the Concord Pacific development, and street beautification of Pacific Boulevard, Davie Street and the new waterfront road; and
- (5) the servicing of any development of the waterlot portion of the subject site shall be provided for on the uplands area if necessary;

Clauses 1(a) and 1(b) continued

SHORELINE
WORKS

(xvii)

Execute agreements, satisfactory to the City Engineer and the Director of Legal Services, obligating the property owner, at no cost to the City to design and construct the shoreline works including a waterfront pedestrian/bicycle system (collectively called "Shoreline Works"), to the satisfaction of the City Engineer (and the General Manager of Parks and Recreation where such improvements encroach on park areas). This agreement will include provisions that:

- (1) no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of the Shoreline Works is completed to the satisfaction of the City Engineer;
- (2) 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;
- (3) no occupancy of any buildings or improvements constructed pursuant to this rezoning shall be permitted until the Shoreline Works are completed to the satisfaction of the City Engineer (and the General Manager of Parks and Recreation where relevant);

Clauses 1(a) and 1(b) continued

- (4) the property owner shall grant all requisite ownership rights to the City, whether by dedication or perpetual right-of-way (as the City shall determine), over lands containing the Shoreline Works and shall grant access thereto, to the satisfaction of the City Engineer and the Director of Legal Services;
- (5) the property owner shall assure access to, and support of, the Shoreline Works from both the uplands and the water lots, and shall grant rights-of-way therefor, as required by the City Engineer, including a blanket right-of-way over the water lots for access to the Shoreline Works for maintenance and repair purposes;
- (6) The property owner shall amend the temporary walkway letter agreement dated October 16, 1987, to the satisfaction of the City Engineer and Director of Legal Services, to include provisions for improved maintenance of any re-routings of the temporary walkway and for bypassing of construction areas;
- (7) the water lots shall be maintained, to the satisfaction of the City Engineer, in such a manner as to preserve the amenity value inherent in the Shoreline Works; further, subject only to the permitted marina uses, the water lots are to remain unfilled and undeveloped generally in accordance with the report on Conceptual Shoreline Designs - Coal Harbour and False Creek adopted by Council on October 24, 1991; and

Clauses 1(a) and 1(b) continued

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

MARINA AND
FLOATING
WALKWAY

(xviii) Execute an agreement, satisfactory to the City Engineer and Director of Legal Services, to permit Marina access and utilities across or through the Shoreline Works; and also to provide for public access to the floating walkway portion by the Marina facility;

PEDESTRIAN
BRIDGES

(xix) Execute agreements satisfactory to the Director of Legal Services and City Engineer including a Section 215 Covenant, and security to the satisfaction of the Director of Legal Services, requiring the property owner to design and construct grade-separated pedestrian bridges at locations acceptable to the City Engineer and Director of Planning over streets and private sites respectively;

PEDESTRIAN
BRIDGES

(xx) Register perpetual statutory rights-of-way satisfactory to the Director of Legal Services and City Engineer, permitting the presence on private sites of the pedestrian bridge structures and providing for public access (including suitable disabled access) to the pedestrian bridges; and day to day maintenance of the Smithe Street bridge by adjacent owners, as determined by the City Engineer. The City will perform structural maintenance and repair;

Clauses 1(a) and 1(b) continued

- RING GEAR (xxi) Execute an agreement acceptable to the Director of Legal Services and City Engineer, to relocate at the cost of the property owner, the former Cambie Bridge ring gear to a location within the subject site satisfactory to the City Engineer and Director of Planning;

- FLOODPLAIN (xxii) Execute a flood plain covenant, satisfactory to the Director of Legal Services and the Ministry of the Environment;

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

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

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

The facilities to be provided including the services, shoreline works, pedestrian bridges, daycare and park, as well as site remediation, may, in the discretion of the City Engineer, General Manager of Parks (where the park is concerned) and Director of Legal Services, be constructed in phases, in accordance with phasing plans satisfactory to the aforesaid officials. The respective Agreements will provide for security and occupancy restrictions appropriate to such phasing.

The preceding agreements are to be tendered, at the option of the Director of Legal Services, for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law; such agreements are to have priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services.

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.

Clauses 1(a) and 1(b) continued

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.

**SUMMARY OF PROPOSED CHANGES
800-1100 PACIFIC BOULEVARD - QUAYSIDE**

	Current Status	Proposed Amendments
Zone	BCPED	CD-1
Use	Residential uses; Institutional uses; Industrial uses; Marinas; Commercial uses; Commercial-Recreational uses; Parks and open spaces; Exposition and Trade Fair uses.	Multiple Dwelling; Retail, Service and Office Commercial; Cultural and Recreational, including Marina; Parks and Parking
Max Floor Area	Not specified	244,870 m ² Residential 11,850 m ² Commercial
Max. Height	Not specified	91 m (299 ft.)

1(b). Rezoning: 800 Beatty Street (The B.C. Place Gap)

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

REZONING: 800 BEATTY STREET (The B.C. Place Gap) (portion of Lot 157, D.L. 541, Plan 21735)

**Present Zoning: BCPED B.C. Place Expo 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:

Clauses 1(a) and 1(b) continued

- 400 m² (4,300 sq. ft.) of commercial floor area; on top of
- 1,600 m² (17,200 sq. ft.) of above-grade parking, mainly for B.C. Place Stadium;
- accessory uses; and
- provisions regarding off-street parking and loading.

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

(iii) Any consequential amendments.

The Director of Planning recommended approval of this application.

Also before Council was a Policy Report dated April 16, 1993, in which the City Engineer, in consultation with the Director of Planning, provided information on changes to enhance the pedestrian system in the Quayside rezoning area.

The City Engineer submitted the following recommendations:

A. THAT Council approve the following Plan for pedestrian improvements in the Quayside area:

- (i) eliminate the three "free" (uncontrolled) right turns from Smithe Street onto Beatty Street, from Pacific Boulevard North onto Smithe Street, and from Pacific Boulevard onto Beatty Street, generally as shown in Appendix A, Plans A1 and A2;
- (ii) signalize the "free" right turn from Beatty Street onto Nelson Street/Cambie Bridge as shown in Appendix A, Plan A3;
- (iii) install sidewalk bulges on local streets generally as shown in Appendix A, Plan A4, and instruct the City Engineer, in consultation with the Director of Planning, to report back on additional sidewalk bulges that may be possible on the local streets;
- (iv) maximize full-time, on-street parking generally as shown in Appendix A, Plan A5;
- (v) signalize all intersections on the arterial streets in Quayside to accommodate pedestrian movement across the streets;

Clauses 1(a) and 1(b) continued

- (vi) mark and provide wider than normal pedestrian crossings;
 - (vii) in lieu of the previous Council approval of a left-turn bay, install a landscaped centre median on Davie Street south of Pacific Boulevard;
 - (viii) instruct the City Engineer, in consultation with the Director of Planning, to report back on the options for pedestrian treatment of Marinaside Crescent;
 - (ix) instruct the City Engineer, in consultation with the Director of Planning, to report back on the options for special pedestrian treatment on Nelson Street from Beatty Street to Pacific Boulevard North;
 - (x) install pedestrian-level lighting throughout the Quayside neighbourhood and in the Roundhouse, and Yaletown rezoning areas, to enhance the pedestrian environment; and
 - (xi) use a portion of the private building setbacks from sites in the Quayside rezoning area to expand the public pedestrian space, where appropriate, and direct the City Engineer and the Director of Planning to report back on the details.
- B. THAT Council approve the closure of Beatty Street, from Pacific to Nelson, with traffic rerouted to a redesigned Cambie Street generally as shown in Appendix B, Plan B1 and that the City Engineer and Director of Planning report back on the details.
- C. THAT Council approve the installation of special paving in crosswalks generally as shown in Appendix C, Plan C1.
- D. THAT Council direct the City Engineer, in consultation with the Director of Planning, to report back on the possible installation of sidewalk bugles on Pacific Boulevard with specific focus on the impacts on transit and the adjacent entertainment facilities. Appendix D, Plan D1 shows the possible locations of bulges on Pacific Boulevard.

Clauses 1(a) and 1(b) continued

The City Manager and the City Engineer recommended approval of A, but did not recommend approval of B, C or D.

Submitted for Council's consideration were the following:

E. THAT Council approve extending the Pacific Boulevard Beautification throughout the Quayside rezoning area.

F.1 THAT Council proceed as per the developer's proposal with four pedestrian bridges;

OR

F.2 THAT Council retain the three bridges linking to the Landmark site and delete the Smithe Street Bridge;

OR

F.3 THAT Council retain the two bridges linking the Landmark site to the Plaza and waterfront;

OR

F.4 THAT Council eliminate all pedestrian bridges.

It was noted in the report the City Manager, together with the City Engineer and Director of Planning, do not support E, as it is counter to the policy which was considered fully during the development of the ODP.

Also before Council was a memorandum from Mr. Brent MacGregor, Deputy City Engineer, which described the proposed parking standard for Quayside Neighbourhood and put it in the context of requirements for nearby precincts.

Two letters of correspondence were received relating to safety issues with the proposed 250-boat marina.

Mr. Larry Beasley, Associate Director, Central Area Projects, introduced and provided background information on the application.

This is the fifth major rezoning in False Creek North to come before Council. As with the earlier rezonings, this application has been developed in accordance with the False Creek North Official Development Plan and the Policy Statement.

The area in question is very large, and represents more units than all other areas approved to date combined.

Clauses 1(a) and 1(b) continued

In July 1992, Council reviewed the Quayside scheme and gave preliminary directions at that time. Some of these decisions were as follows:

- ▶ Council determined that it would consider alternative park phasing. As a result, this has been acted upon by the applicant.
- ▶ Council advised it would consider a more flexible tower orientation, and a unique arrangement for the blocks along the water has been put forward.
- ▶ Approval was given to the Planners to consider a landmark tower higher than 300 feet. However, the developer will not pursue this idea as a result of informal Council comments and due to public reaction.
- ▶ Council allowed the Planning Department to consider an increase in the total number of units available in the structure, within existing square footage constraints. This was enabled by adjusting the Official Development Plan in January 1993.

At the time of the preliminary proposal, Council did not support the clustering of non-market housing, and the new proposal has dispersed public housing throughout the neighbourhood.

Several key concerns have driven the rezoning process. They are as follows:

- ▶ The Planners have sought to ensure that buildings, land uses, open spaces, and linkages are organized to portray Pacific Boulevard, between Drake and Beatty Streets, as the perceived centre of the entire community.
- ▶ The Planners looked carefully at the people who will be living in this area, at high densities, and in a public location.
- ▶ Attention was focused on the shoreline to ensure that buildings were comfortably sized at the shoreline, and that the waters edge is totally public and accessible, and that the marina shopping proposal along the crescent will be suitable and economic.
- ▶ The Planners have confirmed the ground level of every building is positive, interesting, safe and attractive.
- ▶ Buildings have been relocated to relate sympathetically and carefully with the Cambie bridgehead.

Clauses 1(a) and 1(b) continued

- ▶ Much attention was given to determining the best manner to handle essential pedestrian movements within the context of a very busy traffic area. This led to the initial concept of pedestrian bridges, and at Council instigation, staff have generated a credible list of alternative traffic calming and pedestrianization measures, that can work in lieu of pedestrian bridges.

Mr. Pat Wotherspoon, Planner, Central Area Projects, advised Quayside is primarily a residential neighbourhood. Within 17.1 acres, 2,588 housing units are proposed comprising 2.6 million square feet. 538 units are set aside for public housing and are located on 11 sites. In addition, a 20,000 square foot food store is proposed as well as other commercial spaces of various kinds. Mr. Wotherspoon provided a detailed description of the project and using slide projections, described what the various sectors of the neighbourhood will look like.

Mr. Brent MacGregor, Deputy City Engineer, reviewed a report dated April 16, 1993 from the City Manager, in consultation with the Director of Planning, regarding pedestrian improvements in the Quayside area.

Prior to the Quayside referral report of March 23, a number of issues and concerns were identified by staff and advisory groups including the Vancouver City Planning Commission. These issues were considered when developing improvements to the street and pedestrian system outlined in the referral report. The referral report identified specific changes to address the majority of these issues. Council requested that other options be considered.

Mr. MacGregor explained that the report before Council addresses the following issues:

- ▶ eliminates the "free" right turns;
- ▶ adds public space and landscaping;
- ▶ marks, widens and signalizes all pedestrian crossings;
- ▶ adds street parking;
- ▶ adds sidewalk bulges on most local streets and on Nelson Street adjacent to the Cambie Bridge;
- ▶ installs pedestrian-level lighting on all Quayside streets;

Clauses 1(a) and 1(b) continued

- ▶ expands the public pedestrian area;
- ▶ reports back on two street areas where special pedestrian treatment may be possible

Both the City Engineer and the Director of Planning support these changes.

The Director of Planning also recommended the closure of Beatty Street from Pacific Boulevard to Nelson Street; the installation of special paving and crosswalks; and that staff report back on the possible installation of sidewalk bulges on Pacific Boulevard with specific focus on the impacts on transit and the adjacent entertainment facilities. The City Engineer does not support these recommendations.

Also presented for Council's consideration were four options pertaining to the pedestrian overhead bridges.

Mr. Stanley Kwok, Concord Pacific Developments Ltd., advised Quayside will be a comprehensive residential neighbourhood with a diverse range of housing opportunities, a marina, and many retail service uses. Social housing is integrated with market housing in this neighbourhood. The application has received the unanimous approval of the Urban Design Panel, and the Panel feels confident the current plan and family housing locations are appropriate, with or without the pedestrian bridges.

Quayside, together with the Roundhouse and Yaletown neighbourhoods comprise the heart of Pacific Place. The waterside promenade will link with the Vancouver Seawalk. In keeping with the Clouds of Change report and GVRD objectives, planning efforts have stressed a pedestrian on-street environment, facilitated bicycle transit, and provided a public ferry dock to encourage a transportation alternative to the automobile.

Mr. Kwok advised the residential parking ratio proposed by City Planning staff for Quayside is too high, as it is 40% higher than the parking ratio for Downtown South. He requested the minimum required parking ratio be reduced by 20%, or be made comparable to the existing ratio in Downtown South.

Concord Pacific Developments Ltd., supports the desire to close Beatty Street between Pacific Boulevard and Nelson Street.

The Mayor called for speakers for or against the project, and the following delegations were heard:

Clauses 1(a) and 1(b) continued

Mr. Douglas Patterson, Chair, Vancouver City Planning Commission (VCPC), reviewed a report which had earlier been distributed to Council (on file) and sketches prepared by VCPC depicting traffic calming measures.

The VCPC has concerns about the existing and proposed traffic system throughout the neighbourhood, and believes the present situation is not conducive to the creation of a safe and pleasant neighbourhood environment. The Commission does not agree with the proposed walkway system and believes it is an extension of the traffic problem rather than a solution. Overhead pedestrian walkways detract from street life, raise issues of safety and the need for additional policing, raise issues of private versus public access, and are costly and unnecessary to the development.

Mr. Patterson also suggested design standards for major streets in the City should not be approaching expressway standards, as this will lead to a dominance by the automobile. Instead the VCPC recommended traffic calming methods which can result in a neighbourhood having a greater sense of character and identity. The VCPC support the traffic calming measures proposed by the Director of Planning.

Mr. Bernie Simpson, MLA, Vancouver-Fraserview, spoke in favour of the project.

When queried by a member of Council concerning his representation at the meeting, Mr. Simpson advised he was speaking as an MLA, and not on behalf of the Provincial Government.

Mr. Bruce Haden, 3100 Block West 6th Avenue, expressed concerns about the proposed pedestrian walkways. Mr. Haden suggested the walkways do not solve the problem, but give visible permission for traffic to increase speeds. The final result will see the pedestrian walkways not being fully utilized, and a faster flow of vehicle traffic in the area.

Mr. Mitch Taylor, 1600 Block Marpole Avenue, spoke in favour of the project. However, he expressed concerns about the size of the marina and lack of amenities surrounding the marina. The original marina held 150 berths and was 20,000 sq. ft. in size, while the proposed marine will hold 260 berths. Mr. Taylor also expressed concerns about the previous Council decision to protect the Davie Street view corridor, thus reducing the size of the marina.

Clauses 1(a) and 1(b) continued

Mr. Myson Effa, 700 Block Granville Street, stated Quayside will be a wonderful development, but expressed concern with the plans to re-route pedestrian traffic away from the mews. Mr. Effa also favoured cobblestone construction in the area, and contrary to the views of the Engineering Department, believed that cobblestone could last for a long time without significant maintenance.

Mr. Henry Man, 1800 Block Spyglass Avenue, spoke in favour of the project because it would increase accessibility between False Creek South and False Creek North.

Ms. Jill Brand, on behalf of the Yaletown Times and the Yaletown Business Association, spoke in favour of the project. The Association is looking forward to the residential element entering the community.

Mr. Steven Pollock, 2000 Block West 8th Avenue, advised he was the owner of a business in the Yaletown area, and was excited about the proposed Quayside project. The project will lead to improved neighbourliness and safety in the area.

Mr. Peter Ashmore, on behalf of the Westcoast Childcare Resource Centre, reviewed the application in terms of the City's Childcare Guidelines. He advised the location of the childcare centre poses significant challenges due to its location near the Cambie Bridge. He advised the City should encourage the developers to use the best space for childcare and not the space which is left over.

Responding to questions from a member of Council, Mr. Larry Beasley and Ms. Penny Coates, Childcare Coordinator, advised the Childcare Coordinator had been involved in the selection of the childcare site and supported the proposed site. They also responded to questions concerning the childcare amenity contribution.

Mr. Mark James, 2200 Block West 49th Avenue, spoke in favour of the project, and advised this development would be beneficial to his business interests in Yaletown.

Mr. Peter Busby, 1600 Block West 1st Avenue, spoke in favour of the application. Mr. Busby spoke on behalf of the False Creek Yacht Club executive, and advised his club is in favour of increased moorage. Mr. Busby also asked that Council reconsider the construction of the overhead pedestrian walkways.

Clauses 1(a) and 1(b) continued

Following the public presentations, Mr. Larry Beasley, Central Area Projects, addressed some of the issues raised by the public. These issues included the size of the marina and the commercial amenities nearby; previous Council policy dealing with the marina sight; level of parking for the site and the rationale behind this plan; Yaletown commercial interests; and present and future daycare requirements.

MOVED by Cllr. Price,

THAT Council approve A(i), A(iii) to A(xi), B, D, and F.4, as contained in the Policy Report dated April 16, 1993, and noted herein.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City review the streetscapes and boulevards in the area, and the Pacific Boulevard median, and plant and/or replant these areas with big tree species.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the Quayside Rezoning be approved with adoption of traffic control and pedestrian measures in lieu of a grade-separated pedestrian system, and with the recommendations and conditions as proposed by the Director of Planning except for the following amendments:

- (i) That the schematic development include reference to revised drawings stamped "Received, City of Vancouver Planning Department, April 19, 1993", showing an amended schematic development on Sites 4DE, 4FG and 5ABCD;
- (ii) That conditions (d), (e), (h)(xix) and (h)(xx) be deleted;
- (iii) and further that the Draft By-law and the Quayside Neighbourhood CD-1 Guidelines be amended accordingly.

- CARRIED UNANIMOUSLY

R2 file

Quayside Neighbourhood

BY-LAW NO. 7247

A By-law to amend
Schedule A to By-law No. 6650
being the False Creek North
Official Development Plan

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

1. Schedule A to By-law No. 6650 is amended:
 - (a) in section 3.2.4 by deleting the figures "60 390" and "35 770" and by substituting therefor the figures "61 040" and "36 420";
 - (b) in section 3.7 by inserting immediately before the final period of the first sentence the following:

"and in the Quayside Neighbourhood where buildings may reflect the shoreline and the curve of the adjacent boulevard"; and
 - (c) by deleting the diagram entitled "FIGURE 7 PHASING OF PARKS AND COMMUNITY FACILITIES" and substituting therefor the diagram identically labelled which is attached to and forms part of this by-law.

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

DONE AND PASSED in open Council this 30th day of
November , 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 30th day of November 1993, and numbered 7247.

CITY CLERK"

800-1100 Pacific Boulevard

BY-LAW NO. 7248

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-413(b) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this by-law, and Schedule "A" of this by-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Intent

The intent of this By-law is to permit the development of a district with primarily residential use, a marina and some service, local office, and retail uses, including a food store, in a form of development which complements and is compatible with the character of adjacent areas, and responds to the shape of the waterfront bay.

3. Definitions

Words 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.

4. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(324), and the only uses permitted within the outlined area, 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:

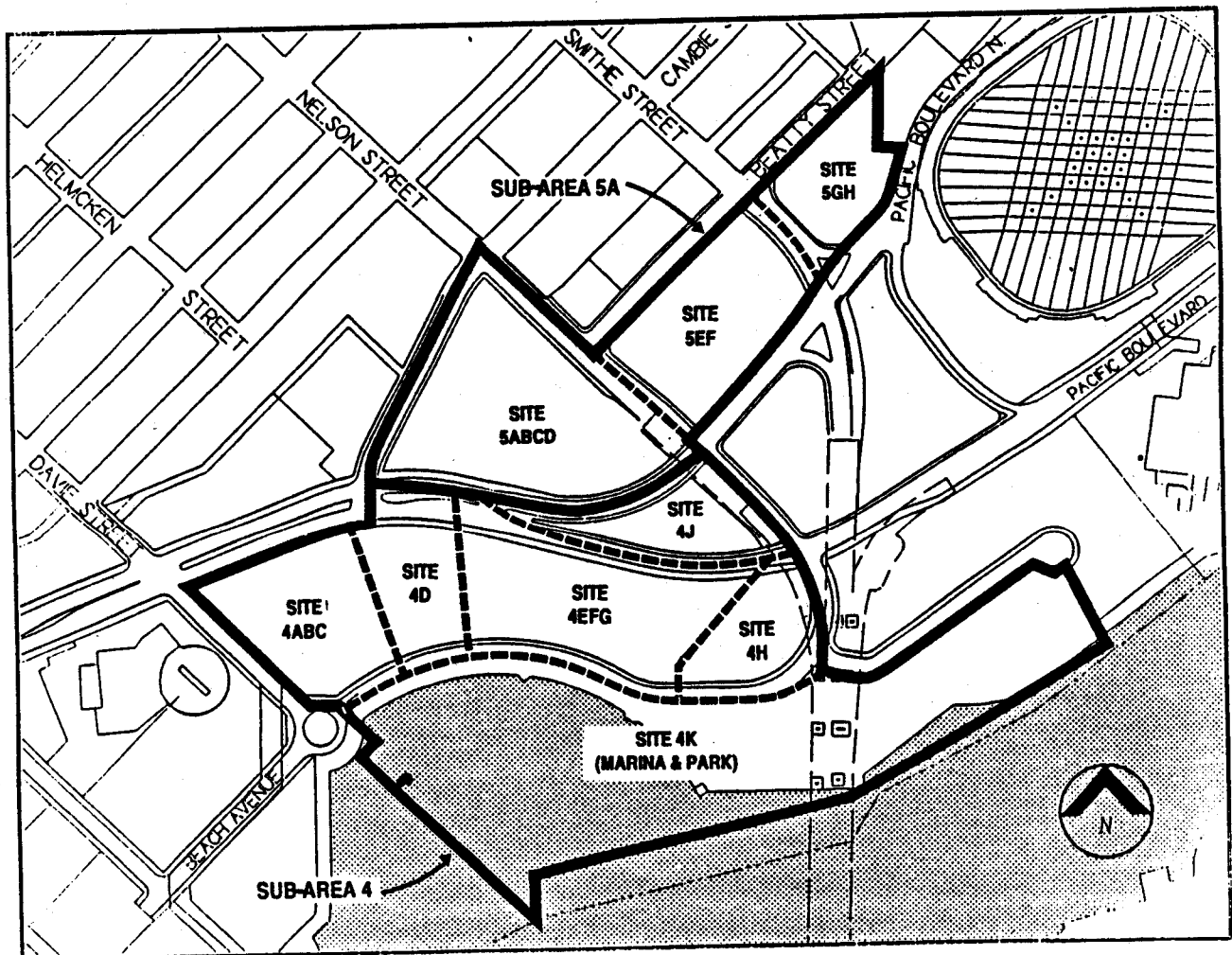
- (a) Dwelling Units in multiple dwellings or in conjunction with any of the uses listed below, not exceeding 2,588 dwelling units provided that:
 - (i) a minimum of 210 units (but not including the units provided under clause (ii) below) shall be for family housing, all of which shall be designed in accordance with the Council-adopted "High-Density Housing for Families With Children Guidelines";
 - (ii) a minimum of 188 units shall be provided through government funded programs targeted for core-need households or for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time, and shall be designed for family housing consistent with clause (i) above; and
 - (iii) a minimum of 350 units shall be provided through government funded programs targeted for core-need households or for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time, but need not be designed consistent with clause (i) above;
- (b) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (c) Service Uses, but not including 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, Production Studio, Repair Shop - Class A, Restaurant - Drive-in, School - Vocational or Trade, and Sign Painting Shop;
- (d) Office Uses;
- (e) Child Day Care Facility;
- (f) Cultural and Recreational Uses, including a Marina having a maximum of 260 berths of which a maximum of 10 percent can be for Live-aboards, but not including Arcade, Golf Course or Driving Range, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (g) Marine Terminal or Berth;
- (h) Parking Uses;
- (i) Public Utility;
- (j) Accessory Uses customarily ancillary to the above uses;
- (k) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that:
 - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;

- (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
- (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
- (iv) development permits are limited in time to periods not exceeding three years.

5. Sub-Areas

The district shall comprise 2 sub-areas, containing nine sites approximately as illustrated in Diagram 1 below.

Diagram 1



6. Floor Area and Density

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

TABLE 1

USE	MAXIMUM FLOOR AREA
Residential Uses	244 870 m²
Retail, Service and Office Uses	11 850 m²

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

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

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

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

- (h) amenity areas accessory to residential use, including the requirement of section 8.3 of this by-law, provided that the total area excluded does not exceed 5 000 m².

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
- (b) windows recessed into the building face to a maximum depth of 160 mm.

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

TABLE 2
MAXIMUM FLOOR AREA (in square metres)

USE	SUB-AREA 4 (from Diagram 1)					
	Site 4ABC	Site 4D	Site 4EFG	Site 4H	Site 4J	Site 4K
Residential Uses	34 430	24 012	63 466	8 800	6 200	N/A
Retail, Service and Office Uses	3 720	1 565	1 915	N/A	N/A	150

USE	SUB-AREA 5A (from Diagram 1)		
	Site 5ABCD	Site 5EF	Site 5GH
Residential Uses	43 537	40 365	24 060
Retail, Service and Office Uses	1 625	1 540	1 335

6.6 Notwithstanding sub-section 6.5, the Development Permit Board may permit a maximum of 600 m² of residential floor area to be transferred between sites in sub-area 4, provided that the maximum residential floor area total in sub-area 4 does not exceed 136 908 m².

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

TABLE 3
MAXIMUM NUMBER OF DWELLING UNITS

	SUB-AREAS (from Diagram 1)	
	4	5A
Maximum Number of Units	1,415	1,173

6.8 Notwithstanding sub-section 6.7, the Development Permit Board may permit an increase in the maximum number of dwelling units by 5 percent in either sub-area, providing that the development total number does not exceed 2,588 units.

7. Height

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

TABLE 4
MAXIMUM HEIGHT (in metres)

	SUB-AREA 4 (from Diagram 1)					
	4ABC	4D	4EFG	4H	4J	4K
Maximum Height	91.0	67.0	89.0	27.0	29.0	6.1

	SUB-AREA 5A (from Diagram 1)		
	5ABCD	5EF	5GH
Maximum Height	91.0	86.0	86.0

8. Residential Component

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

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

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

9. Parking

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

- (a) retail uses shall provide a minimum of 1 space for each 100 m² of gross floor area up to 300 m², then 1 space for each 50 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause;
- (b) restaurant uses shall provide a minimum of 1 space for each 50 m² of gross floor area for the first 100 m² of gross floor area, then 1 space for 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, then 1 space for each 20 m² over 500 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause;
- (c) multiple dwelling uses, not including units designated for core-need subsidized seniors housing, shall provide a minimum of 1 space for each 200 m² of gross floor area plus 0.9 spaces for each dwelling unit, except that no more than 2.2 spaces per dwelling unit need be provided; and
- (d) office uses shall provide a minimum of 1 space for each 93 m² of gross floor area with a maximum of 1 space for each 80 m² of gross floor area.

10. Loading

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

11. Acoustics

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

PORTIONS OF DWELLING UNITS

NOISE LEVELS (DECIBELS)

bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

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

DONE AND PASSED in open Council this 30th day of
November , 1993.

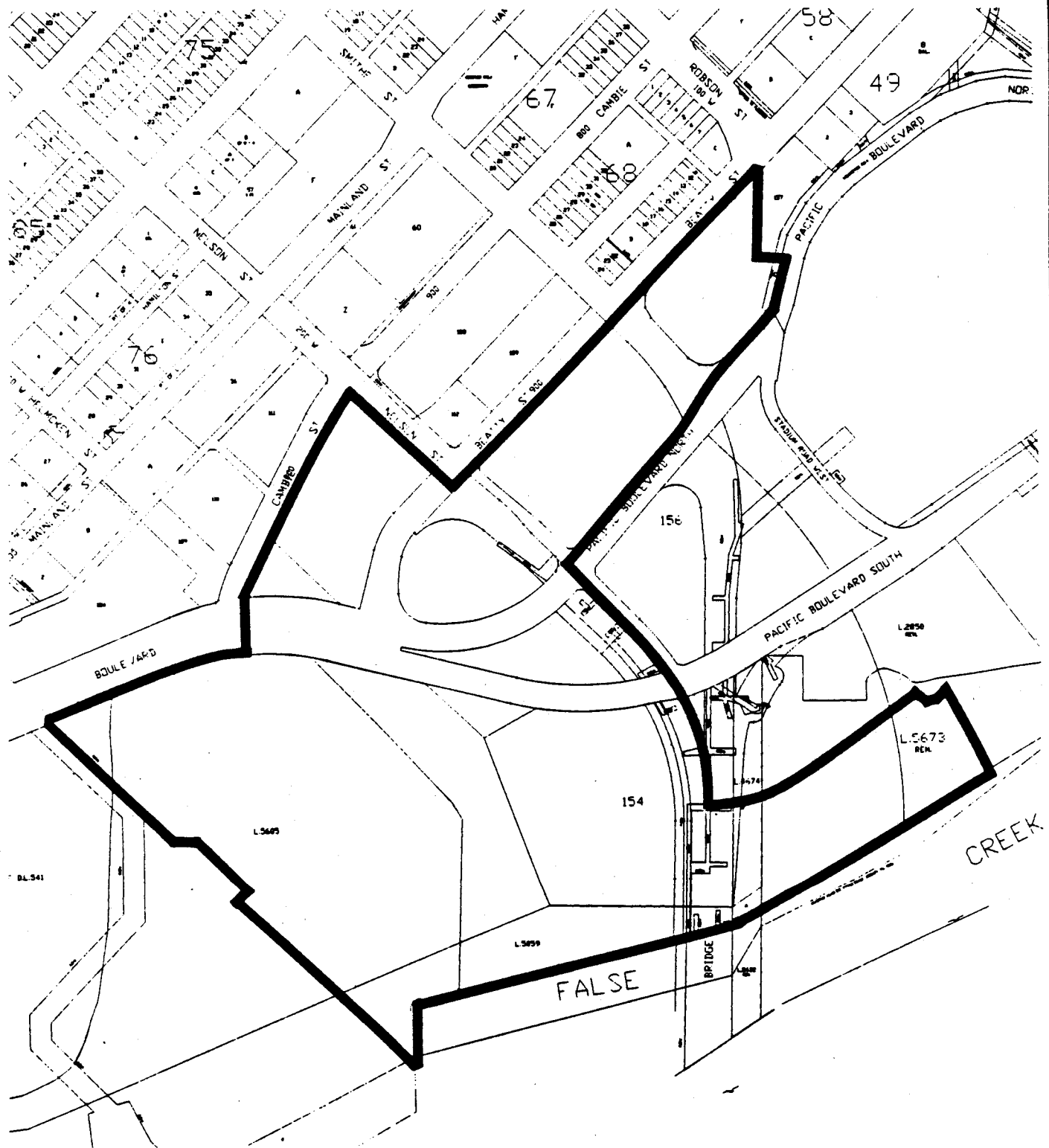
(signed) Gordon Campbell
Mayor

(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 30th day of November 1993, and numbered 7248.

CITY CLERK"

**BY-LAW No. 7248 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW**



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

Z-413(b)

RZ Area 319/92 Quayside Neighbourhood

map: 1 of 1

City of Vancouver Planning Department

scale: 1:4000



CITY OF VANCOUVER




MEMORANDUM

From: CITY CLERK

Date: December 3, 1993

Refer File: 8010-6

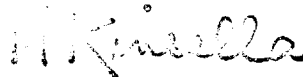

To:  Ken Dobell, City Manager
Tom Fletcher, Director of Planning
John Mulberry, Director of Legal Services

RECEIVED
PLANNING DEPARTMENT
DEC 4 1993
NAME: P 10546
DEPT: FAS
COPIES: (HF)
APPROVER: []

Subject: Quayside Neighbourhood Guidelines

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

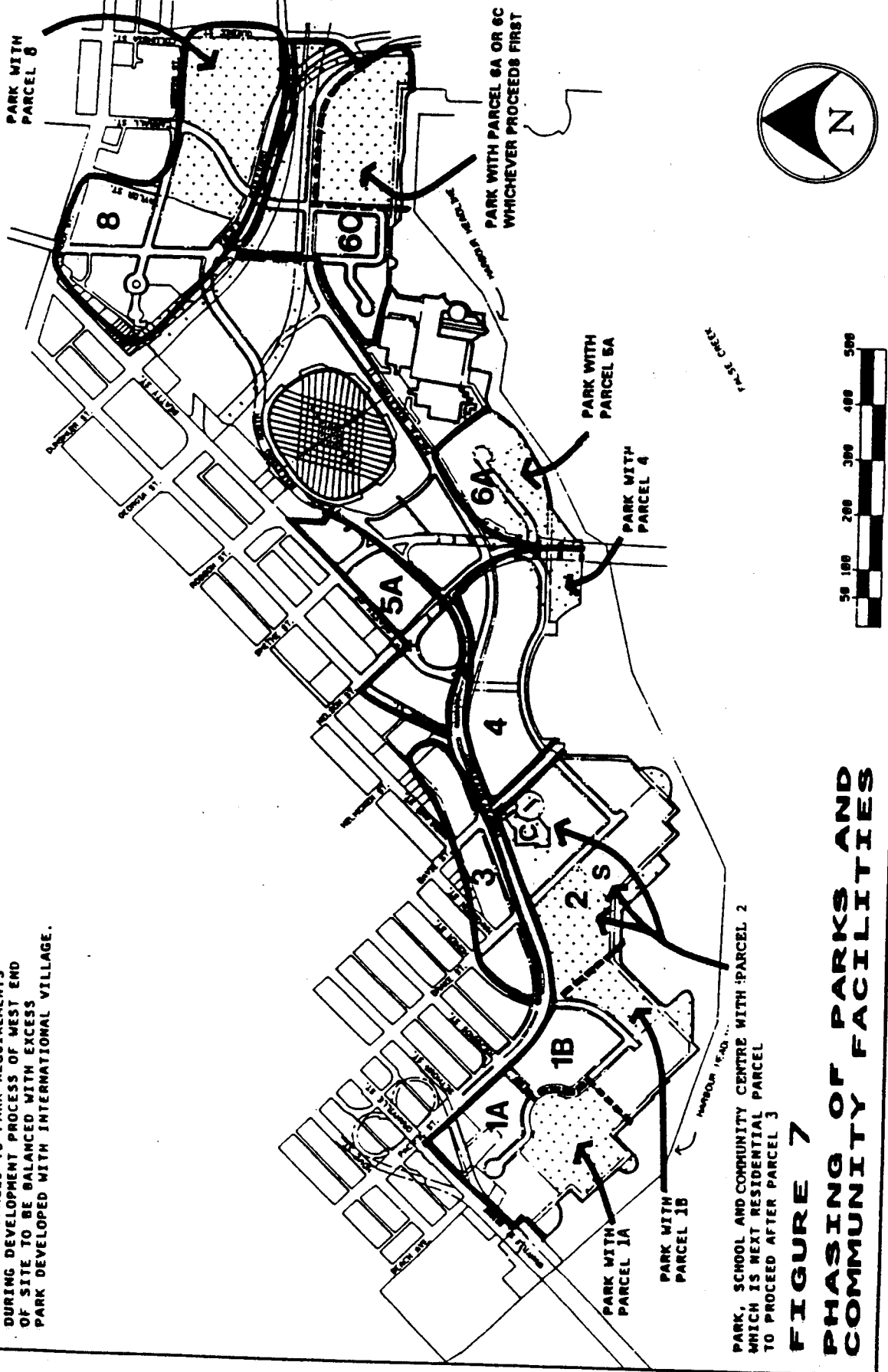
THAT the document entitled "Quayside Neighbourhood (800-1100 Pacific Boulevard) CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications in Quayside Neighbourhood.


CITY CLERK


MCross:dmy

Letter to: Mr. Robert Fung
Concord Pacific Developments Ltd.
Penthouse-1090 West Pender Street, Vancouver V6E 2N7

NOTE:
 MINOR SHORTFALLS TO PARK REQUIREMENTS
 DURING DEVELOPMENT PROCESS OF WEST END
 OF SITE TO BE BALANCED WITH EXCESS
 PARK DEVELOPED WITH INTERNATIONAL VILLAGE.



PARK, SCHOOL AND COMMUNITY CENTRE WITH PARCEL 2
 WHICH IS NEXT RESIDENTIAL PARCEL
 TO PROCEED AFTER PARCEL 3

FIGURE 7

**PHASING OF PARKS AND
 COMMUNITY FACILITIES**

BY-LAW NO. 7250

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

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

1. Schedule E to By-law No. 6510 is amended by adding the
following:

"605-695 S.E. Marine Drive	CD-1(99)	4238	and 4860	B (C-1)
750 Burrard St.	CD-1(323)	7246		B(DD)
800-1100 Pacific Boulevard	CD-1(324)	7248		B(DD)
800 Beatty Street	CD-1(325)	7249		B(DD)"

2. Schedule E is further amended by:

- (a) deleting the lines commencing with the words "1601 W. Georgia and
549 Cardero Sts." and "1701-1799 W. Georgia St."; and
- (b) adding the following:

"1601-1799 W. Georgia and 549 Cardero Sts. CD-1(321) 7232 B(DD)"

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

DONE AND PASSED in open Council this 14th day of
December, 1993.

(signed) Philip 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 14th day of December 1993,
and numbered 7250.

CITY CLERK"

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: June 23, 1995

Refer File: 2604-2

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Associate Director of Planning -
Land Use & Development
Carol Hubbard, Clerk to Development Permit Board

Subject: Form of Development: 1098 Cambie Street
DA 217602 - CD-1 By-law Number 7248

On June 20, 1995, Vancouver City Council approved the following recommendation contained in a June 9, 1995 Administrative Report (A9):

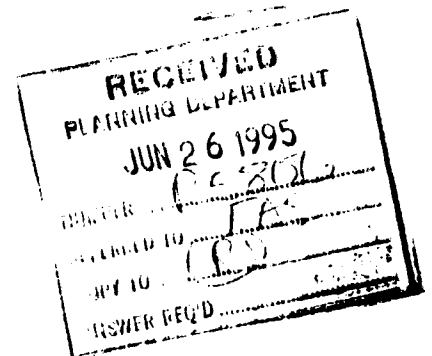
THAT the approved form of development for this portion (Sub Area 5A, Site 5ABCD) of the CD-1 zoned site known as 800-1100 Pacific Boulevard (Quayside) be generally approved as illustrated in Development Application Number 217602, prepared by Downs Archambault and Partners Architects and stamped "Received, City Planning Department February 24, 1995", 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.

Jean Sharpe

Jean Sharpe
COMMITTEE CLERK

JSharpe:dmy

Letter to: Mr. Glen Burwell
Downs Archambault Architects
200-1014 Homer Street
Vancouver, B.C. V6B 2W9



Balcony Exclusions
Option A.2

BY-LAW NO. 7512

A By-law to amend By-law Nos.
6421, 6688, 6710, 6731, 6757, 6787, 6817, 7006,
7156, 7173, 7189, 7193, 7200, 7204, 7209, 7223,
7224, 7232, 7246, [REDACTED] 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

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend

By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381, 5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475, 6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688, 6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739, 6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817, 6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135, 7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174, 7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209, 7223, 7224, 7230, 7232, 7246, ████████, 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"

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

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

3

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 22, 1996, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Owen
Councillors Bellamy, Chiavario, Hemer,
Kennedy, Kwan, Price and Puil

ABSENT: Councillor Clarke (Sick Leave)
Councillor Ip (Leave of Absence)
Councillor Sullivan (Leave of Absence)

CLERK TO THE COUNCIL: Gary MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Puil,

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

- CARRIED UNANIMOUSLY

Conflict of Interest

Prior to consideration of this matter, Councillor Hemer declared a conflict of interest due to business interests and left the meeting.

1. Text Amendment: 800-1100 Pacific Boulevard
(Quayside Waterfront Block)

An application by James Cheng Architects, on behalf of Concord Pacific Developments Ltd., was considered as follows:

The proposed amendments to CD-1 Comprehensive Development District By-law No. 7248 would:

- . change the form of development and add a new tower;
- . reallocate previously-approved floor area and dwelling units within the new form of development for the waterfront block;
- . increase the height of previously-approved towers, all within the existing maximum height limit of 91 m (300 ft.);

cont'd....

Clause No. 1 (cont'd)

- . restrict the conversion of second floor service and office use at Davie Street and Pacific Boulevard to not permit retail use;
- . increase the number of dwelling units transferable between sub-areas 4 and 5A to 20% of the total;
- . increase the amenity space for residential uses in sub-area 4 and 5A to a total of 11,000 m² (118,400 sq. ft.) for floor area which is, at or above, the base surface;
- . allow for relaxation of the maximum depth that windows may be recessed; and
- . require consequential amendments to the False Creek North Official Development Plan, subject to Council decisions on grade level use along Marinaside Crescent and second floor office space at Davie Street and Pacific Boulevard. Should Council choose the staff-recommended options for these locations, the total floor area in the waterfront block would increase up to 2 850 m² (30,678 sq. ft.) over the current zoning.

The Director of Land Use and Development recommended approval of this application, subject to the following conditions proposed for adoption by resolution of Council:

FORM OF DEVELOPMENT

(a) THAT a revised form of development for the Quayside Waterfront block be approved by Council in principle, generally as shown on the plans stamped "Received City Planning Department, July 28, September 15, and as revised in supplementary drawing received December 4, 1995", having specific regard to the siting of the buildings, development of the ground plane, general buildings heights and massing. A major objective of the form of development is to create a neighbourhood of quality urban design and architecture and maintain the qualitative aspects demonstrated in the Yaletown Edge and Roundhouse neighbourhoods. The Director of Planning may allow alterations and refinements to this form of development when approving the detailed scheme of development, with guidance from (b) below and if there are demonstrated improvements to the overall design. Criteria for judging changes will be based on the following principles:

- . improved relationships to adjacent development with respect to shadowing, and public and private views;
- . improved livability with respect to private open space, privacy and access;

cont'd....

Clause No. 1 (cont'd)

- . meeting CPTED (Crime Prevention Through Environmental Design) principles;
- . improved public and common open space provision, quality and programming;
- . improved public realm treatment, amenity and safety;
- . improved vehicle and pedestrian movement relationships and safety, and vehicular access; and
- . improved architectural design and equal standard of quality of materials and finishes.

DEVELOPMENT APPLICATIONS

(b) THAT prior to the final approval by Council of the detailed form of development for each portion of the project, the applicant shall obtain approval of a development application by the Director of Planning, who shall have regard to the following:

- . ensuring that grade level retail space is street-facing, especially on Davie Street and has small scale shop frontages to ensure retail continuity and interest;
- . ensuring that all second floor restaurant uses are accessed directly from the street and second-floor offices are accessed from one or more street-oriented lobbies at grade; consideration may be given to combined access if location and context are considered appropriate;
- . adjusting the massing of the 13-storey seniors' building at Davie Street and Pacific Boulevard to reduce view and building mass impacts for residents across Pacific Boulevard in the Yaletown Edge;
- . creating a more active and interesting grade level treatment along Pacific Boulevard between the Cambie Street and Landmark Mews;
- . reducing the large areas of water on the common open space on each block to provide for children's play and landscaping; and
- . reviewing the crosswalk connection on Pacific Boulevard to achieve a clearer connection between the landmark mews and the pedestrian crosswalk on Pacific Boulevard at Beatty Mews.

cont'd....

Clause No. 1 (cont'd)

DESIGN GUIDELINES

(c) THAT the proposed design guidelines entitled "Quayside Neighbourhood CD-1 Guidelines", dated February 1996, be adopted by resolution of Council at the time of enactment of the CD-1 By-law and that existing design guidelines entitled "Quayside Neighbourhood (800-1100 Pacific Boulevard) CD-1 Guidelines" dated November 1993, be rescinded.

OPTIONS FOR MARINASIDE CRESCENT

(d) THAT Council choose one of the following options for grade level use along Marinaside Crescent:

. Option 1

All townhouses, as proposed by Concord;

. Option 2

Primarily townhouses, convertible to retail at grade now or later, but with 750 m² of retail/service space between Davie Street and the Cambie Mews;

. Option 3

All retail/restaurants comprising 2 850 m² of retail/service space between Davie Street and the easterly mews, as recommended by City staff; or

. Option 4

Primarily retail/restaurants comprising 2 300 m² of retail/service space between Davie Street and the Landmark Mews, with townhouses to the easterly mews, convertible to retail at grade now or later.

Choosing Option 1, 2 or 4 will trigger a consequential amendment to the False Creek North ODP to eliminate or reduce the mandatory retail requirement along Marinaside Crescent, and change the draft CD-1 By-law to reduce the amount of retail and service uses.

cont'd....

Clause No. 1 (cont'd)

If Council chooses Option 1, the City Engineer recommends that the beautification of Marinaside Crescent be reconsidered and that staff report back on a street treatment similar to other residential streets.

If Council chooses Option 2 or 4, it should be subject to application of building code requirements to enable either residential or retail use.

**OPTIONS FOR DAVIE STREET
AND PACIFIC BOULEVARD**

(e) THAT Council choose one of the following options for office space at Davie Street and Pacific Boulevard:

. Option 1

Convert 2 850 m² of Quayside retail/service use to second floor office space at Davie Street and Pacific Boulevard, if Council chooses Option 1 in (d), as proposed by Concord; or

. Option 2

Use 2 850 m² of the office space allocation in the False Creek North ODP for second floor office space at Davie Street and Pacific Boulevard, under whatever option in (d) is chosen, as recommended by staff.

Choosing Option 1 will trigger a consequential amendment to the False Creek North ODP to reduce the retail and service space allocation and change the draft CD-1 By-law to reduce the amount of retail, service and office uses.

ENERGY EFFICIENT FEATURES

(f) THAT Council require the provision of low flow toilets, shower heads and faucets as standard features in the Quayside Waterfront Block, as and when required by the Plumbing By-law;

AGREEMENTS

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

cont'd....

Clause No. 1 (cont'd)

NON-MARKET HOUSING

- i) Modify the existing agreement where necessary with respect to the location of non-market housing, satisfactory to the City Manager and Director of Legal Services, by which sufficient parcels shall be conveyed to the City for the non-market housing to be constructed within the site, at a price acceptable to City Council. Such parcels are for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time.

SERVICES AGREEMENT MODIFICATION

- ii) Modify the existing Quayside Neighbourhood Services Agreement to meet the requirements of the rezoning, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to ensure that any additional on-site and off-site works and services, required as a result of the revised development scheme on the subject site are designed, constructed, and installed at no cost to the City.

EXISTING COVENANTS

- iii) Amend and/or release all existing covenants and rights-of-way to address the proposed development, to the satisfaction of the Director of Legal Services; and

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 which charge and run with the land.

The Director of Legal Services may require the preceding agreements to be registered in the Land Title Office, prior to enactment of the by-law, but in any event, the City will not issue any development permits, and the property owner shall not seek the issuance of any development permit relating to the site prior to the registration of the preceding agreement; such agreements are to have priority over those liens, charges and encumbrances as considered advisable by the Director of Legal Services.

cont'd....

Clause No. 1 (cont'd)

The required agreements shall provide security to the City including indemnities, warranties, options to purchase, no development covenants, equitable charges, development bonds, letters of credit, and withholding of permits, as considered advisable 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.

The property owner will confirm, in a form satisfactory to the City, that it is the legal and beneficial owner of the site; or, if not, the property owner will cause the beneficial owner to agree that the beneficial owner has knowledge of all the transactions, gives its consent and is bound by all agreements, and evidence of such shall be provided to the City. Further, all legal costs expended by the City in being satisfied as to ownership of the site and as to the involvement of any beneficial owner (including retaining outside counsel to undertake investigations and prepare agreement and certificates) will be the responsibility of the property owner.

If dates are established for enactment which, in the opinion of the Director of Legal Services would require increased resources within the Law Department, or which require, in the opinion of the Director of Legal Services, the retaining of outside counsel, reimbursement for these costs will be required from the property owner.

The following additional information was before Council:

- . a memorandum dated February 20, 1996, from Rick Scobie, Director of Land Use and Development, attaching commentary from Concord Pacific which supplemented the Manager's referral report of December 5, 1995. This information had been inadvertently omitted from the agenda package for the February 22, 1996 Public Hearing;
- . a memorandum dated February 16, 1996, from Brent MacGregor, Deputy City Engineer, which recommended the following two changes to the conditions of approval contained in the February 22, 1996 Public Hearing agenda:

cont'd....

Clause No. 1 (cont'd)

- (1) amend condition (d), page 3, second last paragraph, to read "If Council chooses option 1, 2 or 4, the City Engineer recommends that the beautification of Marinaside Crescent be reconsidered and that staff report back on a street treatment similar to other residential streets."

- (2) insert a new prior-to-enactment condition (g)(iii) TRANSIT ROW "Register a statutory right-of-way satisfactory to the City Engineer and Director of Legal Services providing for an underground transit alignment on the subject lands."

Proposed condition (g)(iii) EXISTING COVENANTS would be retained and renumbered as (g)(iv).

. an Administrative Report dated February 14, 1996, from the General Manager of Engineering Services which submitted the following two options for Council's consideration for the installation of a midblock crosswalk on Davie Street south of Pacific Boulevard:

A. That, as a condition of Quayside rezoning, a midblock crosswalk be incorporated into the design of Davie Street south of Pacific Boulevard.

or

B. That, at the time of Quayside enactment, Concord be required to pay to the City the total estimated cost for the future installation of a midblock crosswalk on Davie Street south of Pacific Boulevard.

. a memorandum dated February 14, 1996, from Brent MacGregor, Deputy City Engineer, which provided Council with information regarding the right-of-way to be allocated for a future rapid transit corridor through the Quayside neighbourhood.

Staff Opening Comments

Mr. Larry Beasley, Director of Central Area Planning, advised the application before Council contains reforms and changes to the Quayside rezoning of False Creek North that was originally approved in November 1993. This rezoning deals with the waterfront blocks which is the area between Davie Street and Cambie Bridge, south of Pacific Boulevard.

cont'd....

Clause No. 1 (cont'd)

Staff have had a favourable working relationship with Concord and its architect and are in support of the new massing, open space and design concept for the waterfront block.

Regarding the retail issue before Council, City staff and Concord have different opinions. The staff view is based on Council's vision of Marinaside Crescent as a unique, active and mixed-use gathering place at a key location in the Downtown where Davie Street comes to False Creek. This area was meant to be a village focal point for residents and visitors. In 1989, this vision was invented by Concord and the City together and through consultant study, it was confirmed that retail would succeed at this location. These findings were reconfirmed two year's ago. In the Official Development Plan (ODP), this is one of the few areas where Council decided that retail was required rather than discretionary.

Mr. Beasley advised that Concord now wishes to abandon the Quayside village as it was originally conceived, partly because of the benefits of marketing townhouses on the water's edge, partly because of concerns about the retail viability. The City has engaged another consultant to check on the viability of retail and has concluded the concept is economic, that people will want to establish business here, and it will be a special destination made possible in part by its waterfront location with street access.

Mr. Pat Wotherspoon, Planner, outlined the proposed new massing scheme.

The original scheme had terraced towers stepping down from Pacific Boulevard, and most of the building mass was located on Pacific Boulevard. The application would change the design of the waterfront block from stepped towers to more conventional point towers on a low-rise base. Accommodating the floor area from the terraced tower has required an additional tower and added height to other towers, but within the overall height limit in the ODP. Concord is not seeking any additional floor space beyond the approved zoning.

In terms of the retail, Mr. Wotherspoon acknowledged that while staff recognize it will take a few years for the retail to fully develop, it is also known that there is enough capacity to locally and regionally support the approved retail on Pacific Boulevard and Marinaside Crescent.

cont'd....

Clause No. 1 (cont'd)

Mr. Wotherspoon advised that condition (b) in the agenda presents four potential retail options for Council's consideration. They are as follows:

- Option 1 All townhouses as proposed by Concord;
- Option 2 Primarily townhouses, convertible to retail at grade now or later, but with 750 sq. meters of retail/service space between Davie Street and the Cambie Mews;
- Option 3 All retail/restaurants comprising 2,850 sq. meters of retail/service space between Davie Street and the easterly mews, as recommended by City staff;
- Option 4 Primarily retail/restaurants comprising 2,300 sq. meters of retail/service space between Davie Street and the Landmark Mews, with townhouses on the easterly mews, convertible to retail at grade now or later.

Mr. Wotherspoon also advised that Council will be asked to choose one of the following options for office space at Davie Street and Pacific Boulevard, as outlined in condition (e):

- Option 1 Convert 2 850 m² of Quayside retail/service use to second floor office space at Davie Street and Pacific Boulevard, if Council chooses Option 1 in (d), as proposed by Concord; or
- Option 2 Use 2 850 m² of the office space allocation in the False Creek North ODP for second floor office space at Davie Street and Pacific Boulevard, under whatever option in (d) is chosen, as recommended by staff.

Mr. Ian Thomas, retail consultant, advised this precinct with its prime waterfront location, southward orientation and proven captive market, can become one of the City's great assets and an outstanding destination place. With the aid of a visual slide presentation, Mr. Thomas showed similar areas which exist elsewhere in the world.

cont'd....

Clause No. 1 (cont'd)

Mr. Brent MacGregor, Deputy City Engineer, reviewed the proposed amendments outlined in his February 16, 1996 memorandum. Mr. MacGregor advised that if additional residential development is approved with a corresponding decrease in retail along Marinaside Crescent, then the City should review the design of the street, which was originally designed to support all retail and service space between Davie Street and the easterly mews. The proposed amendment states that this street design be reviewed should in the event that Council selects either Options 1, 2 or 4.

Applicant Opening Comments

Mr. Kevin Murphy, Senior Vice President, Concord Pacific, advised Council that the applicant and staff does have a difference of opinion concerning the retail issue, but this should not overshadow the process undertaken by Concord and the City to improve the design and livability of this site. The overall design of the project has improved greatly with no increase in the density, number of units or height allowances.

Mr. Murphy disputed the findings of the City's retail consultant and advised the present retail scheme will not meet the City's goals and this area will fail as a retail destination.

Mr. Murphy also reviewed the issue of convertibility of townhouses to retail at grade now or later, and asked that Council amend Options 2 and 4 in condition (d) to remove this reference. The cost of conforming to such a condition is substantive, given the very slight chance that conversion would ever occur.

It was reiterated that Concord Pacific favours Option 1 in condition (d).

Mr. James Cheng, Architect, with the use of a visual slide projection, provided a detailed review of the proposed changes, and outlined the major improvements resulting from the new design.

Mr. Blake Hudema, retail consultant, advised the City's vision of Quayside as a retail destination will fail. The types of businesses which will succeed in this area are those that provide neighbourhood services.

cont'd....

Clause No. 1 (cont'd)

Correspondence

The following correspondence was received in this matter:

- . brief from the Vancouver City Planning Commission reinforcing neighbourhood centres;
- . letter from the applicant requesting that neither Consideration A nor B in the February 14, 1996 Administrative Report from the General Manager of Engineering Services be adopted;
- . five letters supporting Option 1;
- . two letters favouring Option 3;
- . one letter suggesting the requirement of all retail and restaurants along the waterfront is not in the best interests of the public;
- . one letter from the False Creek North Residents Association outlining their experience to date;
- . one letter opposing the application.

Speakers

Mayor Owen called for speakers for and against the application and total of seven speakers were heard:

Ms. Denise Taylor Ellis, on behalf of the Vancouver City Planning Commission, urged Council to show its commitment to CityPlan by approving the retail option for this area. Retail should be strengthened rather than diffused in order to allow neighbourhood centres to develop. Also, Pacific Boulevard in its current state is a detriment to the development of the area, and further calming is required on Pacific Boulevard through widening of the median, planting trees and removal of left turn bays.

Mr. Craig Hougen, urged Council to support the retail option as the waterfront development potential of this should not be lost. A boardwalk-style of retail, and not mall retail is required.

cont'd....

Clause No. 1 (cont'd)

Mr. Charles Brown advised his experience on the south shore of False Creek finds it is the seawall that ties the community together, and not retail. Mr. Brown also stated that Pacific Boulevard is dividing the Quayside community and that automobiles should not be permitted close to the seawall nor on Marinaside Crescent.

Ms. Linda McMullan, Executive Director, Theatre Row Business Association, urged Council to support Option 1. The Association is currently working to revitalize Downtown South and create a unique shopping experience for the area, and the Association feels the City's attempt to create another destination is contrary to its goals, and not supportable.

Mr. Sharman King, on behalf of the Downtown Vancouver Association, urged Council to approve Option 1, as retail will fail on the Marinaside Crescent. As a business person, Mr. King advised he would not locate his business in this area.

Mr. Chris Wood advised he is presently employed by a company which finds retail sites for businesses. Mr. Wood supported Option 1 on the basis that there is not going to be a lot of demand for retailers on Marinaside Crescent as this is not a tourist destination, but rather a neighbourhood retail area. There will be a demand for neighbourhood-oriented retail space, but other types of retail will fail.

Mr. Dave Osborne urged Council to select the retail option for this area. As a resident of False Creek South, Mr. Osborne noted that one of the few shortcomings of this area is the residents do not have a retail area in the neighbourhood they can visit on a regular basis. Mr. Osborne did not support the convertibility option on the basis that once housing starts in this area, it will never leave.

Staff Closing Comments

Mr. Larry Beasley reiterated that the application before Council represents a better building design and open space arrangement that what is presently approved. Staff are not opposed to the construction of townhouses in general, but feel that retail is better for this area because it will foster a sense of community.

cont'd....

Clause No. 1 (cont'd)

Mr. Beasley advised that the issue of convertibility from retail to townhomes was originally agreed upon by both staff and Concord, but in light of Concord's request that Council remove the convertibility clauses from the options, staff feel this amendment is supportable.

Applicant Closing Comments

The applicant offered no additional comments.

Moved by Cllr. Puil,

THAT the application be approved subject to the conditions set out in this minute of the public hearing, and subject to the following amendments:

THAT Option 2 of Condition (d) be approved and this option be amended to read as follows:

"Primarily townhouses but with 750 sq. meters of retail/service space between Davie Street and the Cambie Mews."

THAT Option 2 of Condition (e) as outlined below be approved:

"Use 2850 sq. meters of the office space allocation in the False Creek North ODP for second floor office space at Davie Street and Pacific Boulevard."

THAT Condition (d), second last paragraph, be amended to read as follows:

"If Council chooses Option 1, 2 or 4, the City Engineer recommends that the beautification of Marinaside Crescent be reconsidered and that staff report back on a street treatment similar to other residential streets."

THAT the following new prior-to-enactment Condition be inserted:

(g)(iii) TRANSIT ROW "Register a statutory right-of-way satisfactory to the City Engineer and Director of Legal Services providing for an underground transit alignment on the subject lands."

cont'd....

Clause No. 1 (cont'd)

Proposed condition (g)(iii) EXISTING COVENANTS
would be retained and renumbered as (g)(iv).

FURTHER THAT, at the time of Quayside enactment, Concord be required to pay the City the total estimated cost for the future installation of a midblock crosswalk on Davie Street south of Pacific Boulevard.

- amended

MOVED by Cllr. Price (in amendment),

THAT Option 2 of Condition (d) be amended to read that retail/service on the eastern corner of Cambie Mews at Marinaside Crescent be zoned as optional.

- CARRIED

(Councillors Bellamy and Puil opposed)

The motion to amend having carried, Councillor Puil's motion as amended was put and CARRIED UNANIMOUSLY with Councillors Kennedy and Kwan opposed to Option 2 in Condition 1(d) and Councillor Kwan opposed to Option 2 in Condition 1(e).

MOVED by Cllr. Chiavario,

THAT staff report back on the treatment of Pacific Boulevard between Drake Street and Cambie Street, and Davie Street between Pacific Boulevard and Marinaside Crescent, in terms of parking patterns, walkways and other related treatments.

- CARRIED

(Councillors Bellamy, Puil and the Mayor opposed)

800-1100 Pacific Boulevard

BY-LAW NO. 7606

A By-law to amend
By-law No. 7248,
being a By-law which amended
the Zoning and Development By-law
by rezoning an area to CD-1

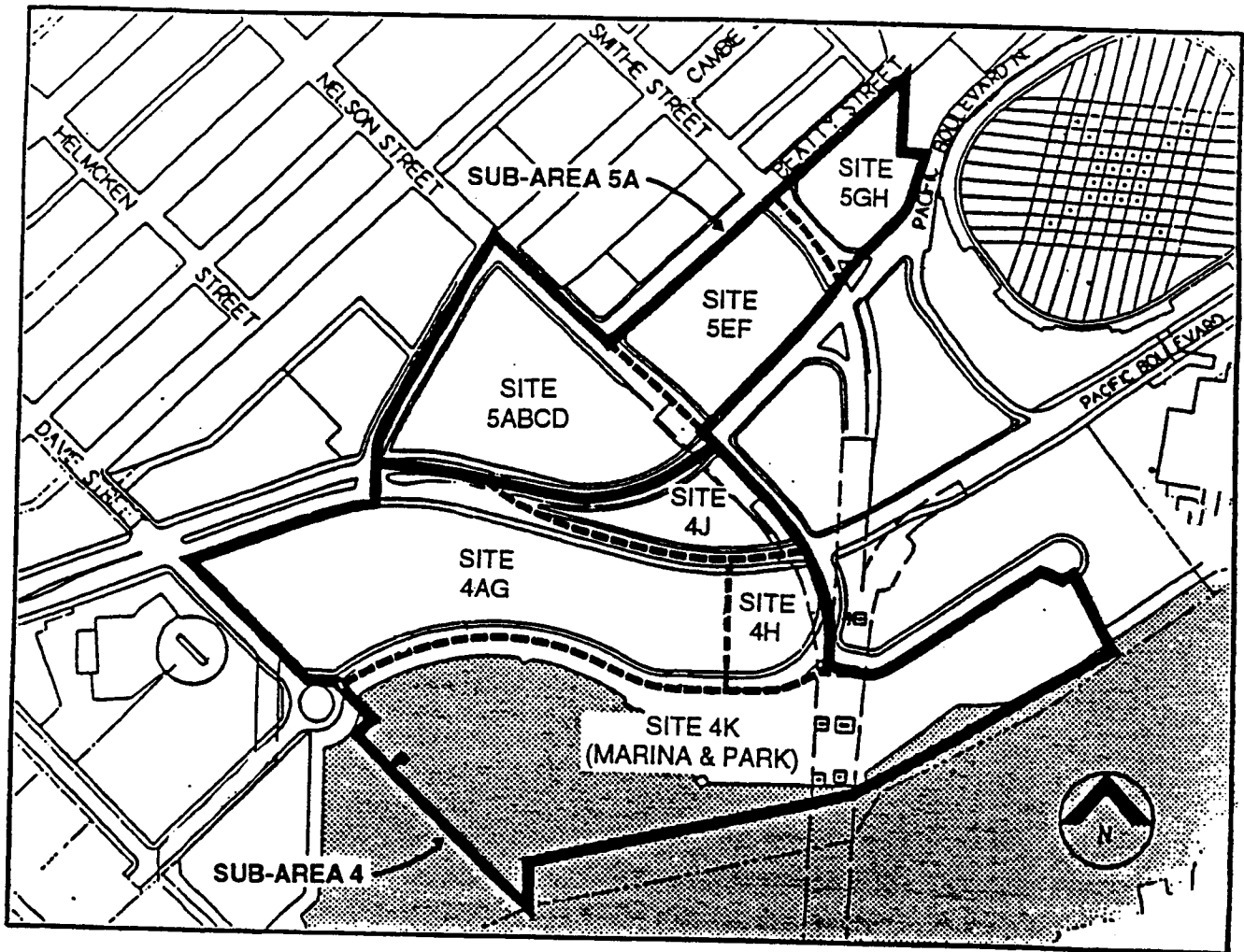
THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,
enacts as follows:

1. Section 4 of By-law No. 7248 is amended
 - (a) in clause (c) by inserting the word "Laboratory," immediately after the word "Hotel,";
 - (b) by relettering clauses (i), (j) and (k) to (j), (k) and (l), respectively, and inserting the following new clause (i):

"(i) Public Authority Use:".
2. Sections 5, 6 and 7 of By-law No. 7248 are deleted and the following substituted therefor:
- "5. Sub-Areas

The district shall comprise two sub-areas, containing seven sites approximately as illustrated in Diagram 1 below.

Diagram 1



6. Floor Area and Density

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

TABLE 1

USE	MAXIMUM FLOOR AREA
Residential Uses	244 870 m ²
Retail, Service and Office Uses	14 700 m ²

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

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

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

- (a) open residential balconies or 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, 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) the portion of a floor used for off-street parking and loading that, for each parking area, does not exceed two levels above the base surface;
- (f) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;

- (g) residential storage space provided that where such space is located at or above the base surface, the maximum exclusion shall be 3.7 m² per dwelling unit; and
- (h) amenity areas accessory to residential use, including the requirement of section 8.3 of this by-law, provided that the total area excluded which is at or above the base surface does not exceed 11,000 m².

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character.

6.5 Subject to section 6.6, the total floor area in each sub-area for the uses listed in Table 2 shall not exceed the applicable totals set opposite such uses, and any use permitted by section 4 but not listed in Table 2 is not limited by this sub-section 6.5.

TABLE 2
MAXIMUM FLOOR AREA (in square metres)

USE	SUB-AREA 4 (from Diagram 1)			
	Site 4A-G	Site 4H	Site 4J	Site 4K
Residential Uses	121 908	8 800	6 200	N/A
Retail and Service Uses	7 200	N/A	N/A	150
Office Uses	2 850	N/A	N/A	N/A

USE	SUB-AREA 5A (from Diagram 1)		
	Site 5ABCD	Site 5EF	Site 5GH
Residential Uses	43 537	40 365	24 060
Retail, Service and Office Uses	1 625	1 540	1 335

6.6 The floor area regulations of section 6.5 are subject to the following:

- (a) retail use shall not be permitted above grade;
- (b) in sub-area 4A-G the amount of above grade service and office floor area shall not exceed 3 600 m², of which a maximum of 2 850 m² shall be office use; and
- (c) in sub-area 4A-G a minimum of 750 m² of retail and service floor area shall be located along Marinaside Crescent generally in the area extending from the Davie Street property line easterly for approximately 52 m.

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

TABLE 3

MAXIMUM NUMBER OF DWELLING UNITS

	SUB-AREAS (from Diagram 1)	
	4	5A
Maximum Number of Units	1,415	1,173

6.8 Notwithstanding sub-section 6.7, the Development Permit Board may permit an increase in the maximum number of dwelling units by 20 percent in either sub-area, providing that the development total number does not exceed 2,588 units.

7. Height

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

TABLE 4

MAXIMUM HEIGHT (in metres)

	SUB-AREA 4 (from Diagram 1)			
	4A-G	4H	4J	4K
Maximum Height	91.0	27.0	29.0	6.1

	SUB-AREA 5A (from Diagram 1)		
	5ABCD	5EF	5GH
Maximum Height	91.0	86.0	86.0

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

July DONE AND PASSED in open Council this 30th day of , 1996.

"(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 30th day of July 1996, and numbered 7606.

CITY CLERK"



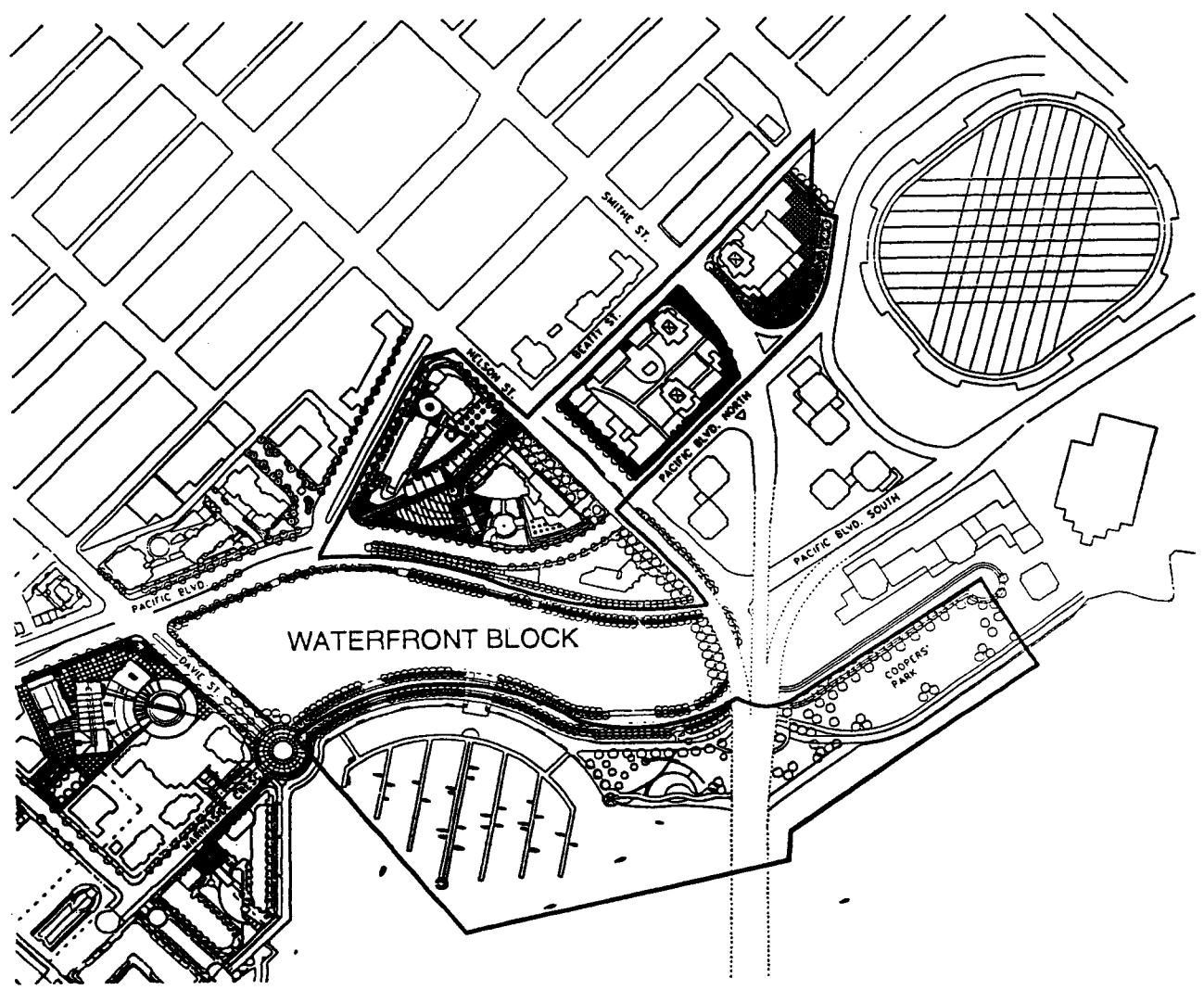
COMMUNITY SERVICES GROUP

Planning - Land Use and Development Policies and Guidelines

City of Vancouver 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 (604) 873 - 7344 Fax (604) 873 - 7060

Quayside Neighbourhood CD-1 Guidelines (By-law No. 7248) (CD-1 No. 324)

Adopted by City Council July 30, 1996



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1. APPLICATION AND INTENT

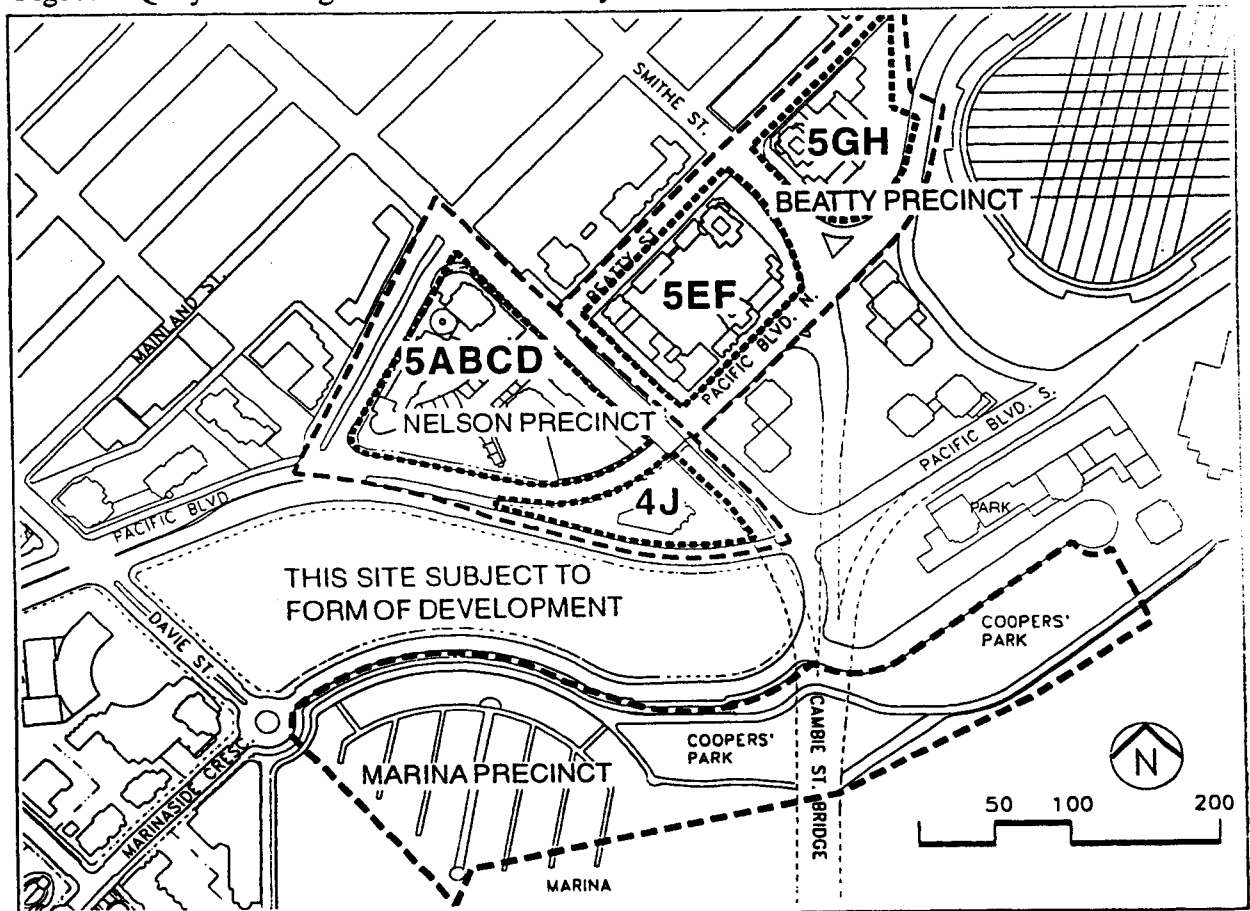
These guidelines should be used in conjunction with the Quayside CD-1 By-law to guide development of this section of False Creek North. As well as assisting the development permit applicant, the guidelines will be used by City staff in evaluating proposed developments. Limited variations may be considered where they improve the overall design. Applicants should also refer to the City's False Creek North shoreline treatment and pedestrian/bicycle system concepts, the False Creek North public realm design, and the Council-adopted "Plaza Design Guidelines." These are available from the Planning Department.

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

It should be noted that these guidelines have been revised to delete references to the Waterfront Block (see map) as this area is now subject to a form of development.

The site is bounded on the south by False Creek and on the north by Cambie and Beatty

Figure 1 Quayside Neighbourhood Boundary and Precincts



streets. To the west is the Roundhouse Neighbourhood and to the east are sub-areas 5B and 6A, BC Place Stadium and the Plaza of Nations.

2. ORGANIZING PRINCIPLES

The site is organized around the Cambie Bridge ramps, Pacific Boulevard, a marina in Quayside Bay and Coopers Park on False Creek. Key organizing principles guiding the pattern of development are:

- (a) Providing a strongly defined public plaza and a landmark tower on the axis of Pacific Boulevard;
- (b) Lining all streets with uses which provide interest and security;
- (c) Responding positively to the Cambie bridge and ramp system through building massing and setbacks;
- (d) Providing safe links for pedestrians between upland sites and the waterfront;
- (e) Enhancing the pedestrian experience along Pacific Boulevard;
- (f) Responding to the Downtown South public realm in the Beatty Precinct; and
- (g) Ensuring that public access to the waterfront and full accessibility to the area is provided for all, including the disabled.

3. OVERALL GUIDELINES

3.1. Siting

The location of buildings and open spaces should generally be as illustrated in the schematic development as contained in plans received May 6, 1992, September 9, 1992, March 1, 1993, and April 19, 1993, approved in principle by Council and described below.

Residential Setback: A 3.7 m setback from the property line should be provided for all residential uses, with the following exceptions:

- (a) A minimum of 4.5 m along Pacific Boulevard;
- (b) A minimum of 4.5 m above a height of 21.0 m, along Beatty, Smithe, and Nelson streets;
- (c) A minimum of 15.2 m from the drip line of the Cambie Bridge; and
- (d) Bay windows, porches and similar design elements, as well as open or enclosed balconies above the first storey, may encroach up to 1.0 m into the required setback. Stairs and patios may extend further if adequate landscaping is provided.

Commercial Setback: Commercial uses should be set back from the property line as follows:

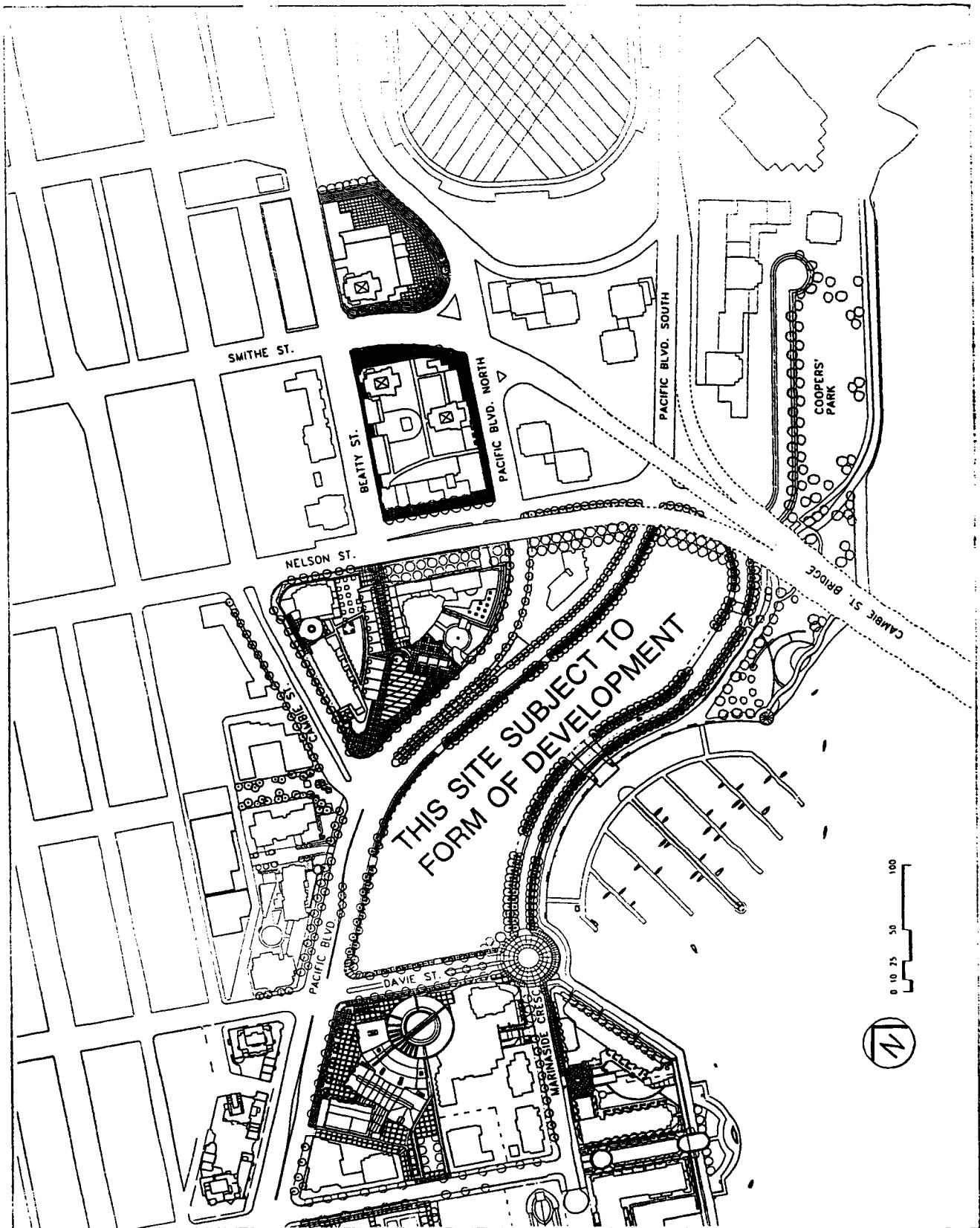
- (a) A minimum of 3.7 m along Beatty Street, Smithe Street and the north side of Nelson Street; and
- (b) At the north east corner of Beatty and Smithe, a minimum of 3.7 m from the extension of the typical alignment of the respective property lines and need not be set back from the former right turn lane.

Development sites are defined by an open space system which creates an integrated network of paths and places, including:

- (a) A shoreline walkway linking Coopers Park, Marinaside Crescent and the terminus of Davie Street;
- (b) A large public plaza at Pacific Boulevard and Cambie Street which provides a focus for the area; and
- (c) Continuous public access to the shoreline walkway from Marinaside Crescent and the park.

Buildings should clearly define these open spaces, provide overview and security with grade level entrances and windows, and actively animate spaces and paths.

Figure 2 Site Plan

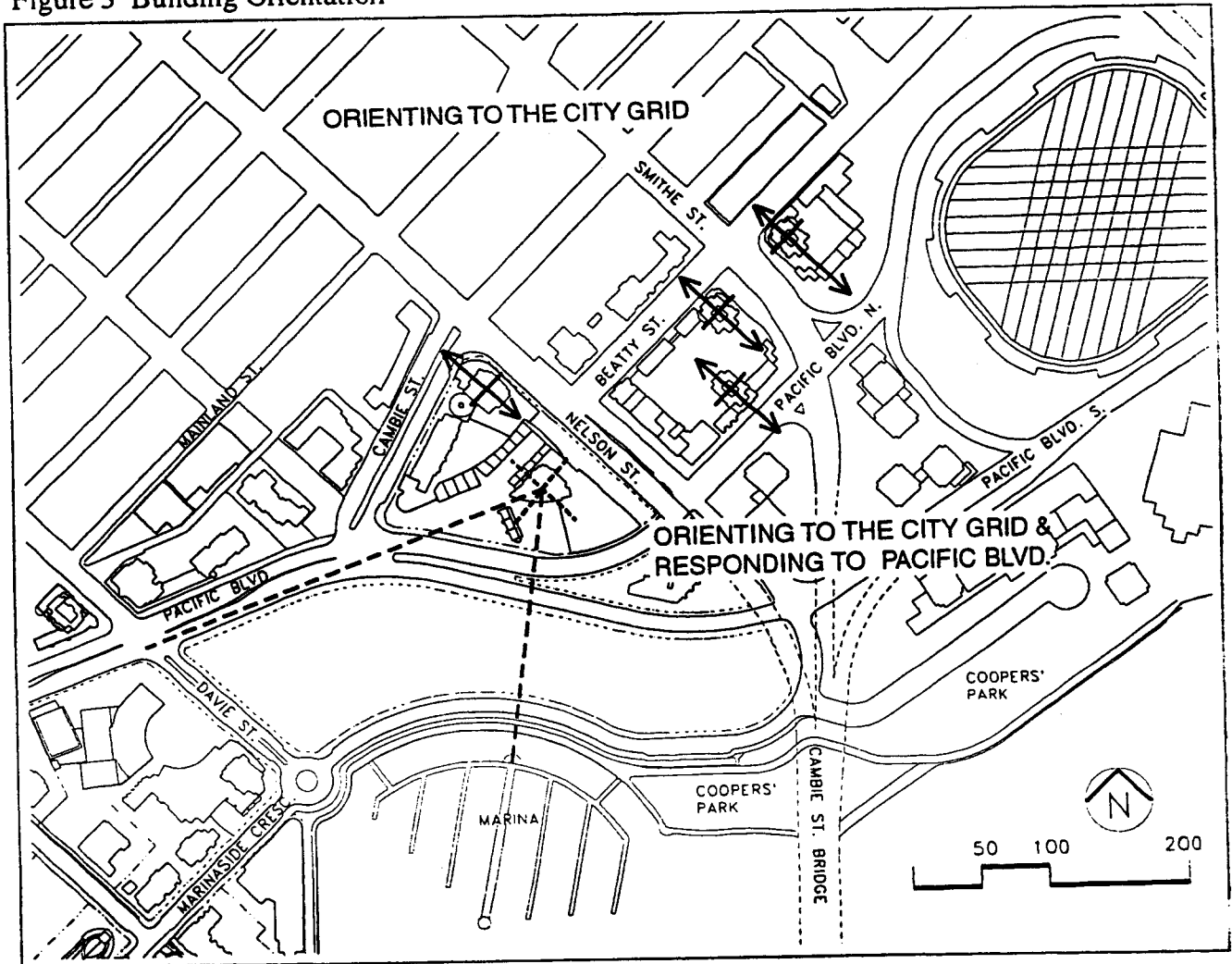


3.2. Building Orientation

As shown in Figure 3, building orientation should reflect the downtown grid, the curves of Pacific Boulevard, and Quayside Bay and the axial view along Pacific, as follows:

- (a) Buildings lower than 35.0 m should generally define the streets and public spaces;
- (b) Buildings above 35.0 m in height, should orient to the established city street grid; and
- (c) The landmark tower should terminate the axial view along Pacific Boulevard and orient to the downtown grid and Quayside bay.

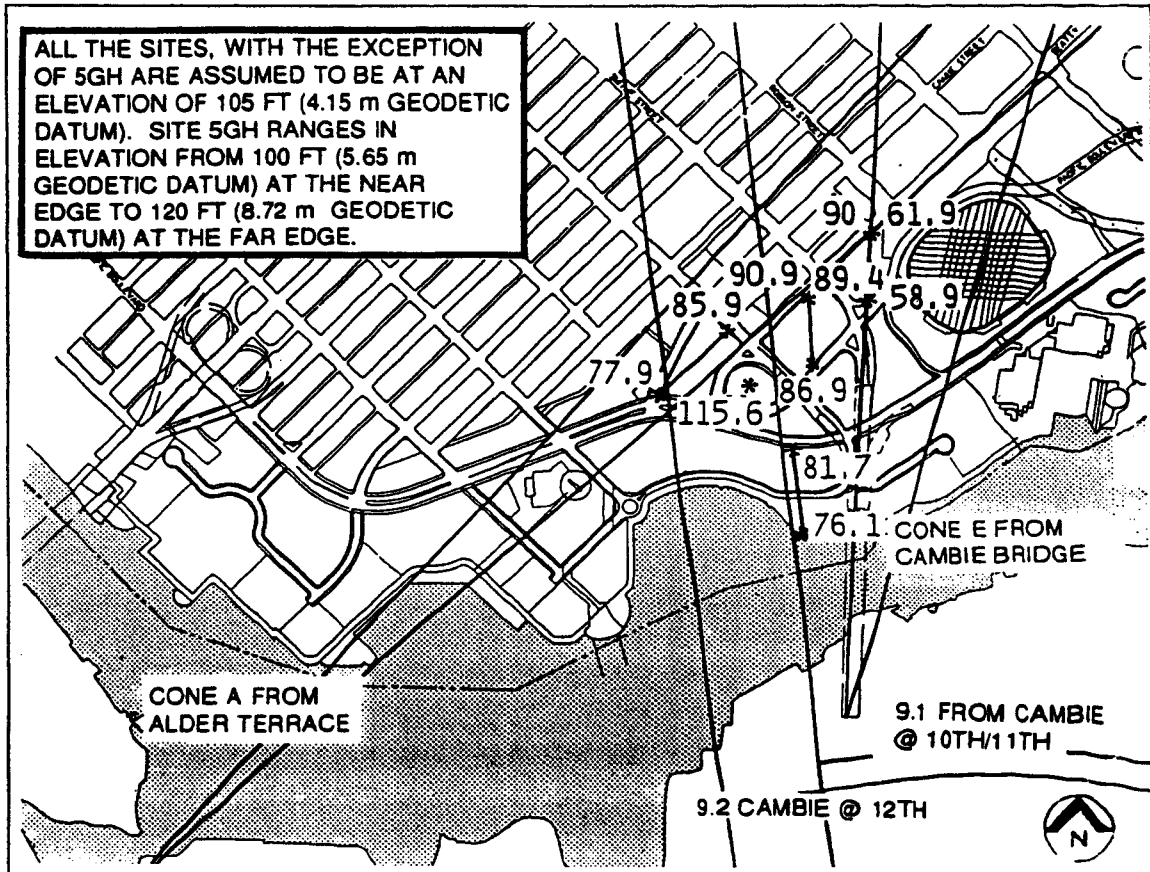
Figure 3 Building Orientation



3.3. Views

Figure 4 illustrates the principal public views across the site. Higher buildings should be located and massed to preserve these view corridors, as defined in the Council-adopted "View Protection Guidelines" and incorporated in the ODP. Maximum building height will be determined by the view corridors, if applicable.

Figure 4 Public View Preservation



3.4. Massing Controls

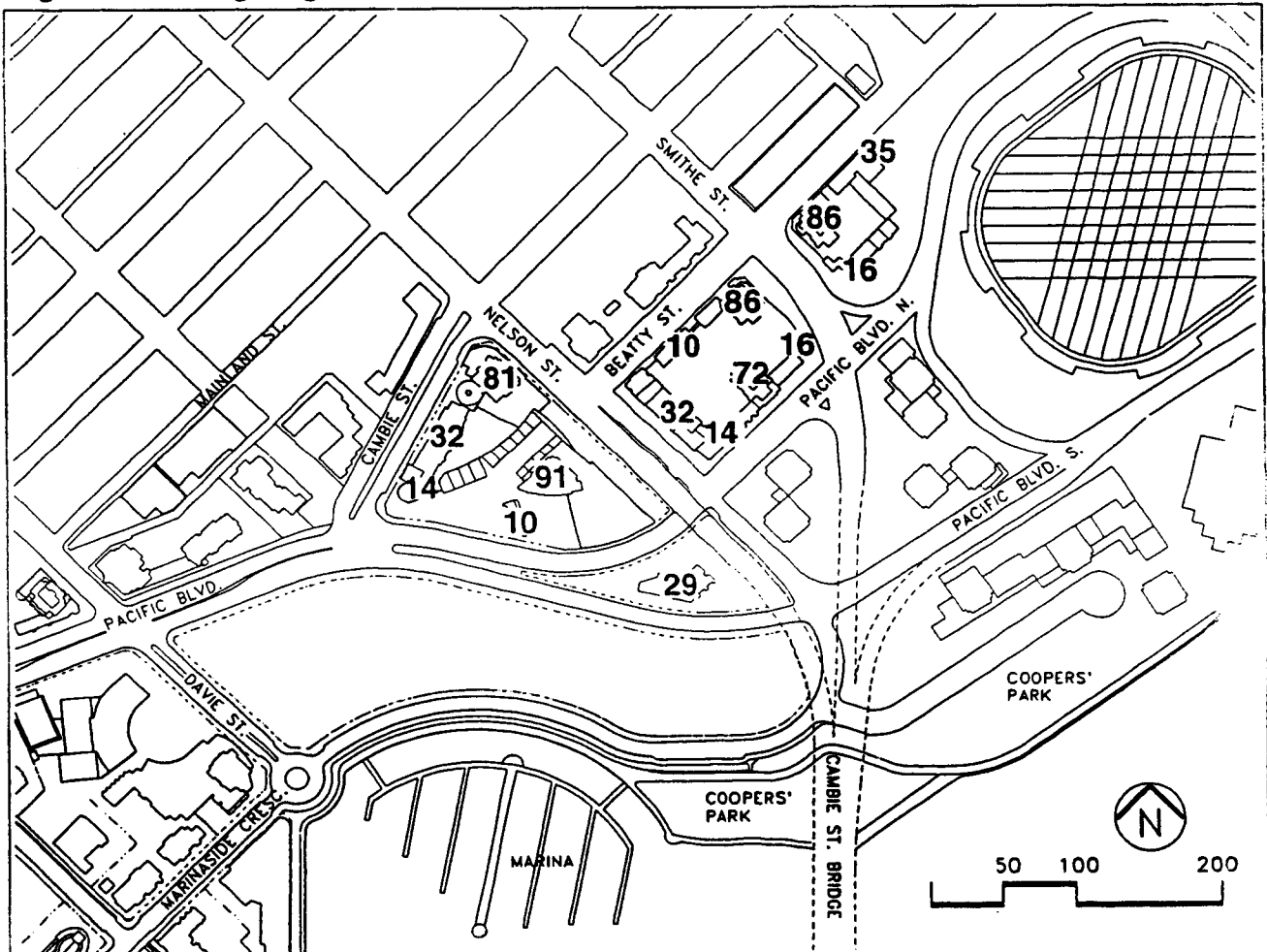
3.4.1 Height

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

Tower locations have been refined from the ODP Illustrative Plan to reduce shadowing, widen spacing between buildings, create a sense of openness and optimize views for residents. A minimum spacing of 25.0 m is required between those portions of buildings above 21.0 m in height.

Maximum 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 Figure 5. No projections are permitted into designated view corridors.

Figure 5 Building Height (in metres)



3.4.2 Street Enclosure Buildings

Low-rise buildings, ranging from a minimum of two to a maximum of eight storeys, should generally define the streets and the public plaza. The scale of large blocks should be broken down into individual buildings by developing a separate identity and articulating building detail to reinforce a human scale.

The street enclosure buildings will form part of the streetscape, and are important to the public realm and pedestrian character of the streets. Detailing of materials and patterns of fenestration should be used to achieve a comfortable pedestrian scale, and enhance the “close-up” view for the pedestrian.

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

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

Grade-level commercial uses should generally be located on Nelson Street, Beatty Street, Smithe Street, and Cambie Street.

Maximum continuous frontage for individual tenancies should generally not exceed 12.0 m, except on corners, where frontage could increase to permit the necessary commercial depth. Frontages on Nelson, Beatty, and Smithe can be wider to accommodate larger commercial uses, similar to those found in Yaletown. All commercial uses should be at grade and have direct pedestrian access. Display windows, signage and individualized tenancy design should be used to enhance pedestrian interest. Residential and commercial entries should be separate and clearly identified.

3.4.3 Towers

The massing of towers should generally emphasize a crisp vertical expression above the low-rise shoulder, and should be cut back in two distinct steps, generally as indicated in Figure 6. These reductions in mass are intended to reduce the visual impact of the tower's upper levels on the skyline.

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

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

Towers should generally express their narrowest frontage in an east/west direction.

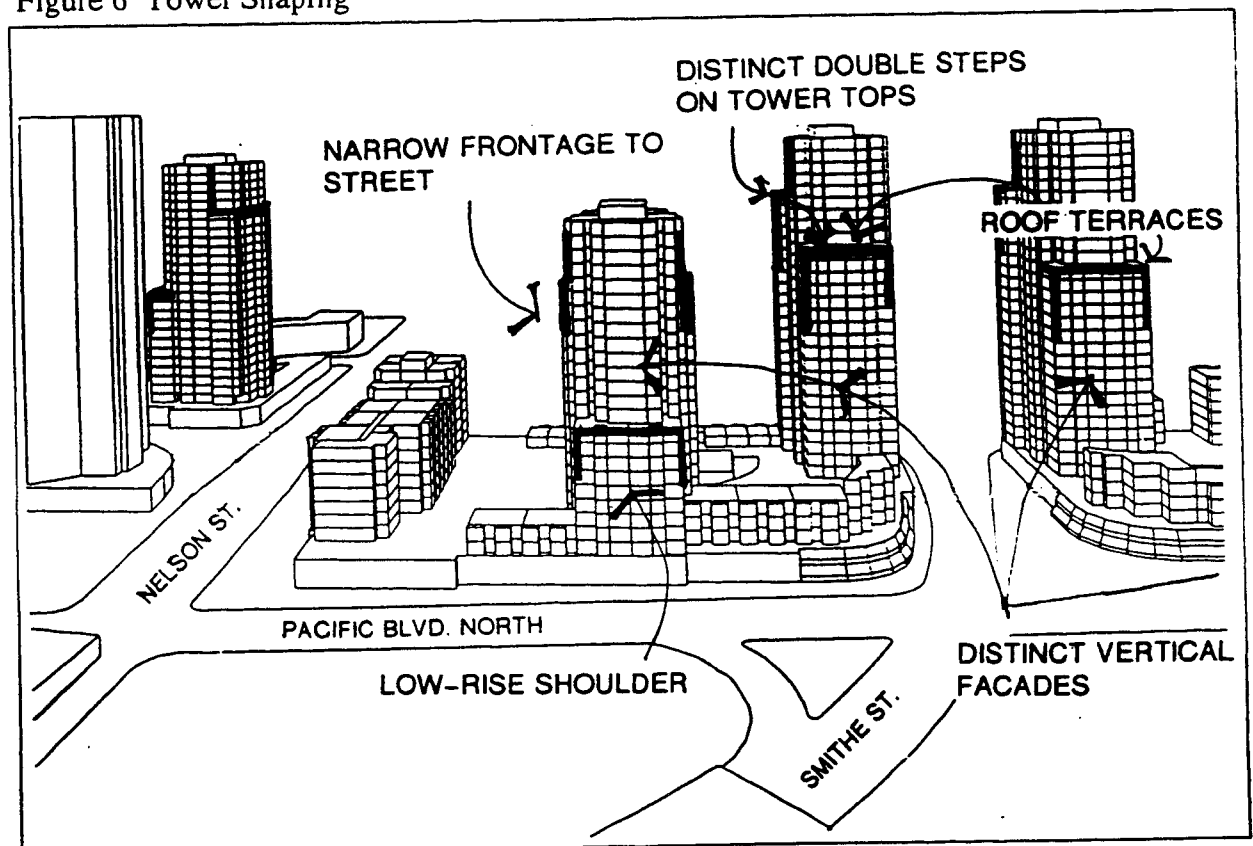
To ensure slenderness, building faces above 10 storeys should be articulated with distinct vertical planes.

Tower floorplates should not exceed 651 m², including all interior floor space, but excluding balconies up to 8% of the total floor residential area in the tower, and should be located in accordance with the site plan illustrated in Figure 2.

The massing of the landmark tower on the 5A site should be streamlined with strong, clean vertical elements culminating in a unique tower top that accentuates the landmark character of the building. The maximum tower floorplate should not exceed 680 m², including all interior floor space, but excluding balconies up to 8% of the total residential floor area in the building.

The tower envelope dimensions shown in the precinct guidelines are maximum dimensions. The actual building dimensions will need to be established through the development application process, on the basis of a detailed analysis by the applicant pertaining to the impact of massing on siting, views, shadowing, etc.

Figure 6 Tower Shaping



3.5. Architectural Expression, Materials and Colour

The primary objectives are to:

- (a) Create a safe, human-scaled public realm;
- (b) Highlight Quayside's role in linking downtown and the waterfront;
- (c) Create memorable public places at a civic scale; and
- (d) Provide privacy and amenity for residents.

Particular emphasis should be paid to enlivening the streetscape by providing private open space in landscaped terraces and enclosures along the streets and Beatty Mews which emphasize views up and down the street. Fences should be designed to integrate with the open space and provide both views and privacy.

The streetscape should be designed to encourage pedestrian activity and safety by developing individual entrances, windows and porches facing the street. Streets and mews should be designed to enhance casual social interaction between residents and passersby without compromising the privacy and security of either. This includes entry courts, gardens and solariums above the first storey. Blank facades should be avoided.

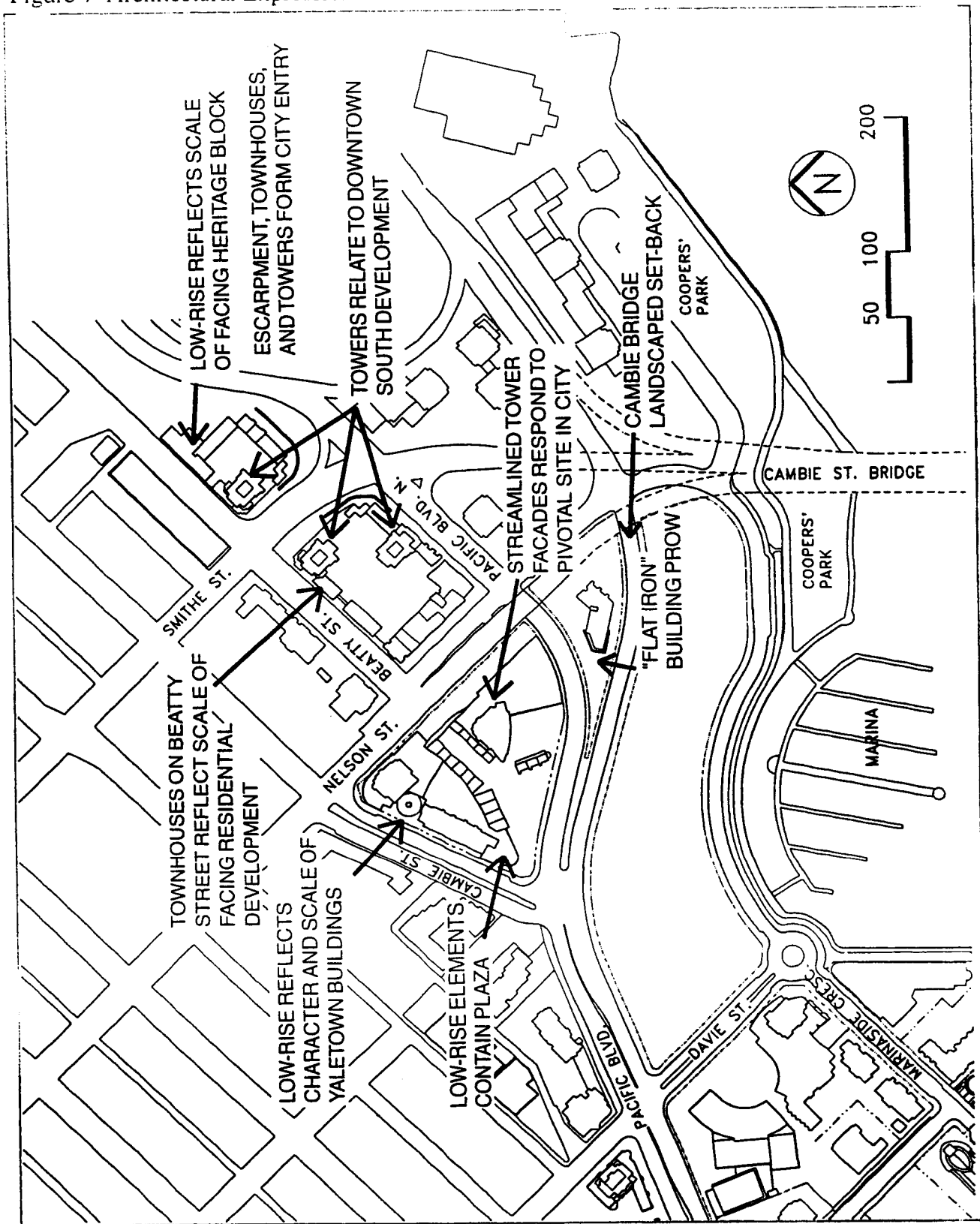
Grade level commercial uses should present a pedestrian scale and image in treatment and detailing. Retail uses should incorporate display windows, lighting, and outdoor displays.

A floor area exclusion for recessed windows is permitted in Quayside. This is intended to encourage recessed windows in the design of the low-rises, to respond to adjacent heritage character primarily on Beatty and Cambie streets and on Pacific Boulevard.

Each building should have a distinct identity, but should be designed to complement the form and treatment of the neighbouring buildings without repetitious detailing. Each development should respond to the site influences noted in Figure 7. In particular, the heritage importance of the 800 Block Beatty should be reinforced with the development of a strong frame and the use of masonry and similar detailing in the lower buildings and tower bases.

Dominant materials should be durable, such as concrete, glass and panel systems, combined with masonry or metal cladding and framework. Generally, stucco should not be a principal building material.

Figure 7 Architectural Expression



3.5.1 Roofs

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

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

3.5.2 Interior Sidewalls

While blank sidewalls should be avoided, there will be cases where sidewalls will be exposed to neighbouring properties, either on a temporary or permanent basis.

Interior sidewalls should incorporate materials, colours, textures, articulation, and/or landscaping to enhance their visual appeal to neighbouring developments and passersby.

3.5.3 Balconies

Balconies should be designed as an integral part of the architecture of the building.

Balconies may be enclosed in conformance with the Council-adopted "Balcony Enclosure Guidelines."

Balconies should generally appear "transparent." While low parapet walls are permitted, completely solid enclosures which exceed 600 mm in height are discouraged, so as to minimize the apparent bulk of the building.

3.5.4 Awnings and Canopies

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

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

3.5.5 Lighting

Particular attention should be paid to outdoor lighting design. Safety and security are primary considerations. Fixture types will be approved by the City in consultation with the developer according to functional needs.

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

3.6. Residential Livability

- 3.6.1 Dwelling units designed for families with small children must comply with the Council-adopted “High Density Housing for Families with Children Guidelines” and should be located within six storeys of 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 grade-level lounge spaces in family buildings. In addition, overview of the play areas should be provided on each floor for 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 1.0 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 1.0 bedrooms per unit, and a non-market project has an average of 1.5 bedrooms per unit. Play areas should receive direct sunlight during most days of the year.

- 3.6.2 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 an enclosed balcony having a minimum depth of 2.0 m and a minimum area of 4.0 m².

(b) Identity:

- (i) Ground or podium level floors of all buildings should be designed to express individual units;
- (ii) Where landscaping of units occurs as part of the private space, it should permit reasonable customization by residents, for example planting beds and soft landscaping variations at grade, opportunities to place planters on balconies, etc.

(c) Choice and Convenience:

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

(d) Safety and Security:

- (i) Each residential development and unit should be designed to be safe and secure, yet not fortress-like;
- (ii) Buildings should be designed to provide residents 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 other people:

- (i) Each residential building should have its main entrance fronting a street or mews.

(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 and children’s play areas should be located so as to receive direct sunlight during most days of the year.

(g) Relationship to street:

- (i) Two-storey units are encouraged along Beatty Street, Beatty Mews, Cambie Street and Pacific Boulevard where residential units are at grade. This will provide vertical expression, activity and security on the street and privacy for bedrooms and balconies on the second floor.

3.7. Public Realm

3.7.1 Landscape

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

- (a) Extensive use of soft landscape materials, particularly trees;
- (b) Using permeable materials and natural drainage processes, including channelling, ponding and percolation;

- (c) Incorporating seasonal and coniferous planting;
- (d) Avoiding monoculture planting except in special circumstances; and
- (e) Using successional planting.

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

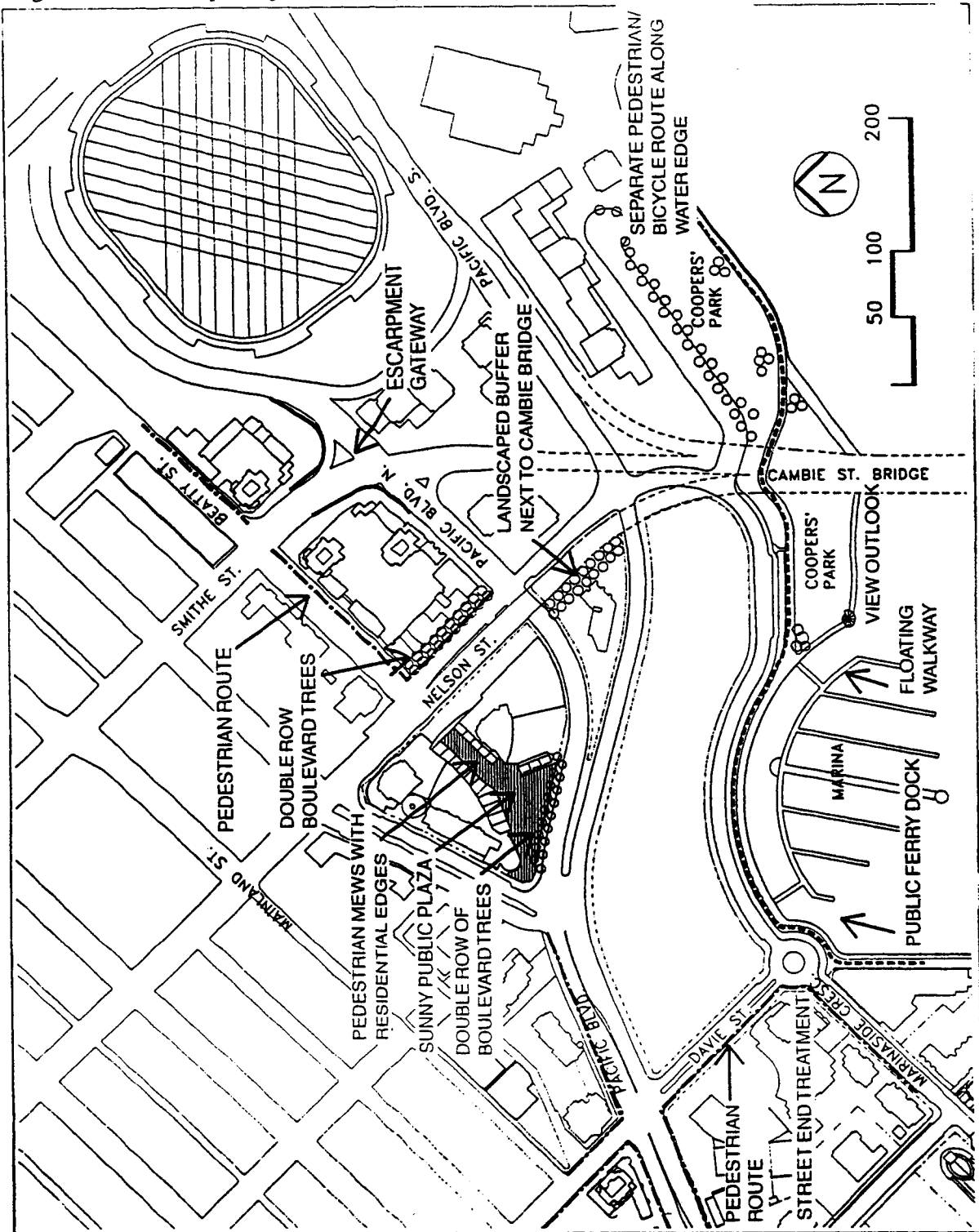
In the public realm, landscape should be used to integrate the neighbourhood with adjacent areas and with the image of Vancouver as a “green” city. This is further articulated in the False Creek North Public Realm design, which established a special treatment for Pacific Boulevard and Marinaside Crescent.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

3.7.2 Parks and Open Spaces

The design of public spaces, including linkages through development sites, should reflect their neighbourhood context. The following ideas should be considered in the context of creating an integrated and linked open space system, as shown in Figure 8.

- (a) Parks and other public spaces should be designed to provide for the active and passive recreational needs of residents and visitors;
- (b) Parks should be given strong definition by their access points, edges and grade changes, in order to facilitate use and security, and to clearly distinguish between public and other open spaces;
- (c) Parks, other public spaces and linkages through private development sites should be designed to promote safety and security, through the provision of visual observation from surrounding areas and the use of appropriate materials and equipment;
- (d) Parks and public open space should be designed to provide a range of opportunities for interaction with neighbours and the general public. The opportunities should allow for choice in the degree of interaction, so as to protect the residents’ sense of privacy;
- (e) Diverse opportunities for walking and cycling through the area should be developed in accordance with the approved pedestrian/bicycle system concepts.
- (f) Parks and public open space design should foster the growth of local community culture, with opportunities for public art, gathering and community events;
- (g) Pedestrian circulation within parks should be natural extensions of the circulation patterns in nearby developments and the street system, and be barrier free;
- (h) Parks should be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details;
- (i) Play area and landscaping should be varied and diverse;
- (j) Parks, pathways, benches and the like should be designed for use in all seasons and weather conditions; and
- (k) Opportunities for public viewing of the water and marina activities should be maximized.

Figure 8 Public Open Space Concept



3.7.3 Streets, Mews, Sidewalks and Walkways

Open spaces to which the public has general access should be detailed in a manner consistent with the adjacent development. Standard city street treatments should be provided throughout Quayside, with specific local treatments as noted below and further detailed in the Council report on Pedestrian Improvements in the Quayside Area:

- (a) **Waterfront Block:** Streetscape treatment along Pacific Boulevard to the public plaza, along Davie Street and for all of Marinaside Crescent will be designed in accordance with the Council-approved plans.
- (b) **Nelson Precinct:** These blocks should respond to Yaletown, Cambie Bridge, and Pacific Boulevard, and are further detailed in the site guidelines. The treatment of the Beatty Mews should integrate with the treatment of the public plaza.
- (c) **Beatty Precinct:** Streetscape treatment should be similar to that approved for the Downtown South.

3.8. Water Access

A floating walkway for public use and a public ferry dock should be provided in conjunction with the construction of the private marina. The floating walkway should be connected to the shoreline pedestrian/bicycle system at both ends, be a minimum of 3.0 m wide, and permit small boat launch.

3.9. Disabled Access

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

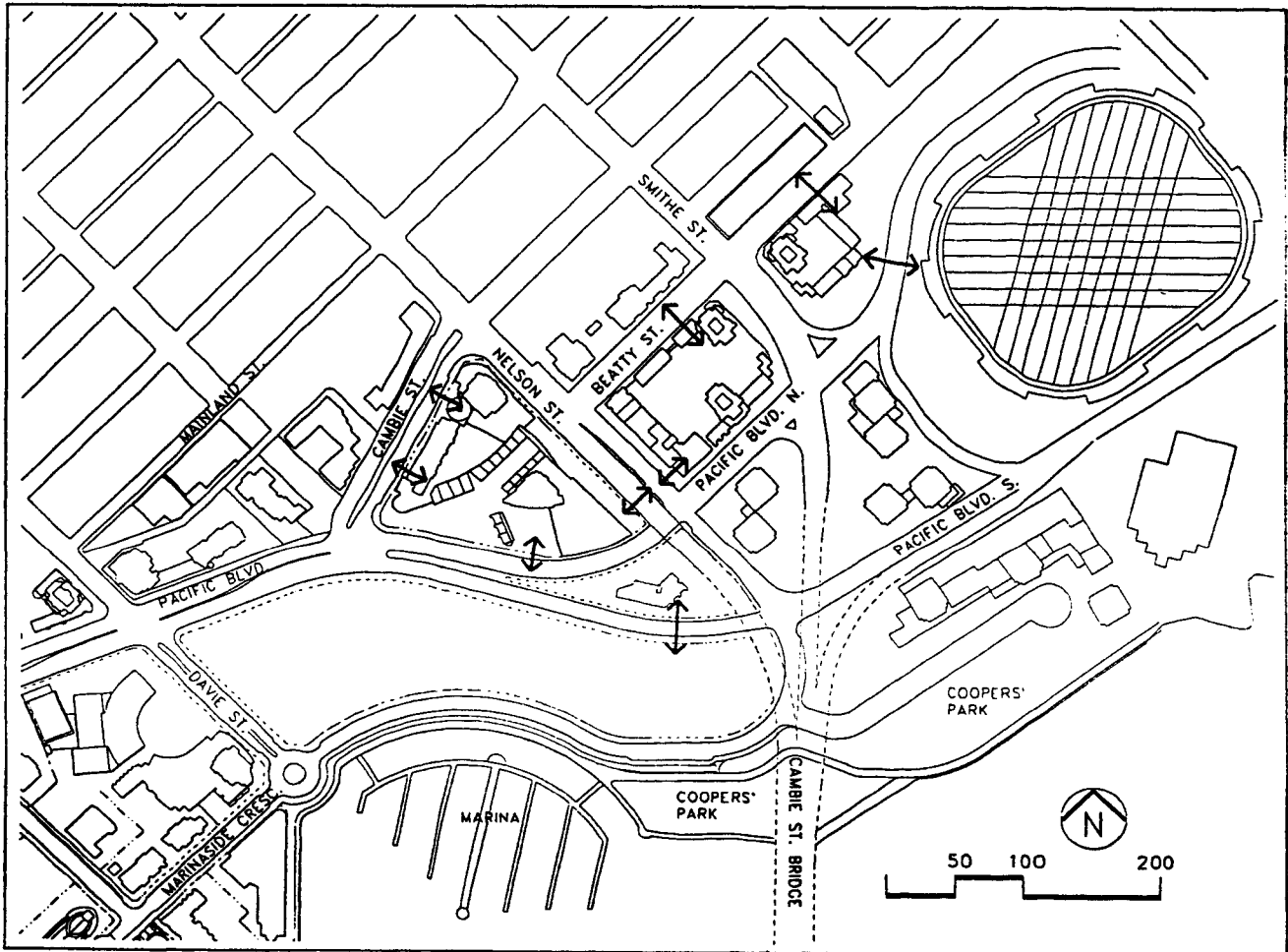
3.10. Parking Access

Parking entrances should be integrated into the buildings or landscape. Exposed walls and soffits should be carefully detailed. Good visibility should be provided for vehicles at access points, located as shown in Figure 9. Servicing should occur off-street, generally in internal corridors.

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

Above-grade parking is to be concealed behind grade-level commercial and residential frontages or a landscaped representation of the city escarpment in limited frontages at the corner of Pacific Boulevard North and Smithe Street and on site 4J and the 5A tower site, as shown in Figures 11 and 12.

Figure 9 Parking Access

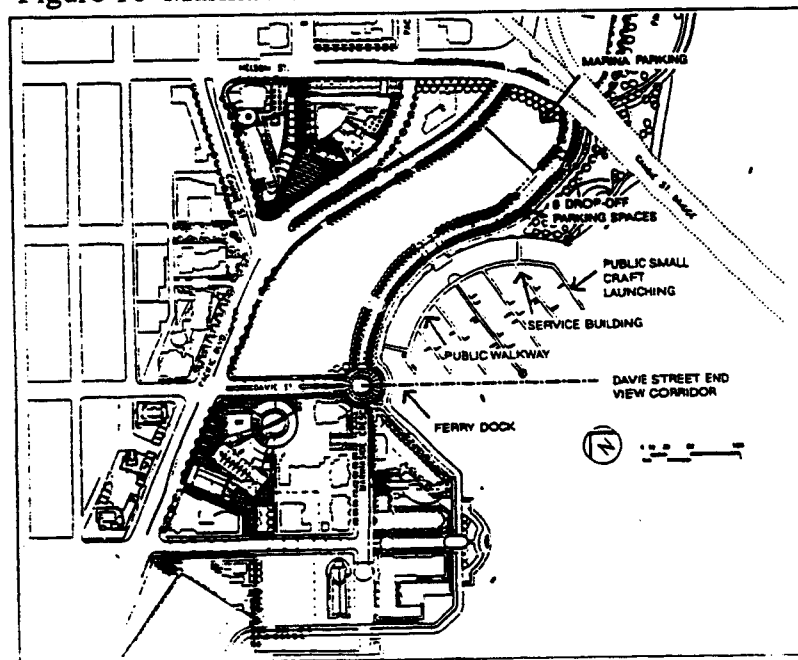


4. PRECINCT GUIDELINES

4.1. Marina Precinct

- (a) The Quayside bay should contain a marina with a maximum of 260 berths and permit liveaboards, a marine service facility, and boat sales and rentals. Boat sheds and floating homes should not be permitted. A floating public walkway should connect Davie Street, where a ferry stop may be located, and the waterfront park. Canoe and kayak storage racks should be permitted on the floating walkway, with provision for hand launch from the float. The marina should generally be located as shown in Figure 10.

Figure 10 Marina Location



- (b) The design should be finalized with reference to the City's Health By-law Marina Regulations.
- (c) The final marina design should incorporate the following:
- (i) A minimum of five berths for visitor moorage;
 - (ii) Preservation of the Davie street-end view corridor;
 - (iii) A floating public walkway with a minimum width of 3.0 m, and a public ferry dock, to be built in conjunction with the marina;

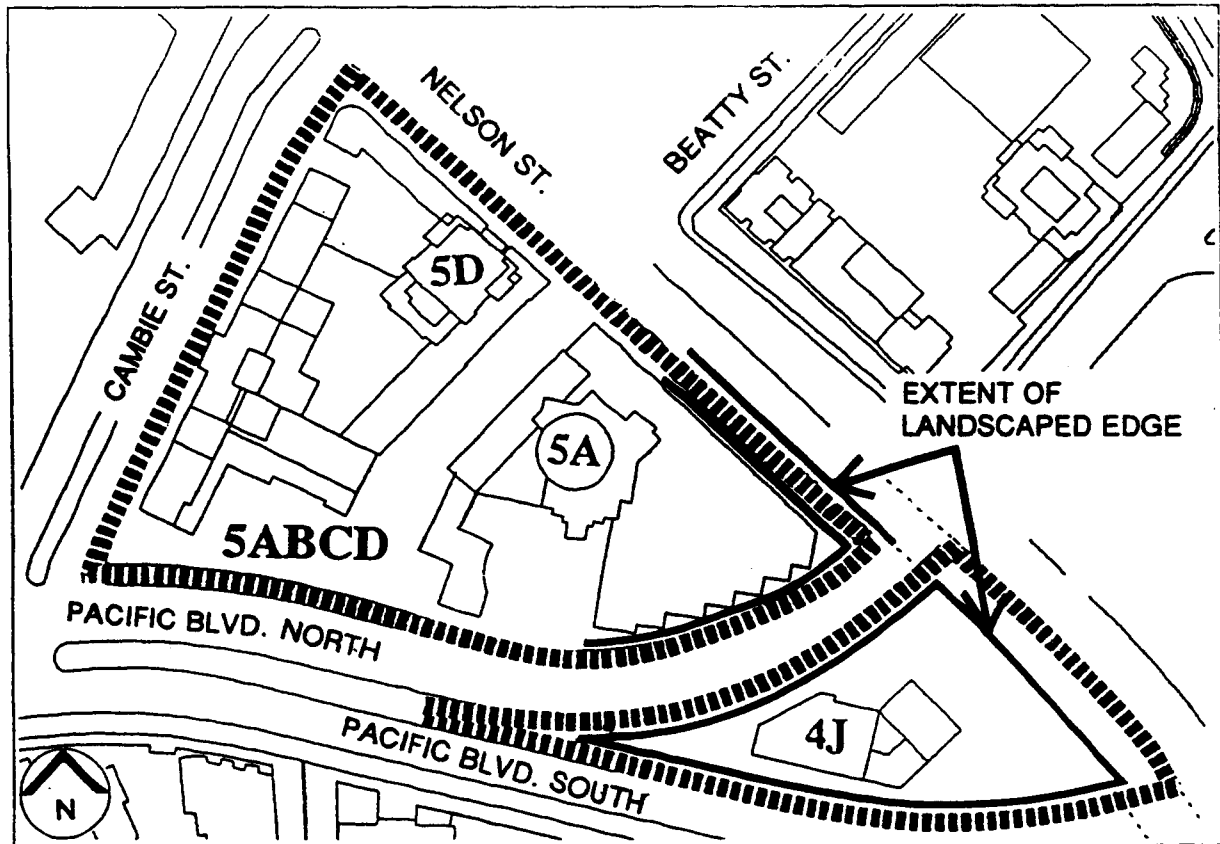
- (iv) Security gates at the junction of the berth piers and the floating public walkway;
- (v) Eight short-term drop-off parking spaces on Marinaside Crescent;
- (vi) Temporary parking on site 4J in the Waterfront Block designed and landscaped in accordance with the Parking By-law's requirements for the Downtown District; and
- (vii) Permanent underground parking on the above site, concurrent with its development, in accordance with the Parking By-law.

(d) In addition, the final marina design should consider inclusion of the following:

- (i) Up to 10% liveaboards;
- (ii) Two floating buildings comprising up to 150 m² for boat services, rentals, etc., and marina office, lounge and facilities for liveaboards, located close to shore near the eastern street access; and
- (iii) Small boat launching from the floating public walkway.

4.2. Nelson Precinct

Figure 11 Nelson Precinct Plan



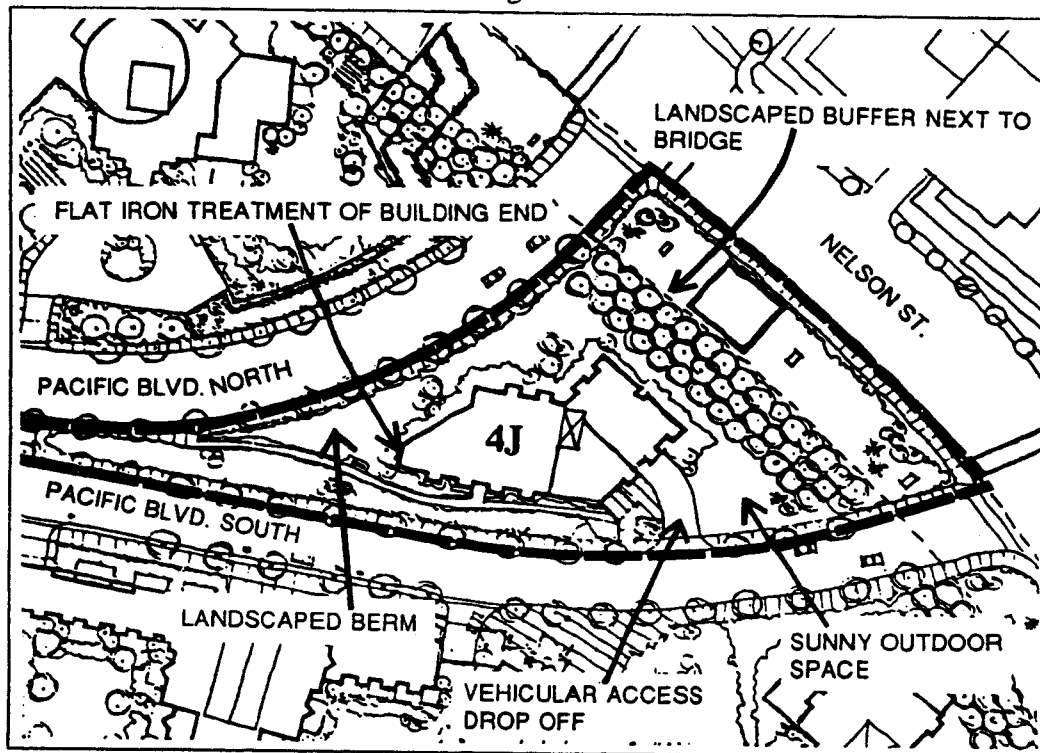
4.2.1 General Principles

- (a) Buildings south of Beatty Street should be set back a minimum of 15.2 m from Cambie Bridge. This setback should be heavily planted with trees.
- (b) A nine-storey cornice line should be established along Nelson Street to provide a consistent building edge adjacent to the bridge.
- (c) The surface treatment of the Beatty Mews should integrate with that proposed for the public plaza.
- (d) The streetscape should be designed to create safe urban places that provide pedestrian interest. Residential entries, active amenity spaces, commercial uses, except for areas of landscaping as shown on Figure 11, should be located at grade on all streets.
- (e) Up to two levels of above-grade parking may be located behind commercial frontages having a minimum depth of 10.0 m, residential frontages having a minimum depth of 5.0 m, and landscaped edges, as shown in Figure 11, to provide elevated open space buffered from activity on the streets.

- (f) Separate and secure parking should be provided for residential uses with direct access to each main building entrance. Service areas should be internalized.

4.2.2 Site 4J

Figure 12 Site 4J Illustrative Massing



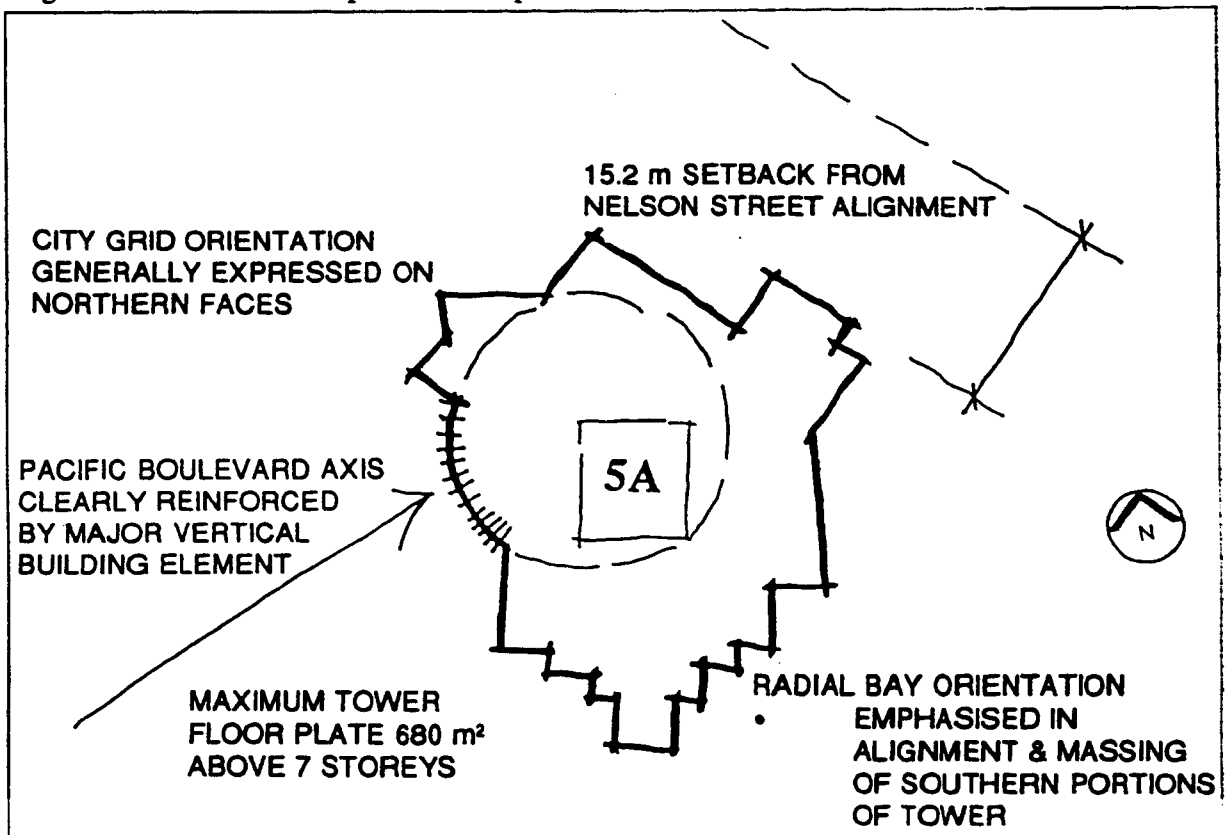
- (a) Traffic impacts should be mitigated by setting the building on a landscaped berm to improve livability for residential units.
- (b) The building should taper to a narrow edge on the south facade and should generally orient to Pacific Boulevard, with the north facade aligned with the Cambie Bridge ramp.
- (c) Outdoor open space should be located on the south side of the site to maximize sunlight exposure.
- (d) Drop-off and visitor parking should be integrated within the building.
- (e) The 15.2 m setback from Cambie Bridge should be heavily planted with trees, to the extent that loading on underground services is acceptable as determined by an independent engineering study.

4.2.3 Site 5ABCD

4.2.3.1 5A Tower Site

- (a) The tower should be configured to respond to the principles shown in Figure 13. The maximum tower floorplate should not exceed 680 m², including all interior floor space, but excluding balconies up to 8% of the building's total residential floor area.

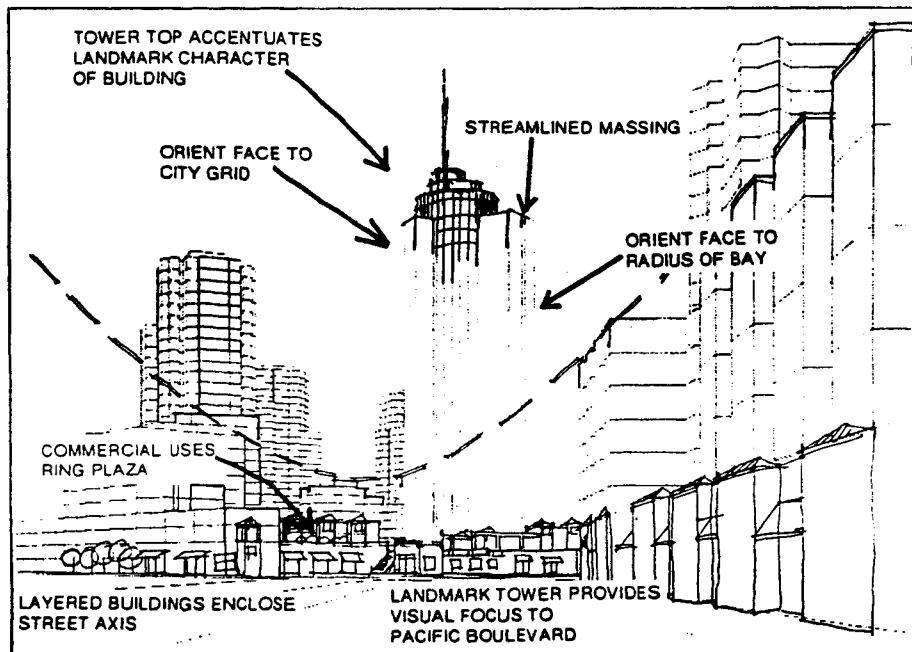
Figure 13 Tower Envelope and Floorplate



- (b) The tower should terminate the axial view along Pacific Boulevard, orient to the downtown grid and respond to the waterfront.
- (c) This landmark building should have a distinct architectural character, and be finished with high quality, durable materials.
- (d) The massing should be streamlined with strong, clean vertical elements culminating in a unique tower top that accentuates the landmark character of the building.
- (e) Low-rise buildings at the tower base should contribute to the enclosure and the organization of the public plaza. Grade level residential units should complement those on the west portion of the plaza, to provide interest and security.

- (f) The Beatty Mews should have a public right-of-way with a minimum width of 7.6 m and be lined with low-rise buildings to define the public space and link Nelson Street to the public plaza. At grade, two-storey units should be provided approximately 0.5 m above grade and should be set back 3.7 m from the right-of-way. The setback is intended to permit semi-private outdoor space for grade level units and provide for transitional landscaping. A row of trees should be provided on each side of the mews. Doors and windows should face the mews to provide activity and security.
- (g) Along Pacific Boulevard, a landscaped character should be developed with amenity space and the tower entrance oriented to on-site open space.
- (h) The 15.2 m tower setback from Cambie Bridge and the bridge ramp should be heavily landscaped with trees planted at grade near Pacific Boulevard North, subject to the final configuration of vehicular access.
- (i) The vehicular drop-off should be specially treated and integrated with the open space.
- (j) Where possible the Cambie Bridge ramp should be screened by a landscaped berm which abuts and covers its edge.

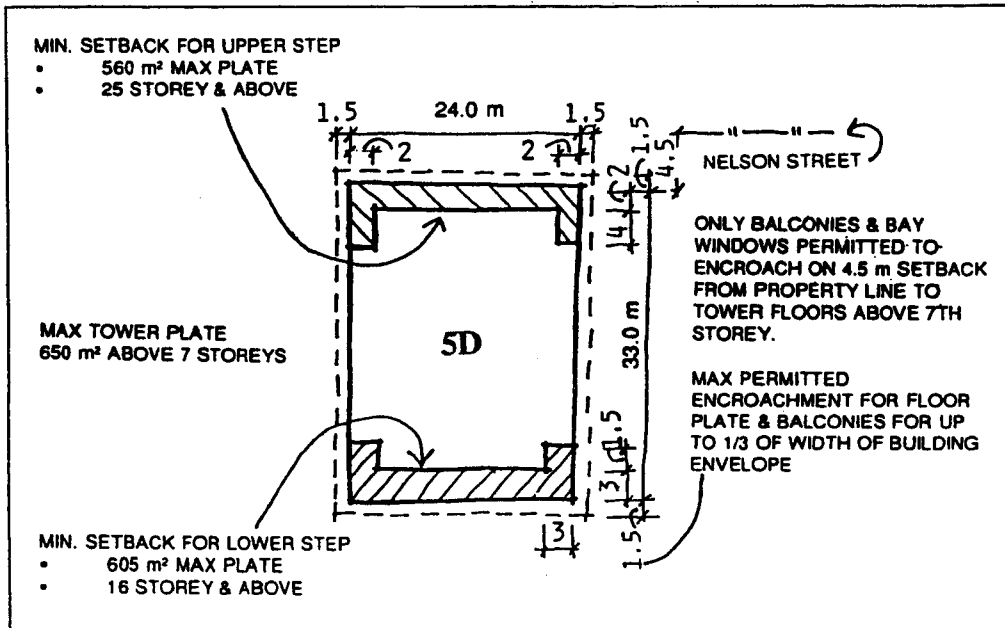
Figure 14 Tower 5A Site – Illustrative Massing and Orientation



4.2.3.2 5BCD Tower Site

- (a) The tower should be configured and massed as shown in Figure 15. The maximum tower floorplate should not exceed 651 m², including all interior floor space, but excluding balconies up to 8% of the building's total residential floor area.

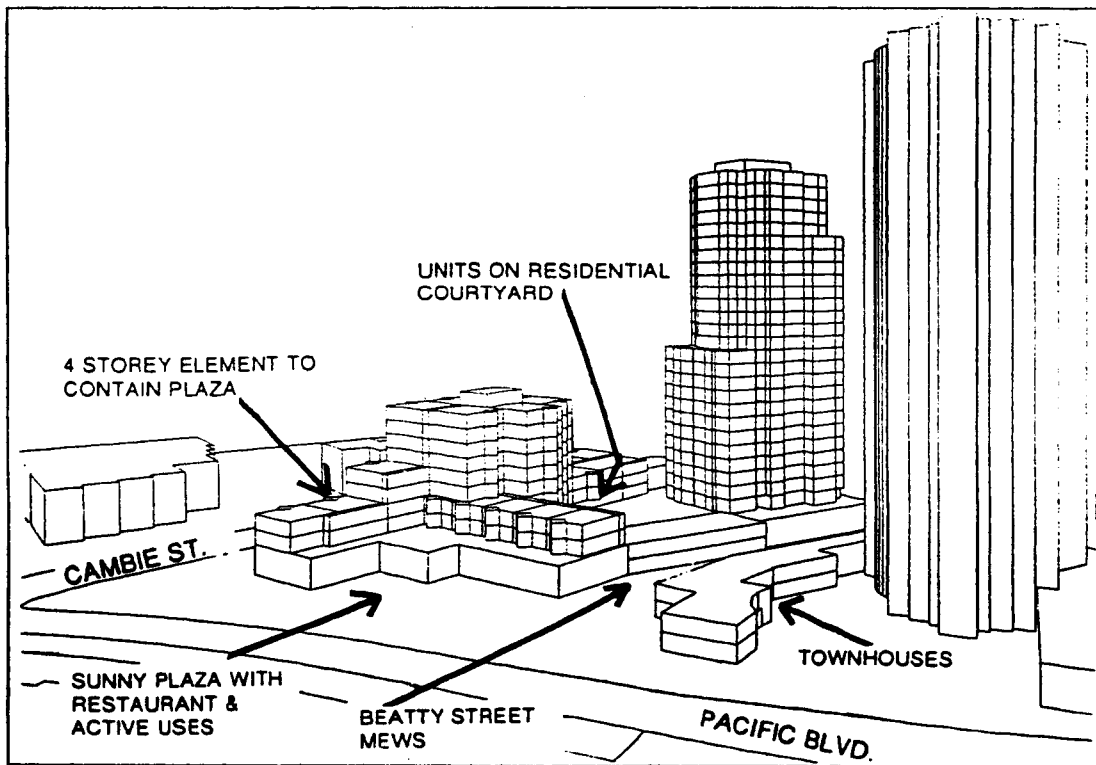
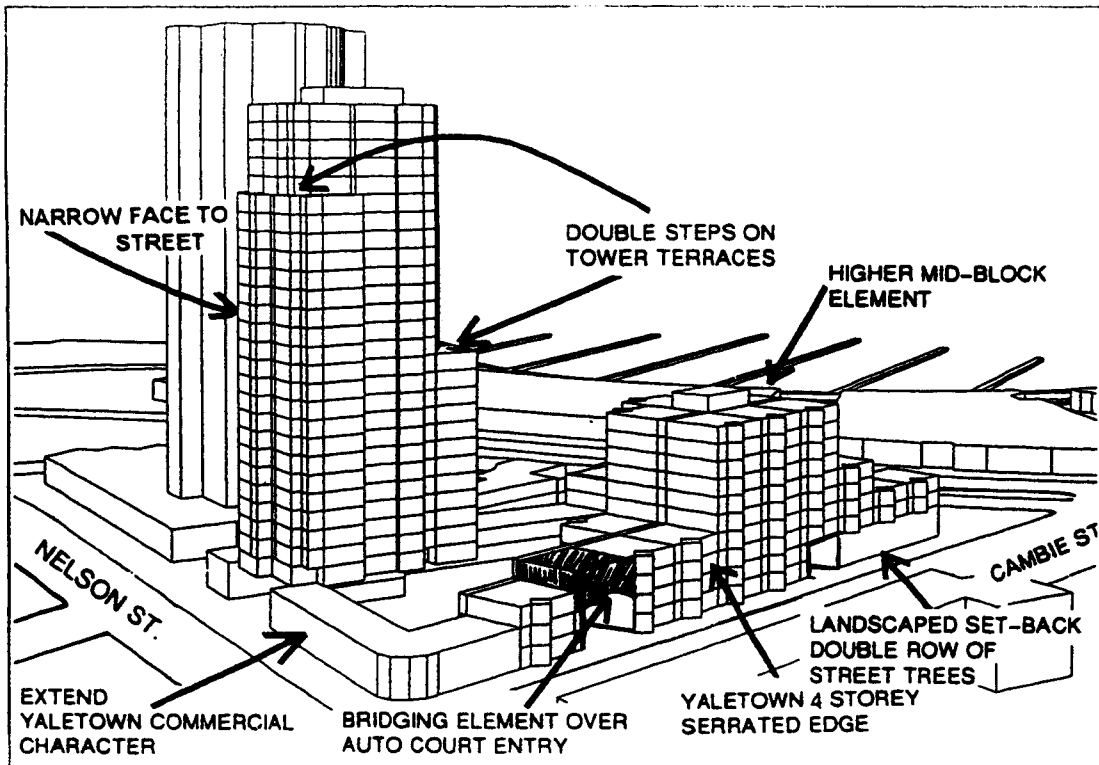
Figure 15 Tower Envelope and Floorplate



- (b) The 5BCD tower site should provide a transition from Yaletown to the more contemporary architectural character of the landmark site 5A and should also help define and contain the public plaza.
- (c) Three- to six-storey low-rise residential buildings should be located on Cambie Street and should respond to the character of Yaletown in terms of mass, frame, fenestration and materials.
- (d) On Cambie Street, two-storey residential units approximately 1.0 m above grade are encouraged. Residential uses should be set back 3.7 m from the property line. The setback is intended to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the property line to the dwelling unit. Doors and windows should face the street to provide activity and security.
- (e) Beatty Mews should have a public right-of-way with a minimum width of 7.6 m and be lined with low-rise buildings to define the public space and link Nelson Street to the public space. At grade, two-storey units should be provided approximately 0.5 m above grade and should be set back 3.7 m from the right-of-way. The setback is intended to permit semi-private outdoor space for grade level units and provide for transitional landscaping. A row of trees should be provided on each side of the mews. Doors and windows should face the mews to provide activity and security.

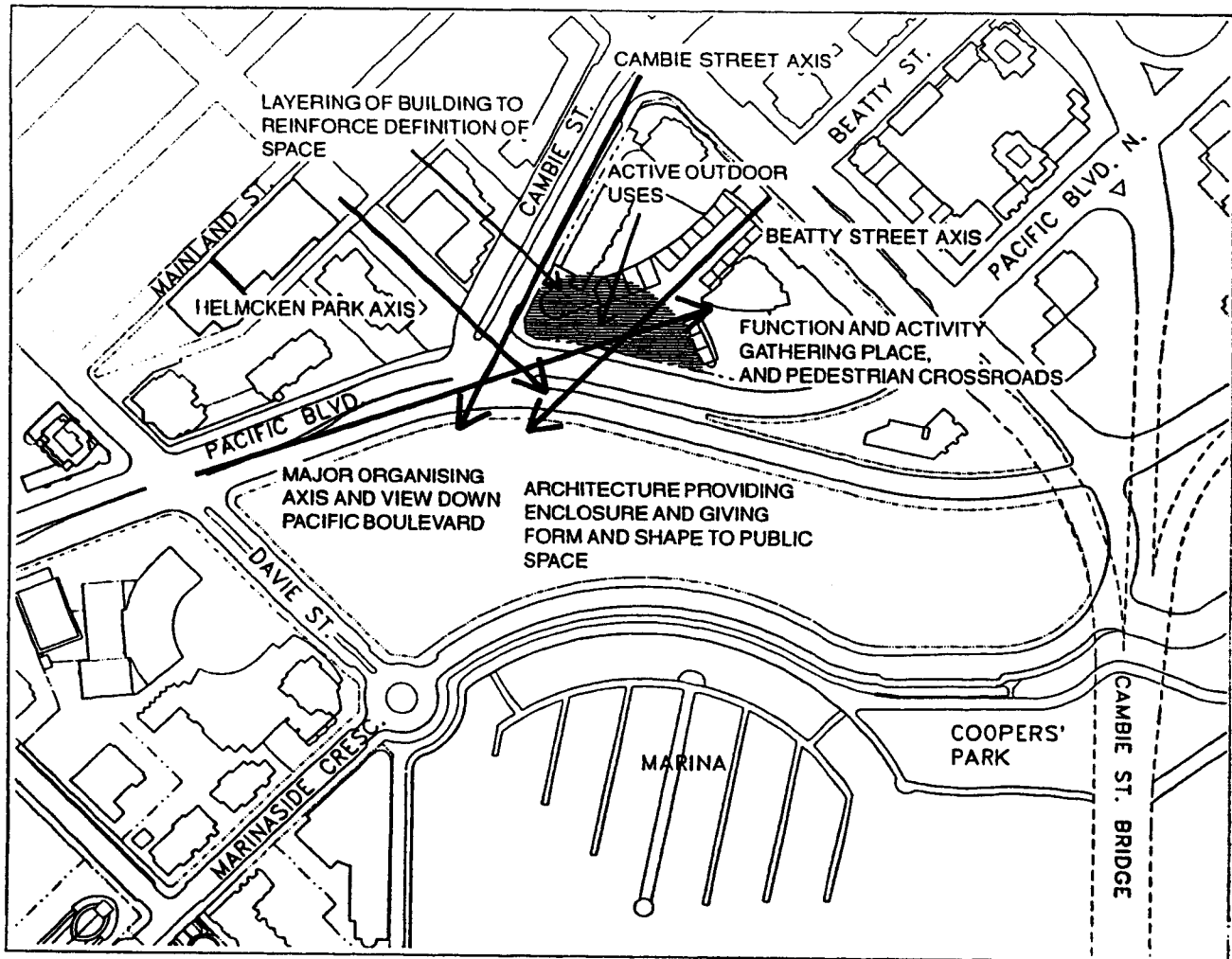
- (f) The parking access points from Cambie Street should be treated to minimize impacts on the street.
- (g) The seven-storey building on Cambie Street should integrate with the low-rise, reflecting the Yaletown character in terms of fenestration and materials. Building massing should step down on either side of this building.
- (h) Along Nelson Street, commercial use should be provided from Cambie Street to the SBCD tower lobby to define the street at the property line and extend the Yaletown commercial character. Amenity space could be considered for location above the commercial base in order to achieve a minimum two-storey cornice height.
- (i) The tower should present its narrowest dimension in a east/west direction with a variety of articulated planes and strong vertical elements.

Figure 16 5BCD Tower – Site Illustrative Massing and Orientation



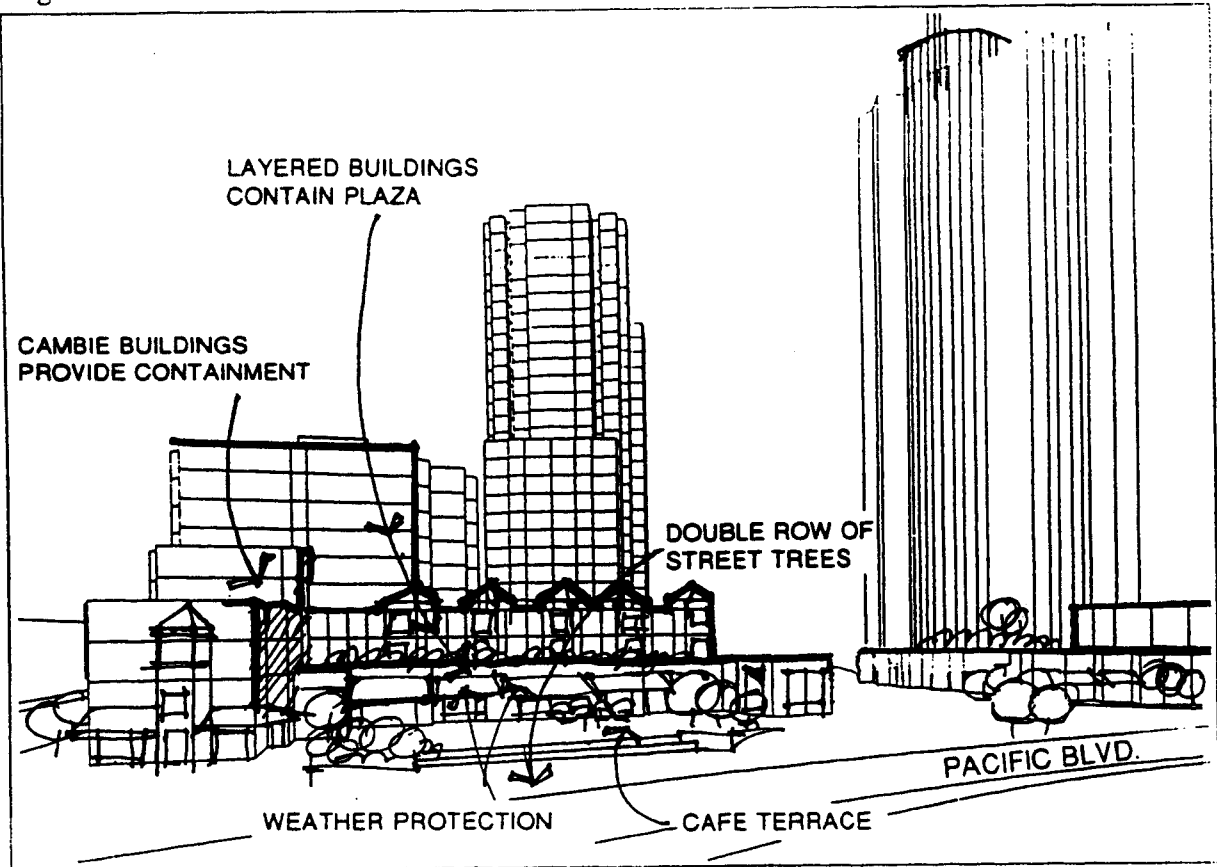
4.2.4 Public Plaza

Figure 17 Public Plaza Plan



- (a) The public plaza is intended to function as a pedestrian cross-roads and open space for gatherings. It is the terminus of the Pacific Boulevard commercial and special treatment areas and is central to the Quayside neighbourhood, linked to the upland sites and the waterfront by pedestrian mews.
- (b) The plaza is to be defined and contained by the surrounding low-rise buildings. On site 5ABCD, the low-rise buildings should be varied in height and step up to the towers behind.
- (c) The west portion of the plaza should be lined with townhouses to provide interest and security. Rather than a uniform edge, the low-rise buildings should consist of a series of stepped planes when viewed in plan.

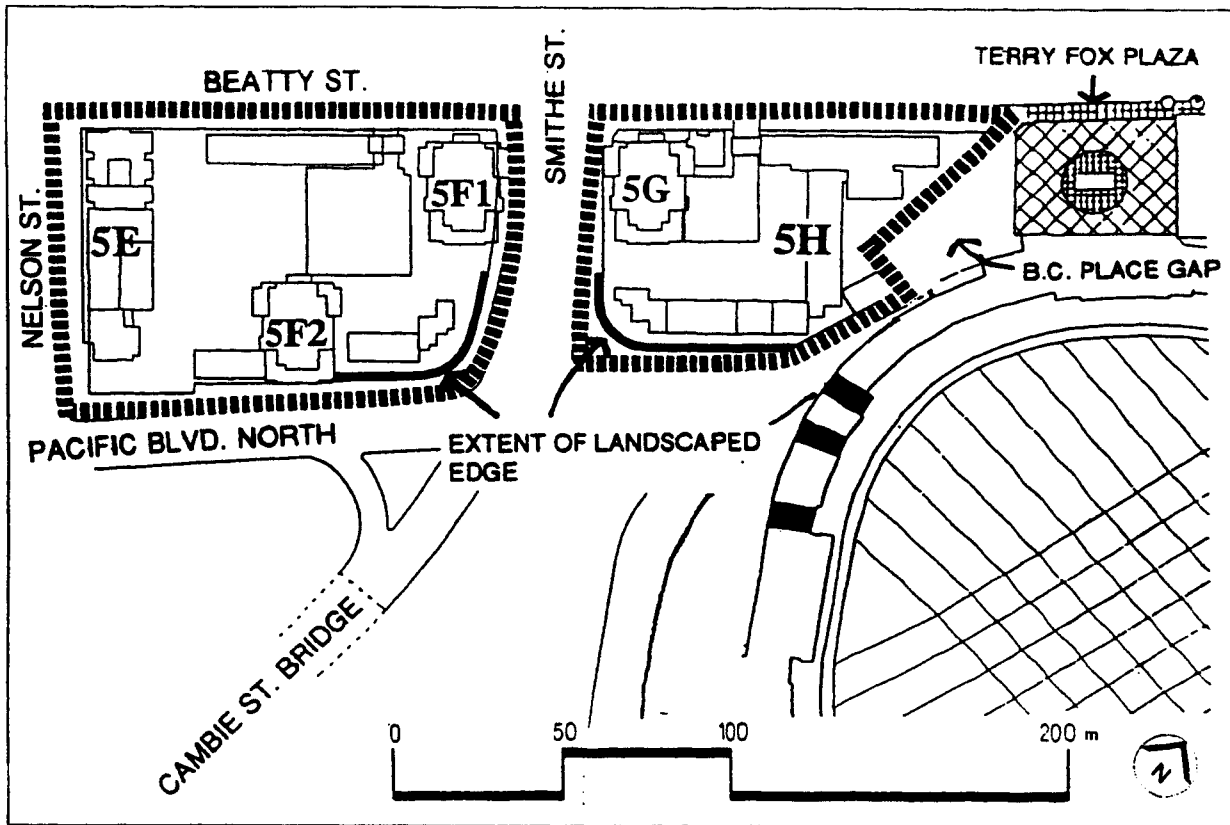
Figure 18 Public Plaza Containment



- d) Consideration should be given to both the use and design of the space at the entrance to Beatty Mews to ensure a sensitive transition to the residential character of the mews.
- (e) On Cambie Street, the seven-storey building should extend towards Pacific Boulevard to contain the Cambie Street edge of the plaza. This building should terminate with a strong architectural element. Commercial use should wrap around the Cambie corner.
- (g) The treatment of the plaza should be of a common family of materials, consistent with the approved special treatment for Pacific Boulevard. A planted edge which preserves views into the plaza should be provided along Pacific Boulevard.
- (h) The Beatty Mews should clearly connect with the public plaza and be integrated with an appropriate surface treatment.
- (i) The design for the plaza should be finalized with reference to the Council-adopted "Plaza Design Guidelines."

4.3. Beatty Precinct

Figure 19 Beatty Precinct Plan



4.3.1 General Guidelines

- (a) The design of the Beatty Precinct should enhance the experience of entering and leaving the downtown.
- (b) The corners of Pacific Boulevard North and Smithe should be characterized by the development of the “escarpment gateway” theme expressed as landscaped buttresses reinforced by buildings above, including the towers on the Smithe/Beatty corner. The landscaped area should be limited as shown on Figure 19.
- (c) The towers should present their narrowest dimensions in an east/west direction. To avoid flat uniform edges, the buildings should be articulated with a variety of vertical planes. The towers flanking the Smithe/Beatty corner should be designed as a pair and should step back from low-rise bases.
- (d) On Beatty Street, the lower buildings and treatment of the ground plane should reflect Downtown South with respect to building setbacks.
- (e) Up to two levels of above-grade parking may be located behind commercial frontages having a minimum depth of 10.0 m, residential frontages having a minimum depth of

5.0 m and landscaping as shown in Figure 19, to provide elevated open space buffered from activity on the streets.

- (f) Separate and secure parking should be provided for residential uses with direct access to each main building entrance. Service areas should be screened from the street and from residential overview.

4.3.2 Site 5EF

- (a) The towers should be configured and massed as shown in Figure 20. The maximum tower floorplate should not exceed 651 m² including all interior floor space, but excluding balconies up to 8% of each building's total residential floor area.
- (b) Three-storey units, approximately 1.0 m above grade, should be provided on Beatty Street and should reflect the approved development across the street. Residential uses should be set back 3.7 m from the property line. The setback is intended to allow for semi-private outdoor space for street oriented units and provide for transitional landscaping from the property line to the dwelling unit. Doors and windows should face the street for interest and security. At the corners of the block, higher buildings should have entrances on Beatty Street.
- (c) The parking access should be treated as a narrow entrance to the vehicle court, to minimize impacts on the street. A building element should bridge the entrance.
- (d) Buildings on Nelson should strongly define the street. A double row of street trees should be provided to highlight the experience of exiting the city. Grade-level commercial should be provided on Nelson to extend the Yaletown character to Pacific Boulevard North. The massing, height, colours and materials of the low-rise should be varied to read as three separate buildings.
- (e) Commercial use should extend from Nelson along Pacific Boulevard North, terminating at the residential tower lobby. The heavily landscaped escarpment edge should extend to Smithe Street wrapping around the corner to mid-block on Smithe. A building with a minimum height of three storeys should be located above the escarpment to strengthen the corner.
- (f) Commercial use should line Smithe Street from mid-block to the Beatty corner.

Figure 20 Tower Envelopes and Floorplates

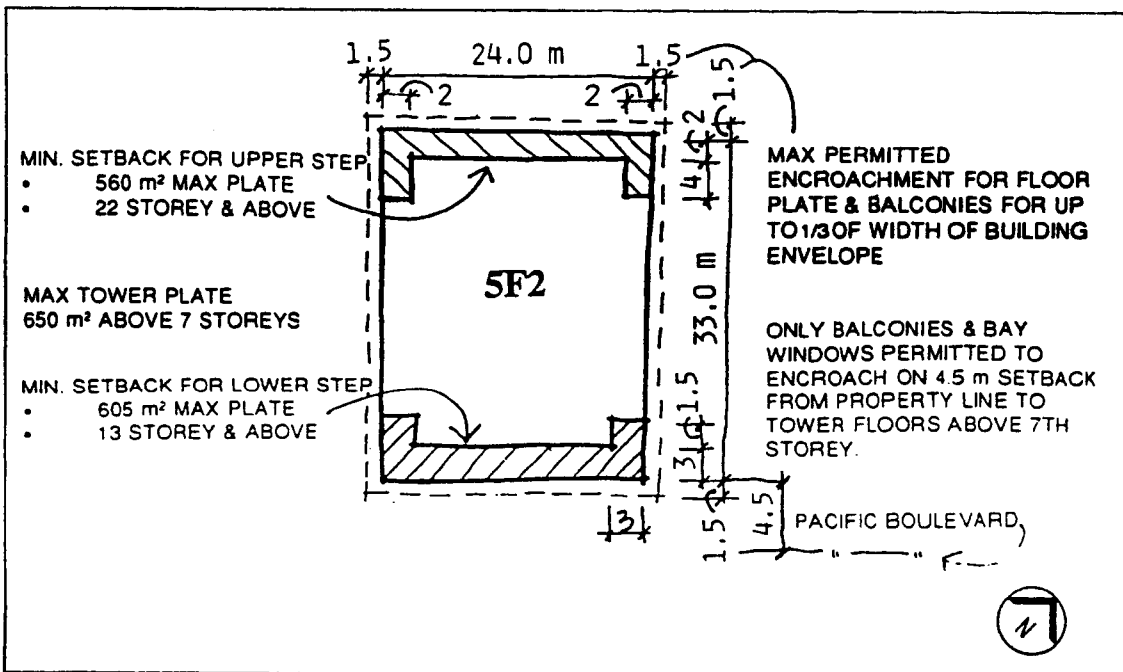
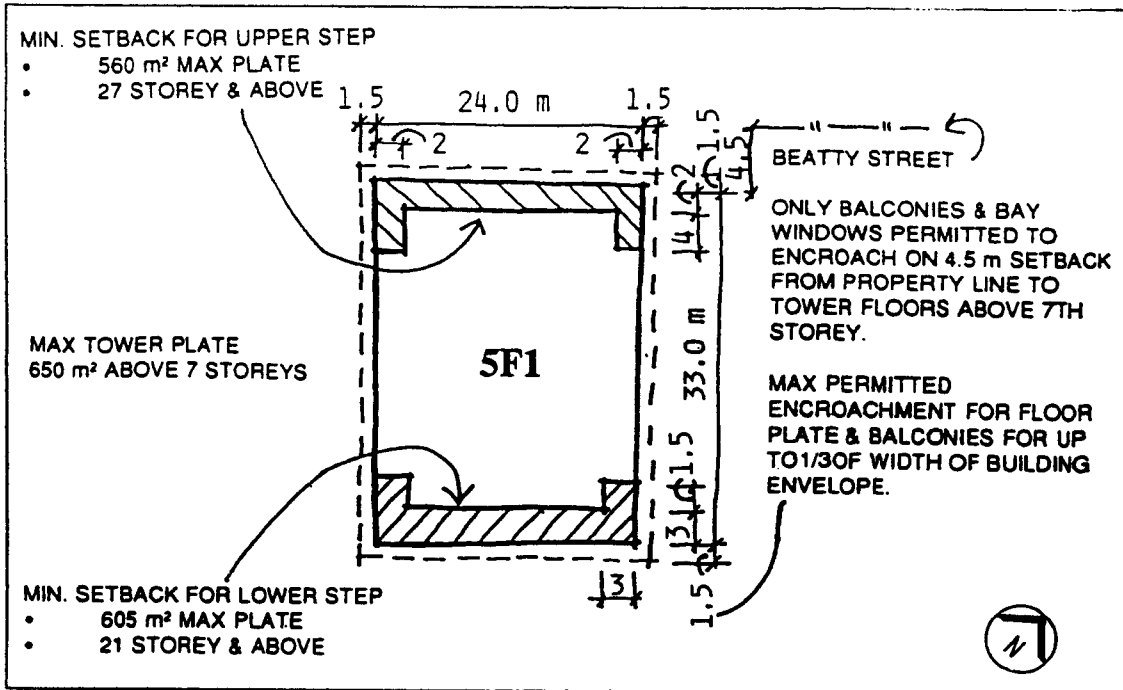
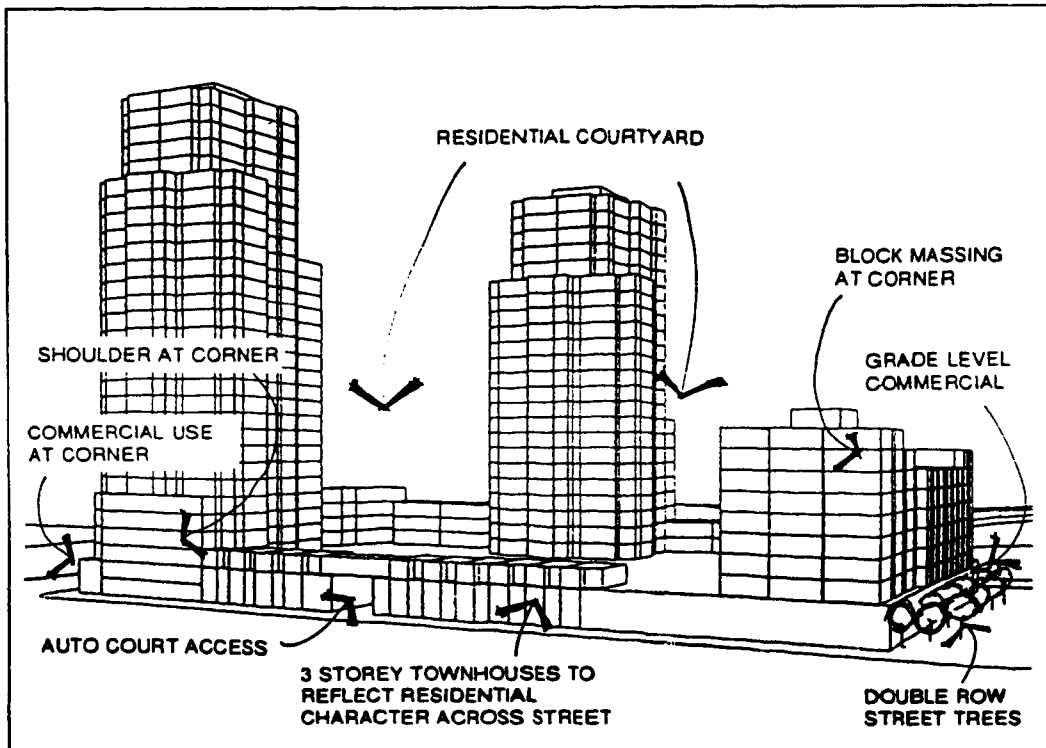
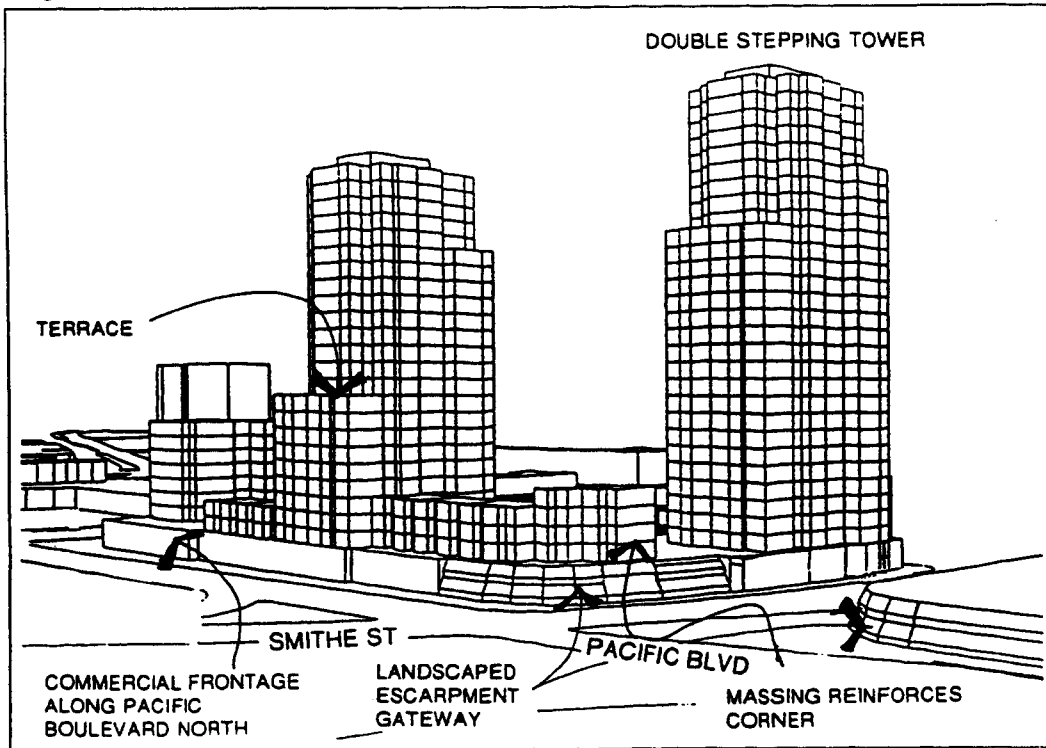


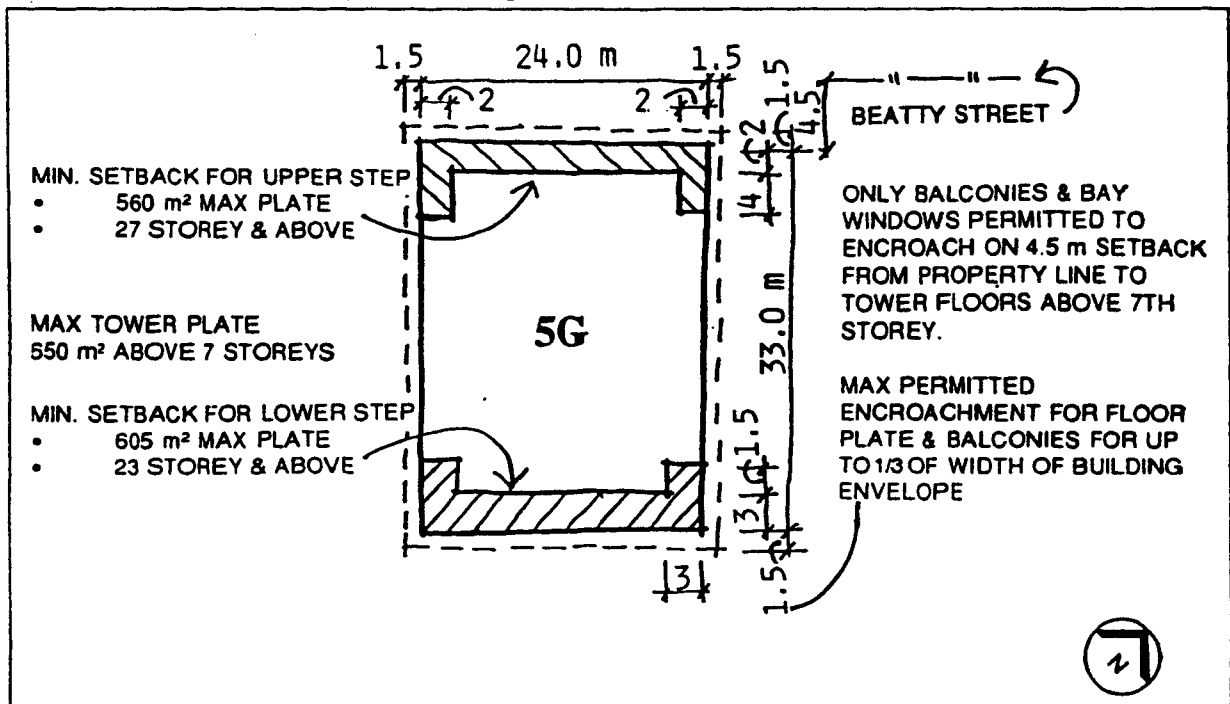
Figure 21 Site 5EF Illustrative Massing



4.3.3 Site 5GH

- (a) The tower should be configured and massed as shown in Figure 22. The maximum tower floorplate should not exceed 651 m², including all interior floor space but excluding balconies up to 8% of the building's total residential floor area.

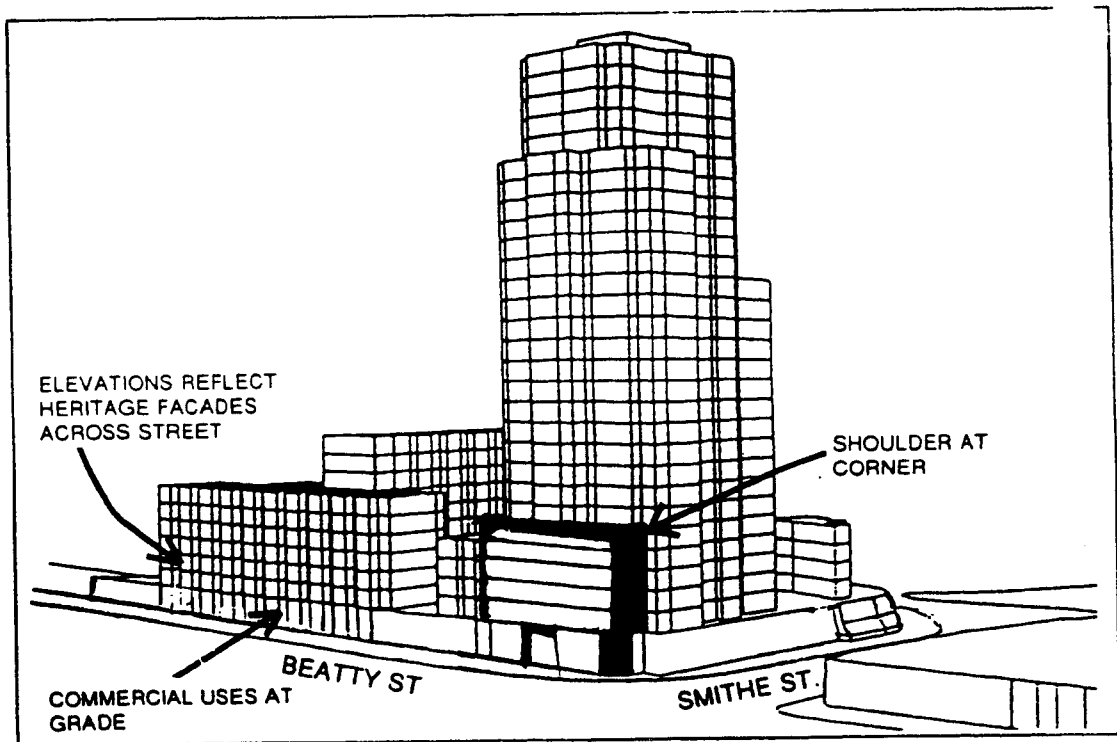
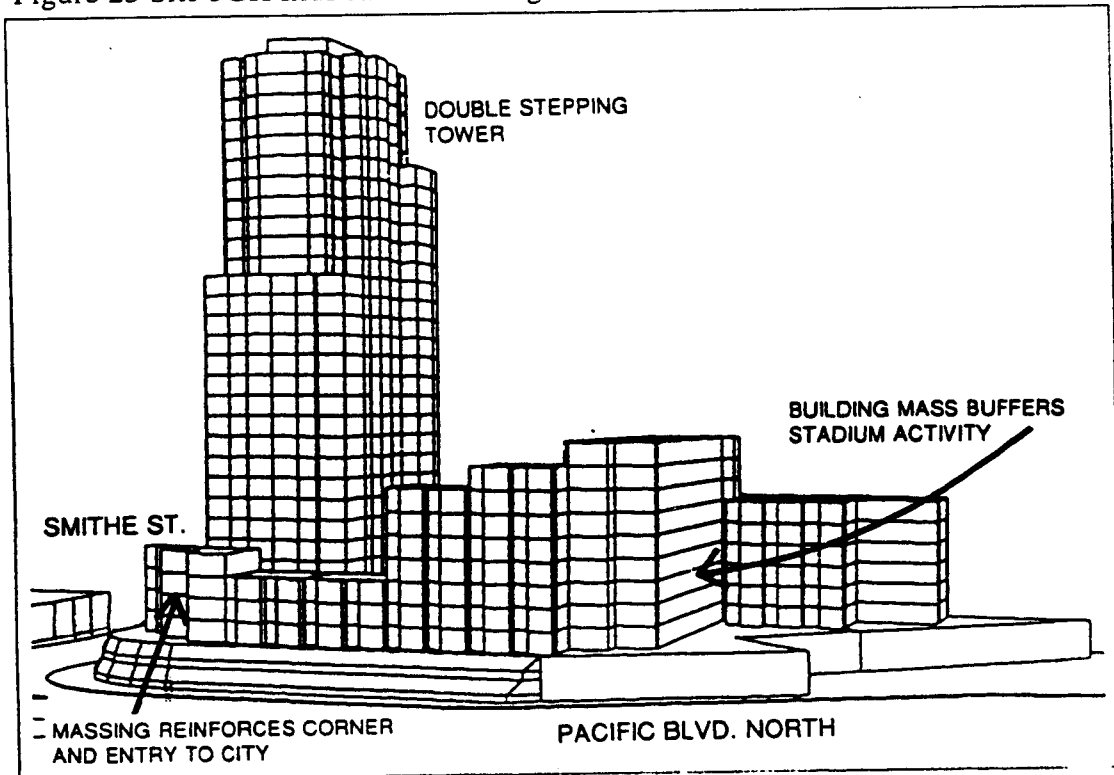
Figure 22 Tower Envelope and Floorplate



- (b) The lower buildings facing the Beatty heritage block should have a complementary scale and design with particular regard to a strong expression of the frame, recessed windows and masonry cladding or similar materials.
- (c) Commercial use should line Beatty Street and step with the changing grade of the street with residential units above. It should wrap around the Smithe Street corner and extend to mid block, where the landscaped escarpment begins.
- (d) If relocated to this site, the 150 stadium parking spaces should be accessed from Pacific Boulevard North.
- (e) On Pacific Boulevard North, the heavily landscaped escarpment edge should extend to Smithe Street wrapping around the corner to mid-block. A building with a minimum height of three storeys should be located above the escarpment to strengthen the corner and buffer on-site open space.
- (f) Buildings should be carefully arranged and designed to screen noise and overview from BC Place Stadium, its concourse and Terry Fox Plaza.

- (g) The exposed parking structure on the north facade should be detailed to break down its scale and create some visual interest.

Figure 23 Site 5GH Illustrative Massing



CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: August 2, 1996

Refer File: 5301-3/8010-5

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use & Development
Francie Connell, Director of Legal Services

Subject: CD-1 Guidelines - Quayside Neighbourhood

On July 30, 1996, Vancouver City Council approved the following motion:

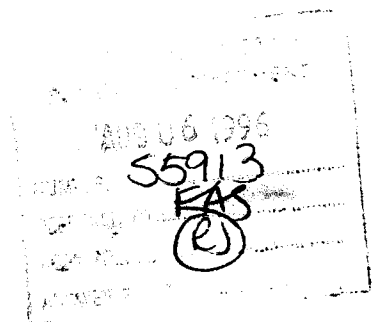
THAT the document entitled "Quayside Neighbourhood (800-1100 Pacific Boulevard) CD-1 Guidelines", dated November, 1993, be rescinded.

FURTHER THAT the document entitled "Quayside Neighbourhood CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 800-1100 Pacific Boulevard.

A handwritten signature in cursive script, appearing to read 'Srae', is written above the title 'COMMITTEE CLERK'.

COMMITTEE CLERK

SRae:tb



ADMINISTRATIVE REPORT

Date: January 31, 1997
Dept. File No. WB
C.C. File: 2608-1

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development - 1198 Pacific Boulevard
D.E. 401730 - CD-1 By-law Number 7248 (amending By-law Number 7606)
Owner of Development - Concord Pacific Development Ltd

RECOMMENDATION

THAT the approved form of development for this portion (Sub-Area 4, Site 4AG) of the CD-1 zoned site known as 800-1100 Pacific Boulevard (1198 Pacific Boulevard being the application address) be generally approved as illustrated in Development Application Number DE401730, prepared by James Cheng, Architect, and stamped "Received, City Planning Department September 24, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 20, 1993, City Council approved a rezoning of this site from BCPED (B.C. Place/Expo District) to CD-1. CD-1 By-law Number 7248 was enacted on November 30, 1993. At a subsequent Public Hearing on February 22, 1996, Council approved amendments to the CD-1 By-law and also approved in principle a revised form of development for this Comprehensive Development District. The amended CD-1 By-law (7606) was enacted on July 30, 1996. Revised companion guidelines (Quayside Neighbourhood CD-1 Guidelines) were also adopted by Council resolution at that time.

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

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE401730. 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 mixed-use commercial/residential complex consisting of two high-rise towers (29 storeys and 33 storeys), and a 12-storey mid-rise tower on a 2 and 3 storey podium base. The development will contain retail, office, restaurant, and a total of 395 market dwelling units developed as Phase One on Site 4AG of Sub-area 4.

Although this site was to have included a 13-storey non-market senior's housing building, government funding is not available at this time and a separate development application will be made for this component at a future date.

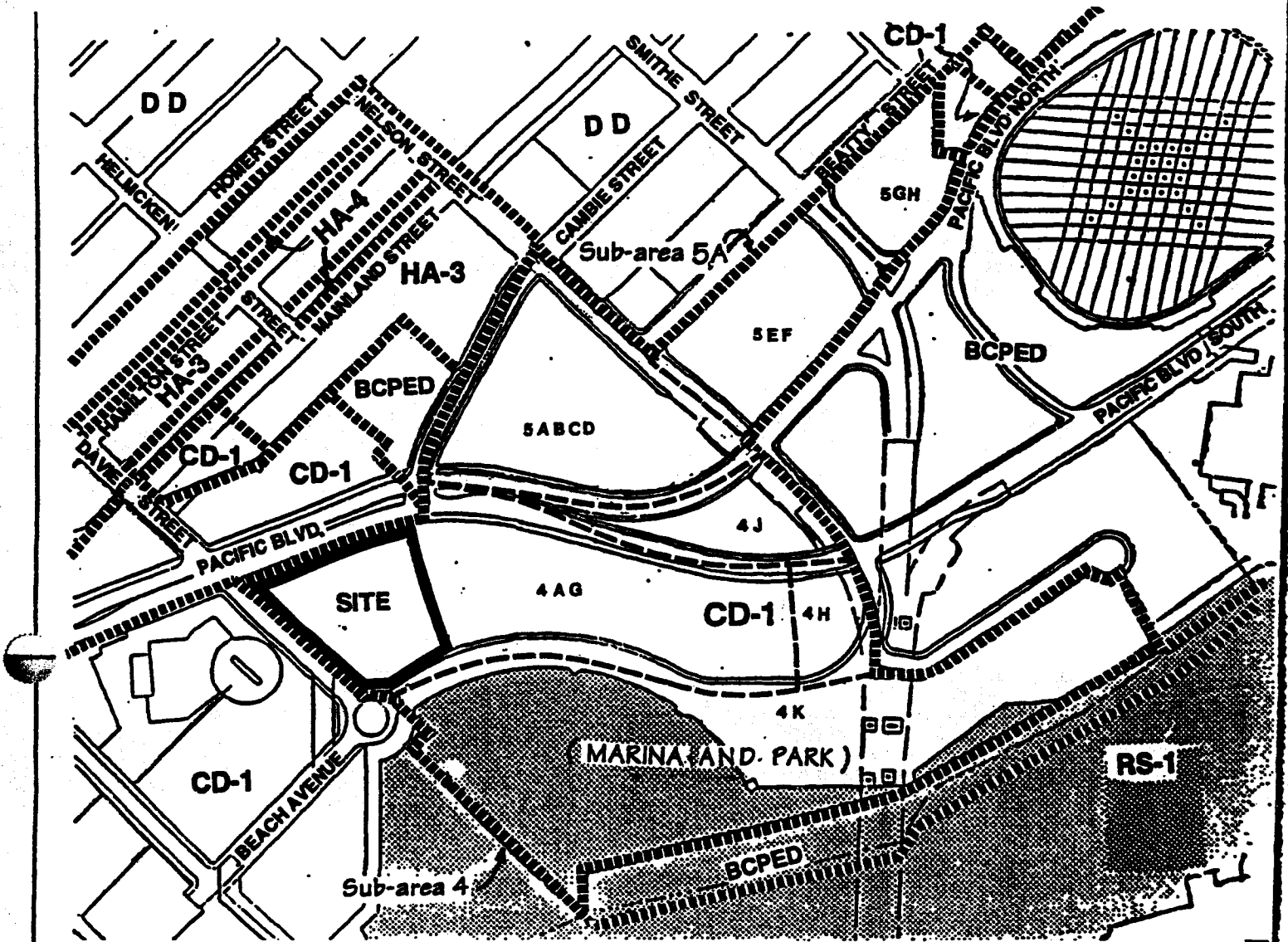
Since the February, 1996 Public Hearing, the height of the mid-rise building has increased from 10 to 12 storeys. Staff have studied the impact of this change on private views from adjacent buildings, as well as public views from across False Creek and believe there will not be any detrimental effect. In addition, an analysis of the shadowing impact indicates only a marginal increase as a result of the increased height. The Development Permit Board, after reviewing the application in detail, and hearing from neighbouring property owners at its meeting of January 13, 1997, concluded that the changes would not have a significant impact and that the final proposal was consistent with the intent of the amended CD-1 By-law.

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 DE401730, 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

1198 PACIFIC BOULEVARD

DE 401730

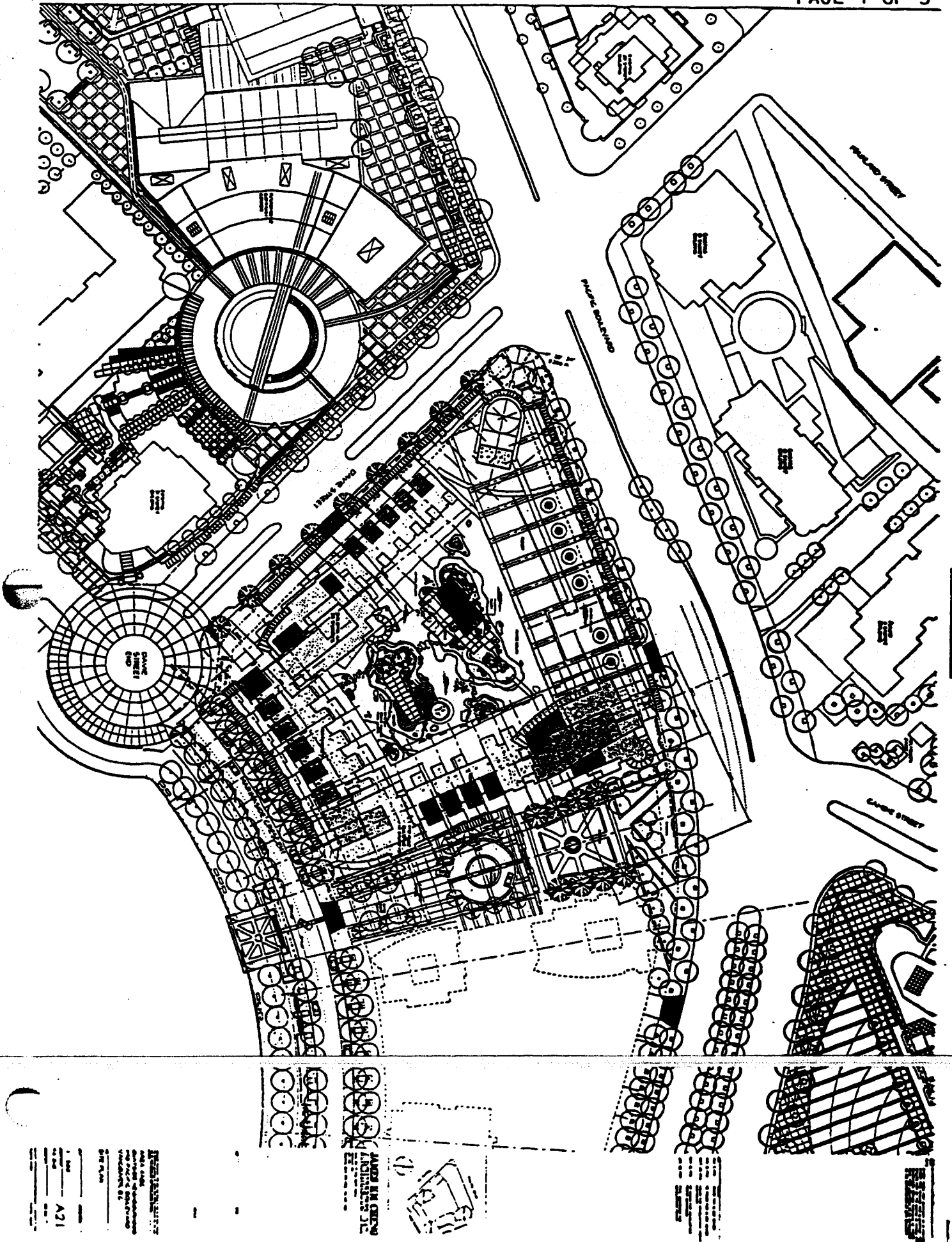
Date JAN. 27 1997

Drawn BP



City of Vancouver Planning Department

Scale NTS



THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DATE: 10/1/81
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PROJECT: [Project Name]

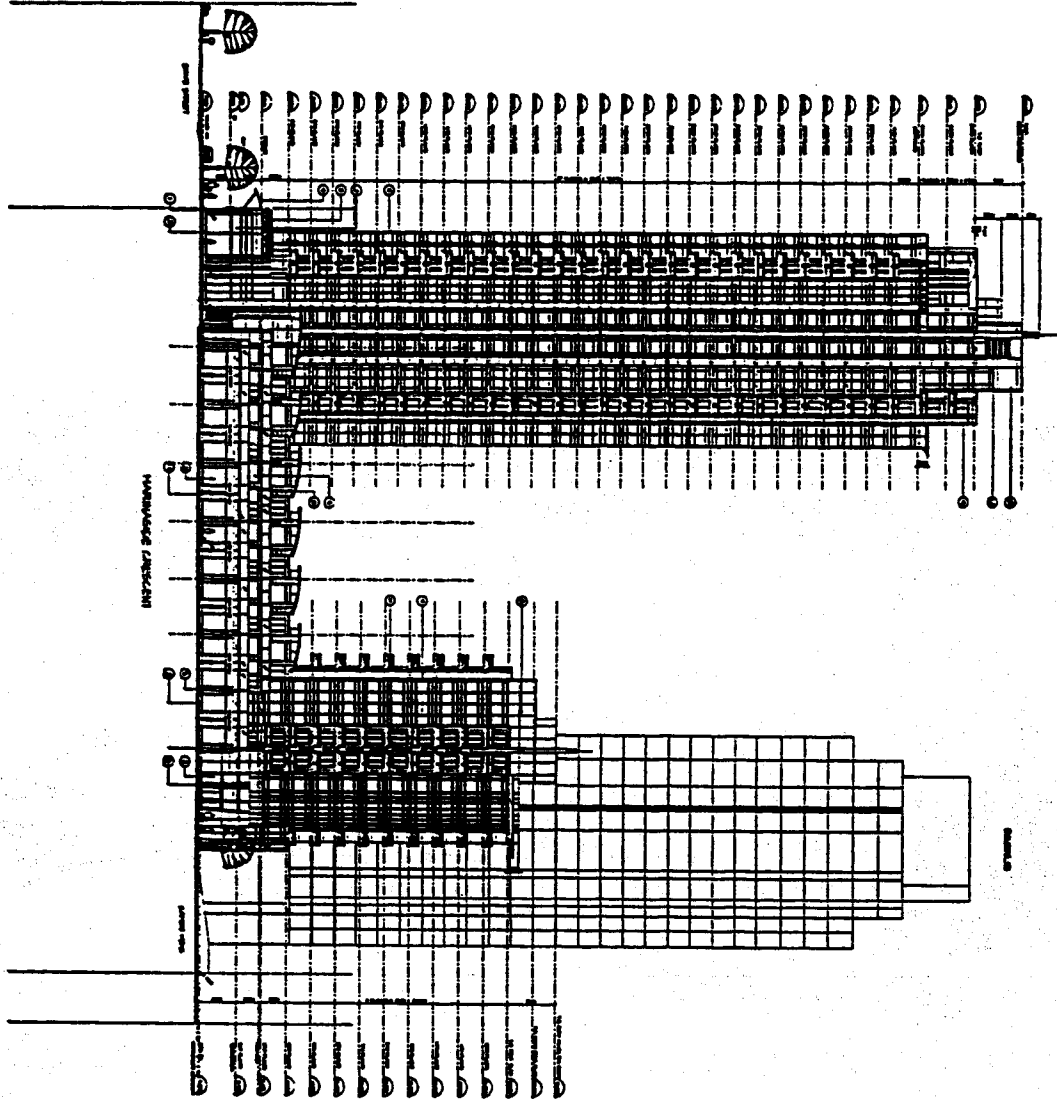
ARCHITECT: JAMES H. CHENG ARCHITECTS, P.C.
1000 [Address]
[City, State, Zip]



CONTRACT NO. [Number]
DATE OF CONTRACT: [Date]

SCALE: AS SHOWN
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HANDBOOK ELEVATION



HANDBOOK ELEVATION

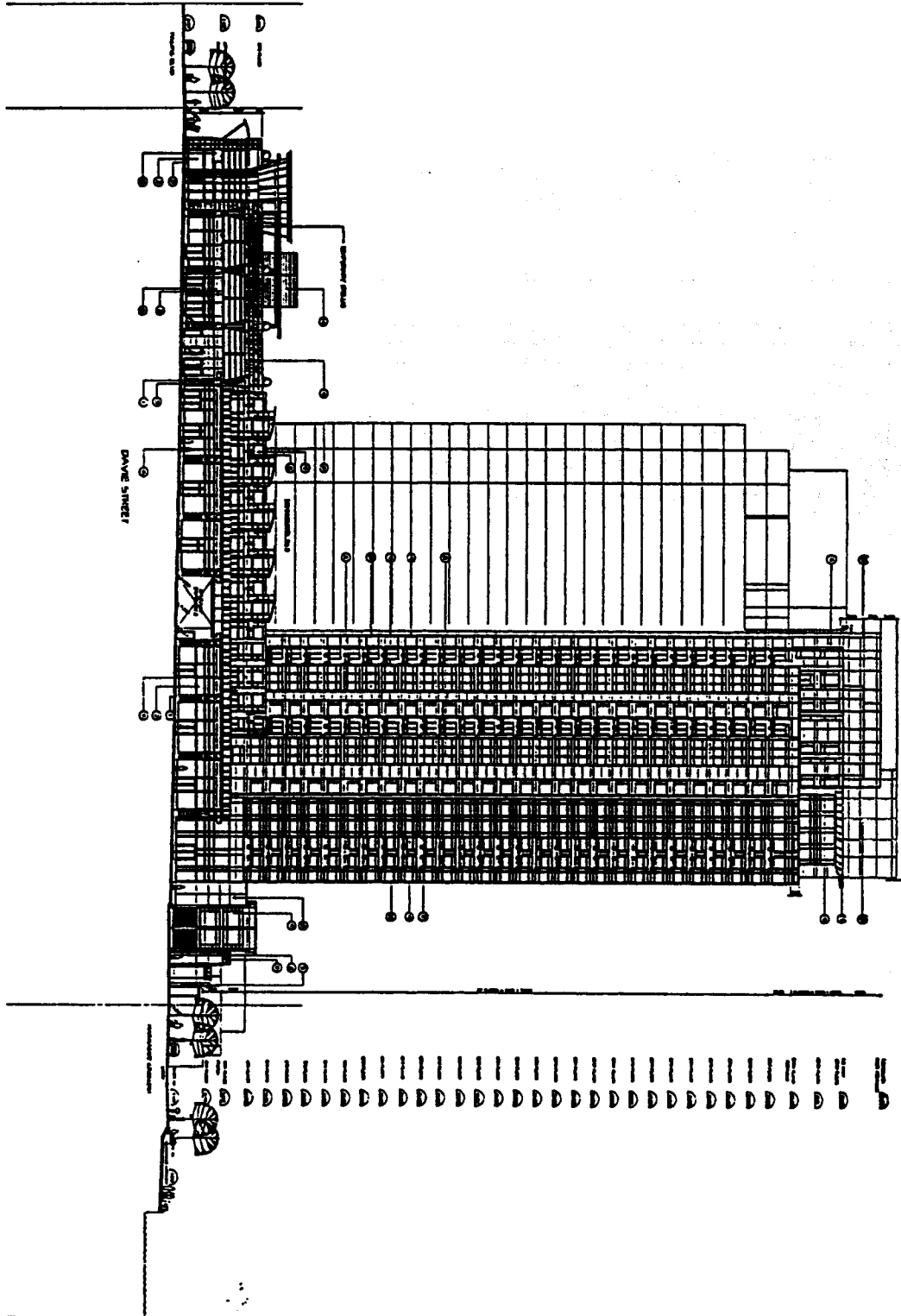


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DAVE STREET ELEVATION



DAVE STREET

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- 6. ELEVATION SCHEDULE
- 7. SECTION SCHEDULE
- 8. DETAIL SCHEDULE
- 9. FINISH SCHEDULE
- 10. MATERIAL SCHEDULE
- 11. WINDOW SCHEDULE
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- 13. STAIR SCHEDULE
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DATE: 10/15/2010
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 CHECKED BY: [Name]
 PROJECT: [Name]

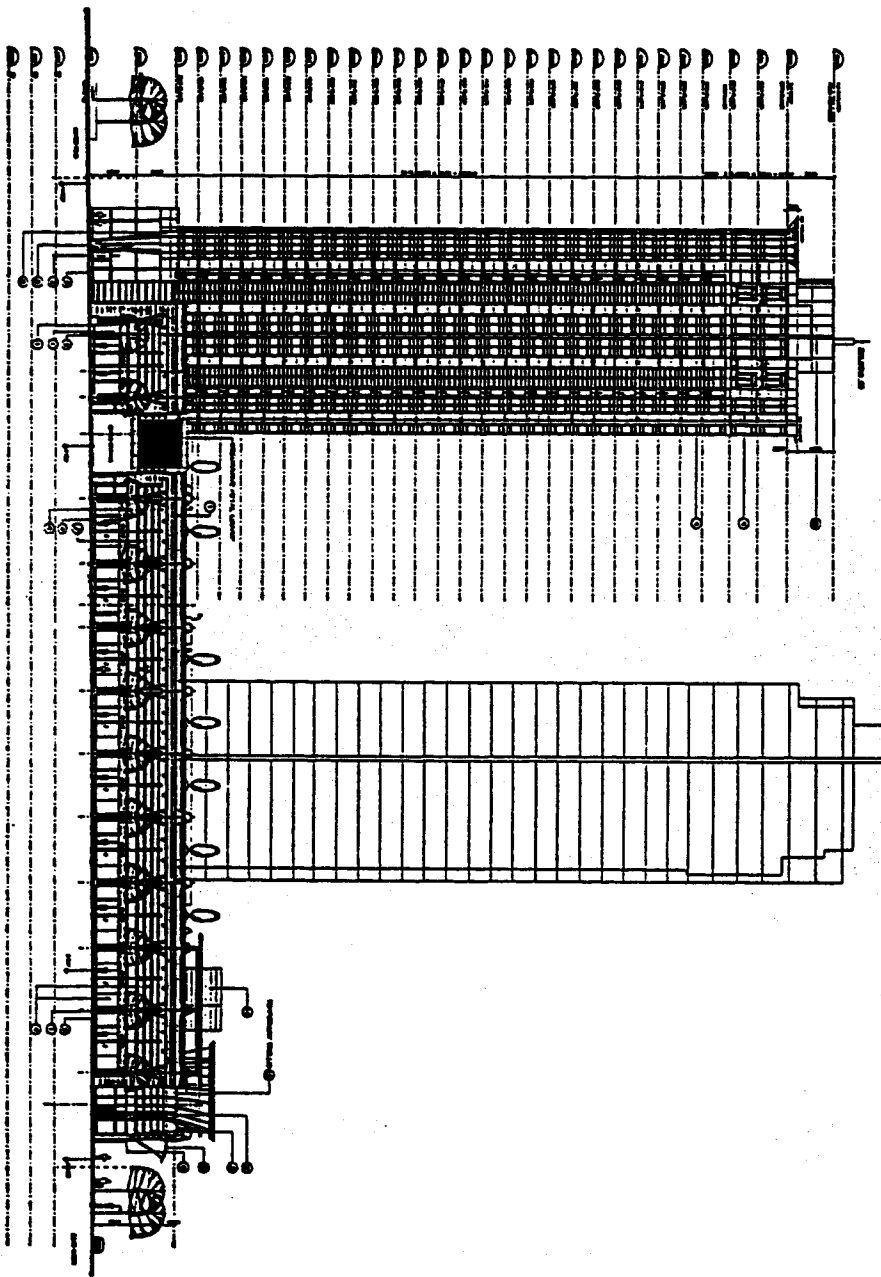


JANOR NIN CHENG
 ARCHITECTURE INC.
 100 [Address]
 [City, State, Zip]

PERMISSIONS
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF [City] ORDINANCES AND REGULATIONS.
 THE ARCHITECT ASSURES THAT THE WORK IS IN ACCORDANCE WITH THE CITY OF [City] ORDINANCES AND REGULATIONS.

DAVE STREET ELEVATION
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PAVING BUILDING ELEVATION



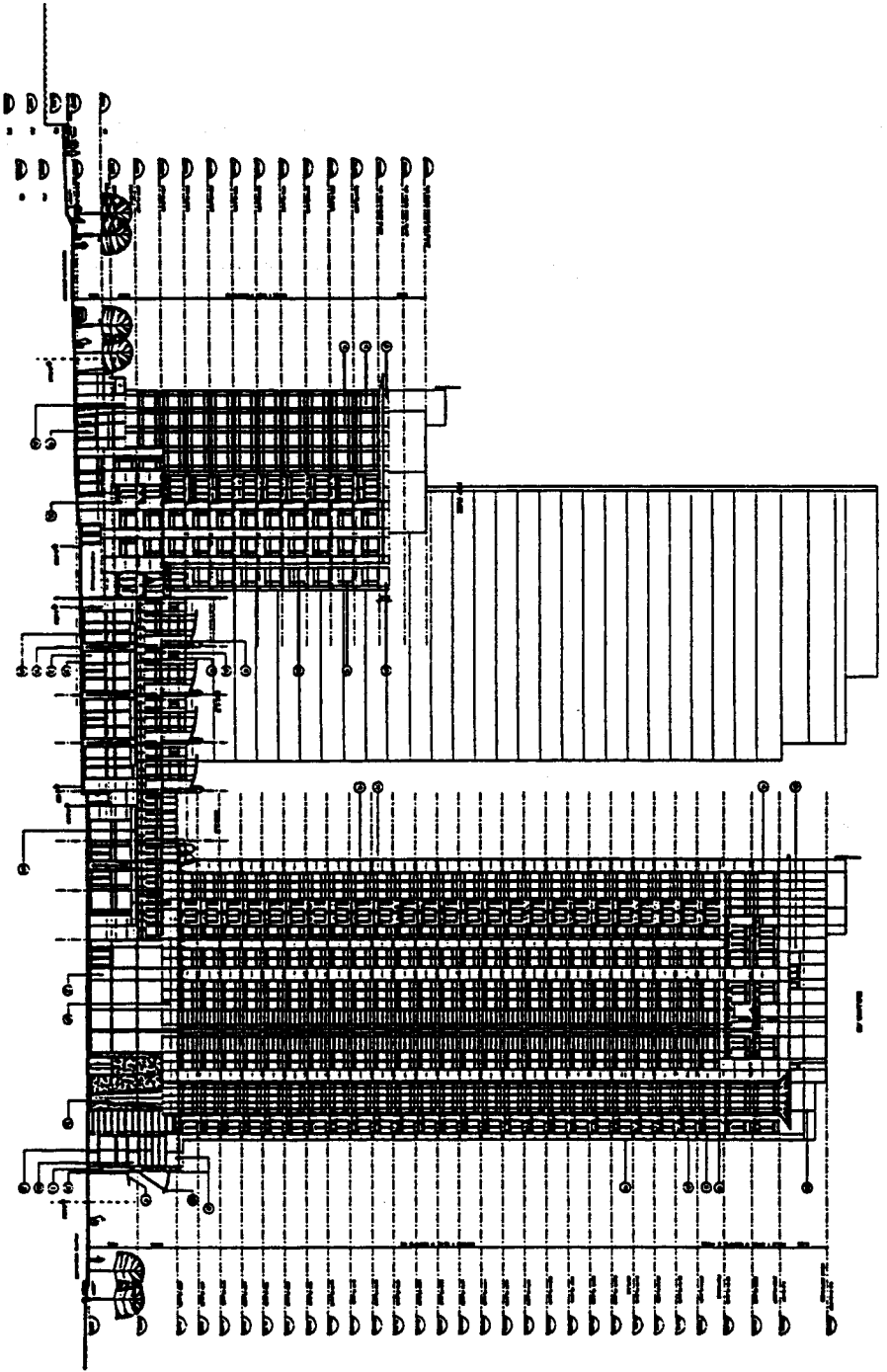
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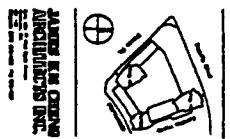
 JAMES HUI CHENG ARCHITECTS INC.

PROJECT INFORMATION
 PROJECT NAME: PAVING BUILDING ELEVATION
 PROJECT NUMBER: 151
 DATE: 10/15/10

CARGO WARE ELEVATION



PROJECT NO. 100-100-100-100
 SHEET NO. AS2
 DATE 10/10/10
 DRAWN BY [Name]
 CHECKED BY [Name]



- 1. WINDOW HEIGHT
- 2. WINDOW SPACING
- 3. WINDOW WIDTH
- 4. WINDOW AREA
- 5. WINDOW PERCENTAGE
- 6. WINDOW TYPE
- 7. WINDOW MATERIAL
- 8. WINDOW COLOR
- 9. WINDOW FINISH
- 10. WINDOW GLASS
- 11. WINDOW INSULATION
- 12. WINDOW ENERGY RATING
- 13. WINDOW U-VALUE
- 14. WINDOW SHADING
- 15. WINDOW SIGHTLINE
- 16. WINDOW VIEW
- 17. WINDOW SOUND
- 18. WINDOW SECURITY
- 19. WINDOW MAINTENANCE
- 20. WINDOW REPLACEMENT

BY-LAW NO. 7250

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

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

1. Schedule E to By-law No. 6510 is amended by adding the
following:

"605-695 S.E. Marine Drive	CD-1(99)	4238 and 4860 B (C-1)
750 Burrard St.	CD-1(323)	7246 B(DD)
800-1100 Pacific Boulevard	CD-1(324)	7248 B(DD)
800 Beatty Street	CD-1(325)	7249 B(DD)"

2. Schedule E is further amended by:

(a) deleting the lines commencing with the words "1601 W. Georgia and
549 Cardero Sts." and "1701-1799 W. Georgia St."; and

(b) adding the following:

"1601-1799 W. Georgia and 549 Cardero Sts. CD-1(321) 7232 B(DD)"

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

DONE AND PASSED in open Council this 14th day of
December, 1993.

(signed) Philip 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 14th day of December 1993,
and numbered 7250.

CITY CLERK"

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: June 23, 1995

Refer File: 2604-2

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Associate Director of Planning -
Land Use & Development
Carol Hubbard, Clerk to Development Permit Board

Subject: Form of Development: 1098 Cambie Street
DA 217602 - CD-1 By-law Number 7248

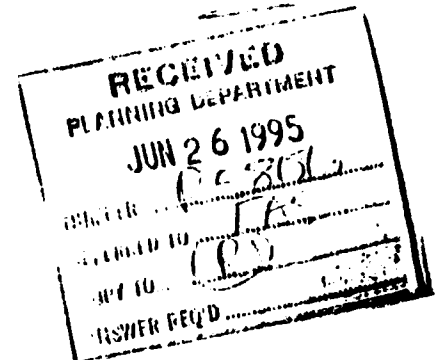
On June 20, 1995, Vancouver City Council approved the following recommendation contained in a June 9, 1995 Administrative Report (A9):

THAT the approved form of development for this portion (Sub Area 5A, Site 5ABCD) of the CD-1 zoned site known as 800-1100 Pacific Boulevard (Quayside) be generally approved as illustrated in Development Application Number 217602, prepared by Downs Archambault and Partners Architects and stamped "Received, City Planning Department February 24, 1995", 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.

Jean Sharpe
COMMITTEE CLERK

JSharpe:dmy

Letter to: Mr. Glen Burwell
Downs Archambault Architects
200-1014 Homer Street
Vancouver, B.C. V6B 2W9



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)

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

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

3

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 22, 1996, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Owen
Councillors Bellamy, Chiavario, Hemer,
Kennedy, Kwan, Price and Puil

ABSENT: Councillor Clarke (Sick Leave)
Councillor Ip (Leave of Absence)
Councillor Sullivan (Leave of Absence)

CLERK TO THE COUNCIL: Gary MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Puil,

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

- CARRIED UNANIMOUSLY

Conflict of Interest

Prior to consideration of this matter, Councillor Hemer declared a conflict of interest due to business interests and left the meeting.

1. Text Amendment: 800-1100 Pacific Boulevard
(Quayside Waterfront Block)

~~An application by James Cheng Architects, on behalf of Concord Pacific Developments Ltd., was considered as follows:~~

The proposed amendments to CD-1 Comprehensive Development District By-law No. 7248 would:

- . change the form of development and add a new tower;
- . reallocate previously-approved floor area and dwelling units within the new form of development for the waterfront block;
- . increase the height of previously-approved towers, all within the existing maximum height limit of 91 m (300 ft.);

cont'd....

CB-1(324)

Clause No. 1 (cont'd)

Proposed condition (g)(iii) EXISTING COVENANTS
would be retained and renumbered as (g)(iv).

FURTHER THAT, at the time of Quayside enactment, Concord be required to pay the City the total estimated cost for the future installation of a midblock crosswalk on Davie Street south of Pacific Boulevard.

- amended

MOVED by Cllr. Price (in amendment),
THAT Option 2 of Condition (d) be amended to read that retail/service on the eastern corner of Cambie Mews at Marinaside Crescent be zoned as optional.

- CARRIED

(Councillors Bellamy and Puil opposed)

The motion to amend having carried, Councillor Puil's motion as amended was put and CARRIED UNANIMOUSLY with Councillors Kennedy and Kwan opposed to Option 2 in Condition 1(d) and Councillor Kwan opposed to Option 2 in Condition 1(e).

MOVED by Cllr. Chiavario,
THAT staff report back on the treatment of Pacific Boulevard between Drake Street and Cambie Street, and Davie Street between Pacific Boulevard and Marinaside Crescent, in terms of parking patterns, walkways and other related treatments.

- CARRIED

(Councillors Bellamy, Puil and the Mayor opposed)

CITY MANAGER'S ADMINISTRATIVE REPORTS

- 1. **Form of Development - 1198 Pacific Boulevard**
D.E. 401730 - CD-1 By-law Number 7248 (amending By-law Number 7606)
Owner of Development - Concord Pacific Development Ltd
January 31, 1997 **File: 2608-1**

MOVED by Cllr. Clarke,

THAT the approved form of development for this portion (Sub-Area 4, Site 4AG) of the CD-1 zoned site known as 800-1100 Pacific Boulevard (1198 Pacific Boulevard being the application address) be generally approved as illustrated in Development Application Number DE401730, prepared by James Cheng, Architect, and stamped "Received, City Planning Department September 24, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

- 2. **Payment-In-Lieu Parking Application** **File: 5651**
700 Davie Street
January 22, 1997

MOVED by Cllr. Sullivan,

- A. THAT Council approve in principle the offer of payment-in-lieu in the amount of \$26,600 by E.D.H. & G. Investments Inc. for DE 401402, for the waiver of 2 parking spaces required by Section 4.1.2 of the Parking By-law; and
- B. THAT the Director of Legal Services be requested to bring forward a by-law to amend Schedule A of the Parking By-law pursuant to Section 4.11.5 to effect this waiver.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER



MEMORANDUM

RECEIVED	
PLANNING DEPARTMENT	
FEB 25 1997	
NUMBER	T 1414
REFERRED TO	FAS
COPY TO	(RT)
ANSWER REQ'D	

From: CITY CLERK'S OFFICE

Date: February 24, 1997

Refer File: 2608-1

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

Subject: Form of Development - 1198 Pacific Boulevard
D.E. 401730 - CD-1 By-law Number 7248 (amending By-law # 7606)
Owner of Development: Concord Pacific Development Ltd.

On February 18, 1997, Vancouver City Council approved the following recommendation contained in a January 31, 1997 Administrative Report (A1):

THAT the approved form of development for this portion (Sub-Area 4, Site 4AG) of the CD-1 zoned site known as 800-1100 Pacific Boulevard (1198 Pacific Boulevard being the application address) be generally approved as illustrated in Development Application Number DE401730, prepared by James Cheng, Architect, and stamped "Received, City Planning Department September 24, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

Shobha Rae
Committee Clerk

SRae:dmy

Letters to: See over.

1. **CD-1 and ODP Text Amendments: 800-1100 Pacific Boulevard
(Quayside, Area 4) and False Creek North Official Development Plan**

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

Summary: The proposed text amendments would permit two non-family, non-market housing sites (Sites 4A1 and 4D2) in the Quayside Neighbourhood (Area 4) to be developed with market housing in exchange for a payment-in-lieu to the City.

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

THAT provision of public art due to increased market multiple dwelling floor space be obtained according to the City's Public Art Policies and Guidelines and arranged through a legal agreement satisfactory to the Directors of Legal Services and Social Planning.

Also before Council was a memorandum dated July 9, 1997 from Larry Beasley, Director of Central Area Planning advising that a required condition was inadvertently left off the recommendations for the Quayside rezoning application. The following additional condition was before Council:

THAT, prior to enactment of the CD-1 By-law, the registered owner amend the Quayside Neighbourhood Non-Market Housing Agreement, and make such other arrangements as may be necessary, to the satisfaction of the Director of Legal Services and the Manager of the Housing Centre, to:

- a) provide the City with a payment-in-lieu equal to \$1,225,000 inflated by CPI;
or
- b) develop the family non-market site in Quayside Area 4, Site 4H, at 90% of the Maximum Unit Budget allowed for the family non-market projects, and to pursue funding for the family project in 1997;

with the City having the right to require a) or b) until December 31, 1999, at which time, if a conditional non-market unit allocation has not been received for site 4H, Concord Pacific will provide the City with the payment-in-lieu pursuant to a).

Clause No. 1 cont'd

Staff Opening Comments

Larry Beasley, Director of Central Area Planning, advised the application before Council would allow two-non market housing sites in Quayside to be developed for market development in exchange for a payment-in-lieu that will be used either:

- to facilitate development of another non-market site (for families) in the block; or
- to invest in other non-market housing in the vicinity.

Mr. Beasley explained the impact this amendment would have on the City's existing targets for a mixed neighbourhood in False Creek North and advised this change has been necessitated for the following reasons:

- These sites sit over complex private developments ready to start construction and are for seniors housing, which is currently receiving little funding support from the Provincial Government;
- The non-market housing envisioned for these sites will likely not get funding, will not be developed with the rest of the block, will be very expensive and physically problematic to develop thereafter and will likely not yield social housing any time soon.

Given the foregoing factors and the lack of better alternatives, payment-in-lieu is the best approach under these circumstances. By proceeding with this rezoning the City can probably bring forward development of an attractive adjacent family housing site by several years, or will have received some money to invest sooner for some other non-market housing to be built sooner in the vicinity. The impacts of leaving the sites unfinished will be avoided.

Mr. Beasley advised that payment-in-lieu is unlikely to be a regular occurrence in the mega-projects as most of the non-market sites are relatively easy to use and do not present the same complications as the two sites which are the subject of this rezoning application.

Cont'd

Clause No. 1 cont'd

John Jessup, Housing Centre, advised if Council approves this rezoning, the number of senior's non-market units in the Quayside neighbourhood will be reduced by 150 units. In reviewing the possibilities for these two seniors non market sites a number of alternatives were considered:

- Leave the sites undeveloped and return later when seniors non-market units are more available;
- Exchange the sites for undeveloped market sites elsewhere on Concord;
- Convert the sites to family non-market;
- Develop the sites with alternative affordable housing projects not subsidized by senior government programs;
- Take pay-in-lieu for the sites and explore the possibility of reallocating the lost units to undeveloped non-market sites elsewhere on Concord.

The pay-in-lieu option was chosen as the best possible solution because:

- It would be extremely awkward and costly to return later to the two non-market sites, once the market portion had been built out;
- It maximizes the likelihood of developing the 88 unit family non-market site (4H) in the Quayside neighbourhood immediately;
- It leaves open the possibility of relocating the lost 150 seniors non-market units to undeveloped non-market sites elsewhere on Concord.

Mr. Jessup provided information on the calculation methods used to arrive at a direct pay-in-lieu contribution of \$1.2 million. The alternative before Council is to apply this money to the Quayside Family Site (4H) at an amount estimated to be \$1,612,000. This increase of \$400,000 reflects an additional benefit to Concord in building out the family site, which includes a 49 space child care facility and underground parking for the Quayside Marina.

Cont'd

Clause No. 1 cont'd

Summary of Correspondence

The following correspondence was received:

- One (1) letter in favour of the application;
- Four (4) letters in opposition to the application, of which three were submitted by one author;
- One (1) received at the time of referral to Public Hearing, requesting the opportunity for public consultation;
- One (1) letter expressing concerns with the manner in which the payment-in-lieu funds will be spent, and the concentration of non-market and special needs housing in one area of the city;
- One letter from the Urban Design Panel providing support to the underlying principles of integrated neighbourhoods and encouraging Council to strongly push for and support these principles.

Speakers

Kevin Murphy, Concord Pacific, advised that Concord was approached by the Manager of the Housing Centre who was concerned with the scenario that the two sites designated for seniors housing would not receive senior government funding. It would be difficult to build non-market housing in the future, after the market housing was already constructed. Concord Pacific agree with the position taken by the Manager of the Housing Centre and this gave rise to the application before Council.

Sue Bennett, Chair, Gastown Historic Area Planning Committee, advised of the Committee position on the disposition of pay-in-lieu funds. In the event that another location cannot be found on the site, the money for non-market housing should be used for a site in an adjacent community that has less than 20% non-market housing, and if a site cannot be found in an adjacent community, that the money be used in any other Vancouver community that has less than 20% non-market housing.

Cont'd

Clause No. 1 cont'd

Martin Yeh, area resident, (letter on file) opposed the application and urged that the seniors non-market tower which was originally zoned for this site be built as planned, and not replaced with market housing.

David Garrow, area resident, suggested that Council wait for the senior levels of government to provide money to construct the non-market housing on this site, thereby giving the community an opportunity to determine whether it would be beneficial to construct this tower at all.

Staff Closing Comments

Larry Beasley concluded that staff would prefer to use this pay-in-lieu money in this community in order to achieve a mixed community. However, if unit allocations are not forthcoming from senior levels of government, staff would report back on the issue of spending the money in the community nearby.

MOVED by Cllr. Puil,

THAT the application be approved, subject to the condition as set out in this minute of the Public Hearing, and subject to the inclusion of Option (b) as set out in the memorandum from Larry Beasley dated July 9, 1997.

- CARRIED UNANIMOUSLY

**2. Rezoning: 6691-6699 Victoria Drive
(Lots 24 to 26, Block 2, D.L. 735, Plan 3421)**

An application by Edward de Grey, Architect, was considered as follows:

Summary: The proposed rezoning from RT-2 Two-Family Dwelling District to CD-1 Comprehensive Development District would permit a three-storey, mixed-use development providing commercial floor space at grade and dwelling units above. The maximum floor space ratio would be 1.70. Dwellings units would be designed to meet accessible housing standards. A Sign By-law amendment is also proposed.

The Director of Central Area Planning, on behalf of Land Use and Development, recommended refusal.

Cont'd

800-1100 Pacific Boulevard

BY-LAW NO. 7792

A By-law to amend
By-law No. 7248,
being a By-law which amended
the Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 4 of By-law No. 7248 is amended in subclause (iii) of clause (a) by deleting the word "350" and substituting the word "200".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 29th day of July, 1997.

"(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 29th day of July 1997, and numbered 7792.

CITY CLERK"

ADMINISTRATIVE REPORT

Date: May 7, 1998
Author/Local: M.Cho/6496
CC File No. 2608

TO: Vancouver City Council

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

SUBJECT: Form of Development: 1010 Pacific Boulevard
DE403063 - CD-1 By-law Number 7248
Owner of Development: Concord Pacific Development Ltd.

RECOMMENDATION

THAT the form of development for this portion (Sub-Area 4, Site 4H) of the CD-1 zoned site known as 1010 Pacific Boulevard be approved generally as illustrated in the Development Application Number DE403063, prepared by Davidson Yuen Simpson Architects and stamped "Received, City Planning Department February 20, 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 the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 20, 1993, City Council approved a rezoning of this site from BCPED (B.C. Place/Expo District) to CD-1 (Comprehensive Development District). CD-1 By-law Number 7248 was enacted on November 30, 1993. At a subsequent Public Hearing on February 22, 1996, Council approved amendments to the CD-1 By-law and also approved in principle, a revised form of development for this Comprehensive Development District. The amended CD-1 By-law No. 7606 was enacted on July 30, 1996. Revised companion guidelines (Quayside Neighbourhood [800 - 1100 Pacific Blvd] CD-1 Guidelines) were also adopted by Council at that time.

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE403063. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of a nine-storey non-market multiple dwelling containing 93 dwelling units with a child daycare facility on the ground floor and two-and-one-half levels of underground parking for 196 cars having vehicular access from Marinaside Crescent.

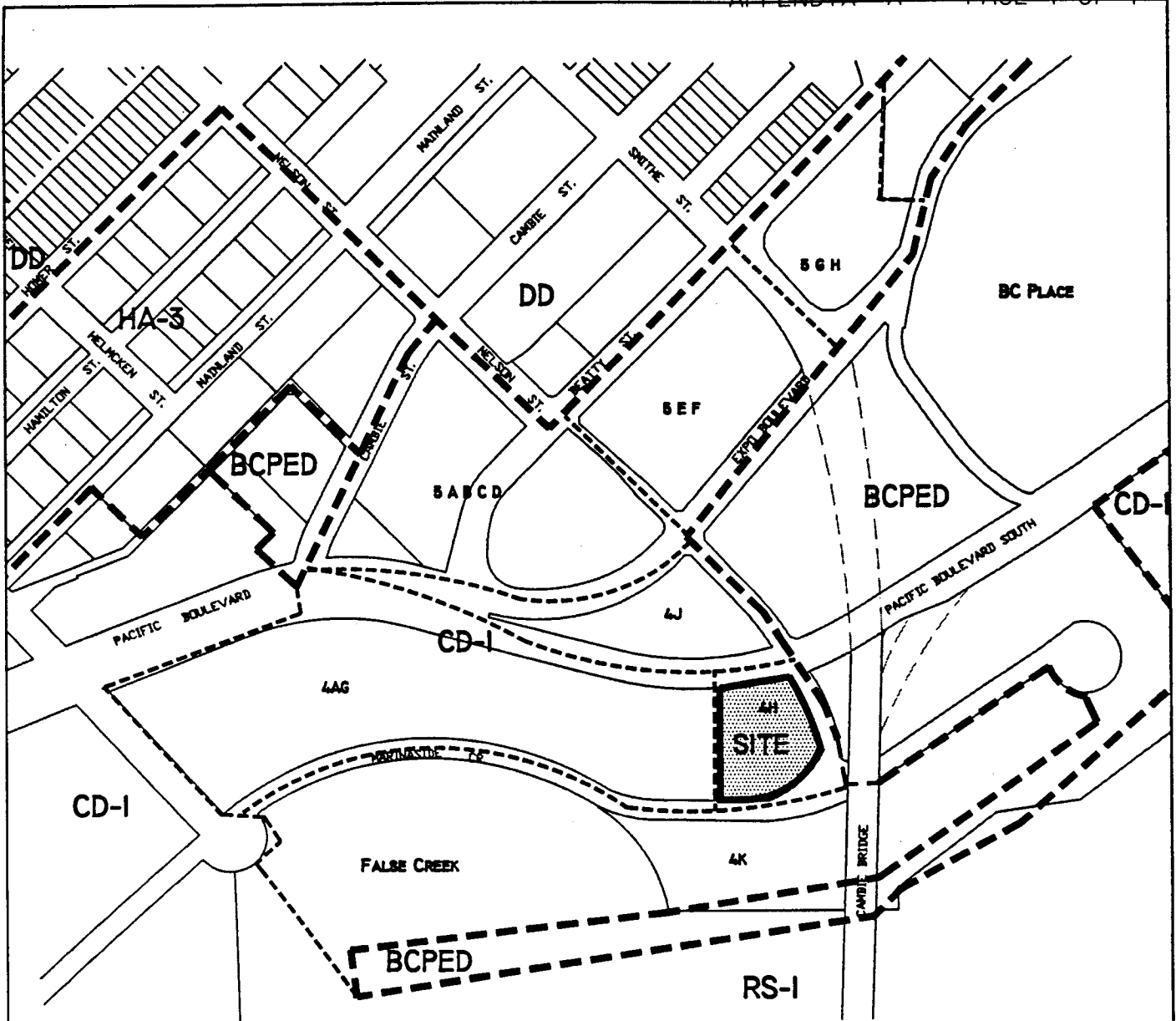
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE403063, 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.

* * * * *



----- SUB-AREA BOUNDARY
 - - - - - ZONING BOUNDARY

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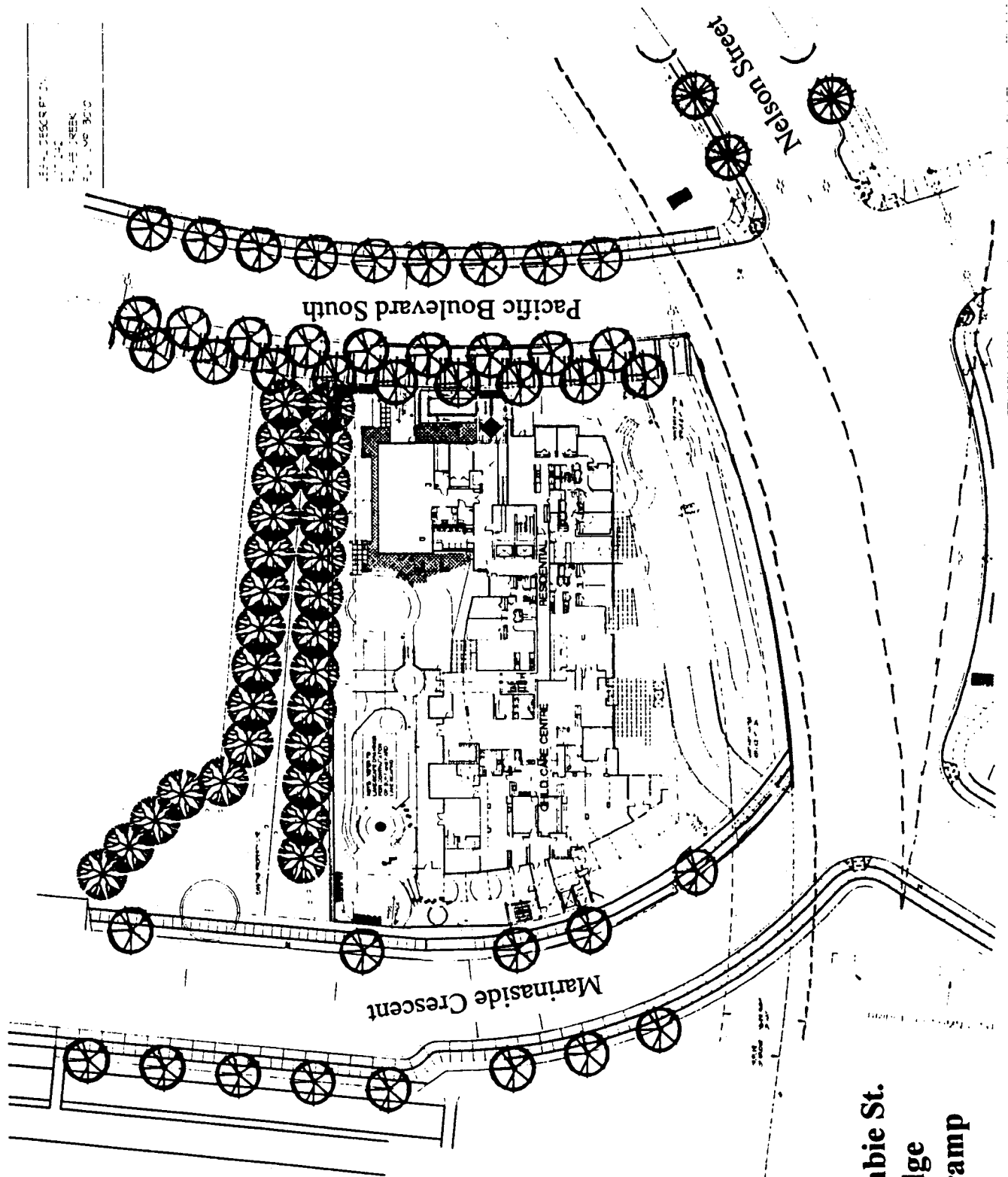


PROJECT NO. 100-1000
DATE: 10/10/00
SCALE: AS SHOWN

Quayade Residential
for
Van Maren Constructive-

SITE PLAN

A1



DESIGNER: [unreadable]
DATE: 10/10/00
SCALE: AS SHOWN

Cambie St.
Bridge
on-ramp



Architectural Firm Name
Address
City, State, Zip

Project Name
Address
City, State, Zip

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

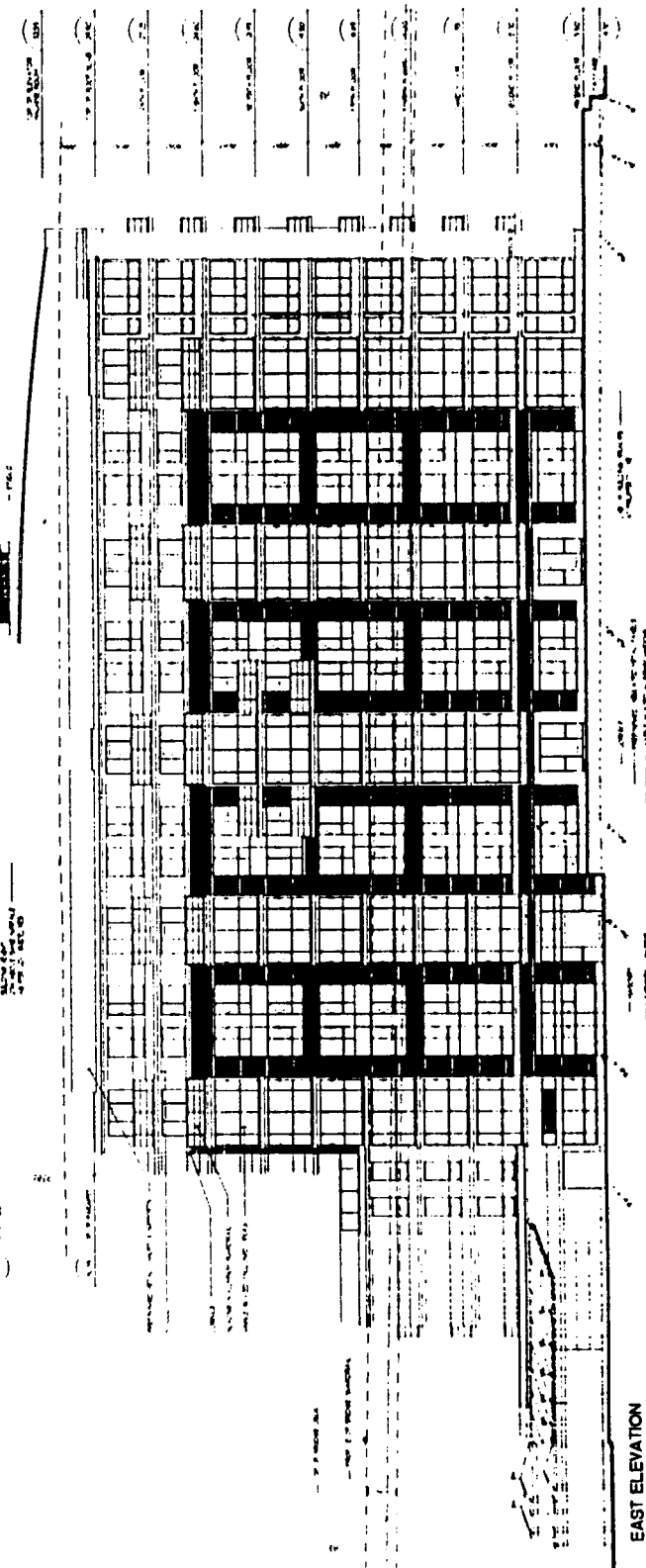
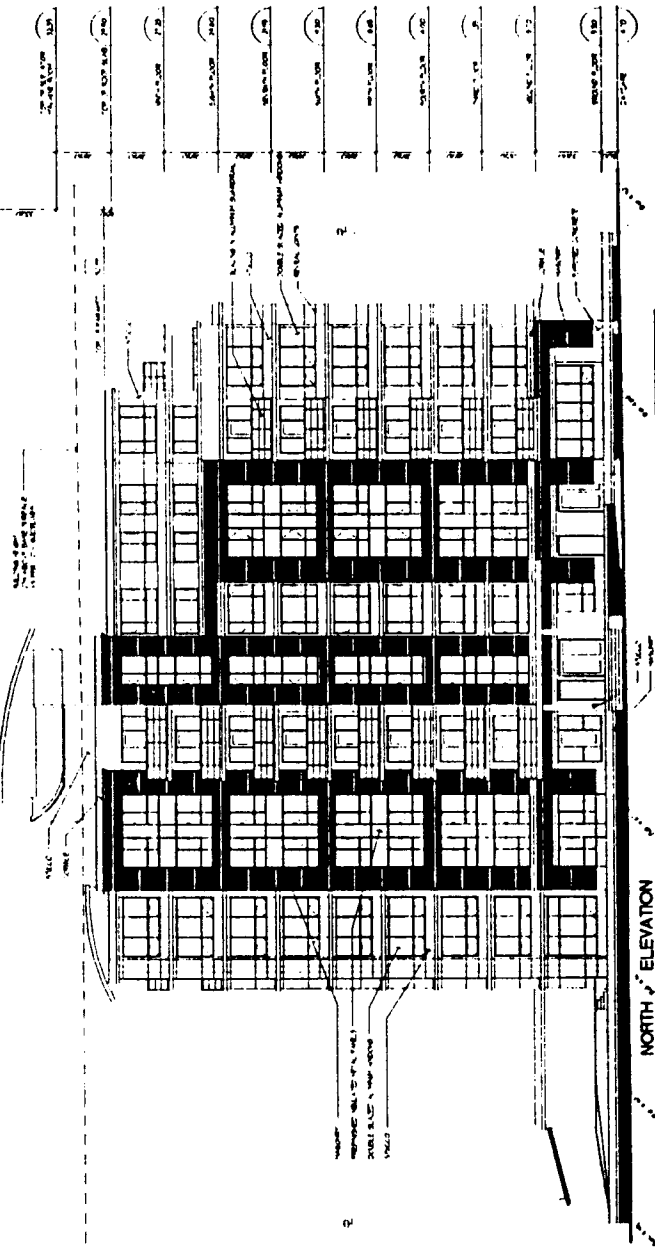
Quayside Residential

for
Van Maron Construction

BUILDING ELEVATIONS

Sheet No. 2 of 3
Date: 11/18/10

'A31'



2



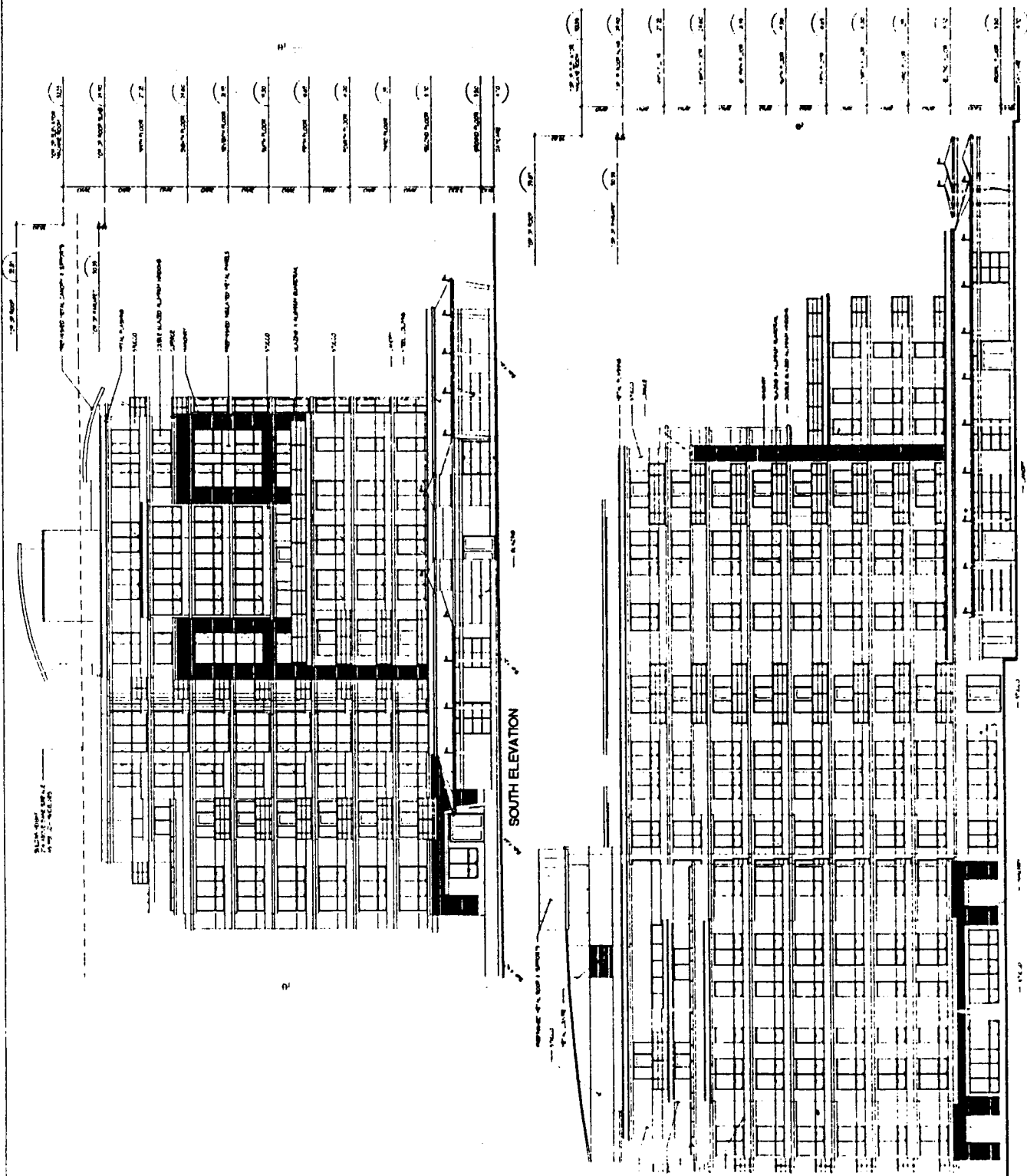
Quayside Residential
1100 11th St
Vancouver, BC V6C 2K6

Architect: [Name]
Date: [Date]

Quayside Residential
for
Van Maren
Construction
BUILDING
ELEVATIONS

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Sheet	3
Project	Quayside Residential
Date	2011.08.15

'A32



SOUTH ELEVATION

WEST ELEVATION

CITY CLERK'S OFFICE



CITY OF VANCOUVER
MEMORANDUM

DATE: May 28, 1998

File: 2608

TO: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Jacquie Forbes-Roberts, Director of Community Planning
Rick Scobie, Director of Land Use and Development
May Cho, Land Use and Development Division

FROM: Dona Misière, Committee Clerk

SUBJECT: Form of Development: 1010 Pacific Boulevard
DE403063 - CD-1 By-law Number 7248
Owner of Development: Concord Pacific Developments Ltd.

324

On May 26, 1998, Vancouver City Council approved the following recommendation as contained in a May 7, 1998 Administrative Report:

THAT the form of development for this portion (Sub-Area 4, Site 4H) of the CD-1 zoned site known as 1010 Pacific Boulevard be approved generally as illustrated in the Development Application Number DE403063, prepared by Davidson Yuen Simpson Architects and stamped "Received, City Planning Department February 20, 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.

In responding to questions from Council, the Director of Community Planning agreed to bring to the attention of the applicant a suggestion that the form of development reflect the bridge in some way, and provide an information memo on the anticipated time frame for inclusion of the 'George Wainborn' park.

D. MISIERE

:dm

Letter to: Dane Jansen
Davidson Yuen Simpson Architects
2nd Floor, 321 Water Street
Vancouver V6B 1B8

RECEIVED
CITY PLANNING DEPARTMENT
JUN - 1 1998
FILE NO. U12764
APPROVAL: FAS
DATE TO:
BY:
AT:

Parking & Loading Relaxations (CD-1s)

BY-LAW NO. 8011

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

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

1. By-law No. 6744 is amended

(a) in section 10 by adding the following new subsections:

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

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

10.4 Multiple-Use Developments

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

10.5 Parking Space Requirement Exemptions

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

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

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

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

11.4 Multiple-Use Developments

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

11.5 Loading Space Requirement Exemptions

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

2. By-law No. 6747 is amended

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

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

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

11.4 Multiple-Use Developments

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

11.5 Parking Space Requirement Exemptions

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

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

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

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

12.4 Multiple-Use Developments

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

12.5 Loading Space Requirement Exemptions

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

3. By-law No. 6757 is amended
 - (a) in section 11 by numbering the existing text as "11.1" and adding the following new subsections:

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

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

11.4 Multiple-Use Developments

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

11.5 Parking Space Requirement Exemptions

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

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

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

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

12.4 Multiple-Use Developments

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

12.5 Loading Space Requirement Exemptions

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

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

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

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

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

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

9.4 Multiple-Use Developments

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

9.5 Parking Space Requirement Exemptions

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

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

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

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

10.4 Multiple-Use Developments

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

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

10.5 Loading Space Requirement Exemptions

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

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

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

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

8.4 Multiple-Use Developments

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

8.5 Parking Space Requirement Exemptions

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

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

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

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

9.4 Multiple-Use Developments

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

9.5 Loading Space Requirement Exemptions

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

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

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

(Signed) Philip W. Owen

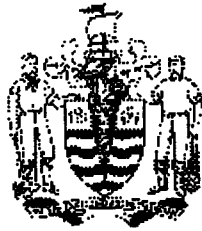
Mayor

(Signed) Ulli S. Watkiss

City Clerk

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

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[GET IN TOUCH](#)

[COMMUNITIES](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

being By-laws which amended the
Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 3907 is amended in Section 2 by deleting the period from the end
of clause (b) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

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

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

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

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

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

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

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

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

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

8. By-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

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

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

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

12. By-law No. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

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

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

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

14. By-law No. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

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

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

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

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

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

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

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

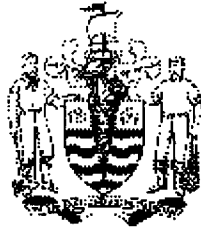
DONE AND PASSED in open Council this 14th day of March , 2000.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

MARCH 14, 2000

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 14, 2000, at 7:30 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, the False Creek North Official Development Plan and the Coal Harbour Official Development Plan.

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law, the False Creek North Official Development Plan and the Coal Harbour Official Development Plan..

- CARRIED UNANIMOUSLY

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

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1. Text Amendment: 1268 Pacific Boulevard

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Applicant Comments

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

Summary of Correspondence

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

Speakers

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

Clause No. 1 (cont'd)

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

- CARRIED UNANIMOUSLY

(Mayor Owen and Councillor Sullivan not present for the vote)

2. Text Amendment: 1030 Pacific Boulevard

An application by Pacific Place Developments was considered as follows:

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

The Director of Current Planning recommended approval.

Staff Comments

Jonathan Barrett, Planner, briefly reviewed the application and advised staff were comfortable in recommending approval of the application. The immediate neighbours have had no concerns with the application.

Applicant Comments

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

Summary of Correspondence

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

Speakers

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

Clause No. 2 (cont'd)

MOVED by Cllr. Louis,
THAT the application by Pacific Place Developments to amend the CD-1 by-law for 1030 Pacific Boulevard to allow the transfer of residential floor area from Roundhouse to Quayside Neighbourhood, be approved.

- CARRIED UNANIMOUSLY

(Mayor Owen and Councillor Sullivan not present for the vote)

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1268 Pacific Boulevard

BY-LAW NO. 8197

A By-law to amend
By-law No. 7156 and No. 7248,
being By-laws which amended
the Zoning and Development By-law
by rezoning areas to CD-1

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

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 16th day of May 2000, and numbered 8197.

CITY CLERK"

amended by deleting the last two lines of Subsection 2.1 (a) which currently read:

but excluding the movement of motor vehicles except on City streets crossing the Arbutus Corridor;

and substituting the following:

but excluding:

- (iv) motor vehicles except on City streets crossing the Arbutus Corridor; and
- (v) any grade-separated rapid transit system elevated, in whole or in part, above the surface of the ground, of which one type is the rapid transit system known as "SkyTrain" currently in use in the Lower Mainland.

B. THAT, if the TransLink study proceeds to Step 3 -- route and technology selection, the Director of City Plans and the General Manager of Engineering Services report back on a public process to develop City principles for assessing north-south rapid transit proposals.

- carried unanimously

AMENDMENT MOVED by Cllr. Louis,

THAT Subsection 2.1 (a) (v) be amended to read:

the rapid transit system known as "SkyTrain" currently in use in the Lower Mainland."

- LOST

(Councillors Daniel Lee, Don Lee, Price, Sullivan and the Mayor opposed)
(Councillors Kennedy, McCormick and Puil absent for the vote)

AMENDMENT MOVED by Cllr. Bass,

THAT Subsection 2.1 (a) (iv) be amended to read:

non-transit motor vehicles except on City streets crossing the Arbutus Corridor;

- LOST

(Councillors Daniel Lee, Don Lee, Price, Sullivan and the Mayor opposed)
(Councillors Kennedy, McCormick and Puil absent for the vote)

The amending motions having lost, Councillor Price's motion was put and CARRIED UNANIMOUSLY.

(Councillors Kennedy, McCormick and Puil absent for the vote)

COMMUNICATIONS

1. Amendment of Motion previously adopted at Public Hearing

of March 14, 2000 - 1030 Pacific Boulevard File: 1401-19

Council had before it a Memorandum, dated July 12, 2000 from Rob Whitlock, Planner, Rezoning Centre, requesting an amendment of a motion for 1030 Pacific Boulevard previously adopted at the Public Hearing held March 14, 2000. The requested amendment would acknowledge a CD-1 By-law amendment and a text amendment to False Creek North Official Development Plan. The motion approved by Council at the Public Hearing was:

THAT the application by Pacific Place Developments to amend the CD-1 for 1030 Pacific Boulevard to allow the transfer of residential floor area from Roundhouse to Quayside Neighbourhood, be approved.

AMENDMENT MOVED by Cllr. Louis,

THAT the following be added to the motion after the words "Quayside Neighbourhood": "and the consequential False Creek North Official Development Plan text amendment".

- CARRIED UNANIMOUSLY

MOTION AS AMENDED:

THAT the application by Pacific Place Developments to amend the CD-1 for 1030 Pacific Boulevard to allow the transfer of residential floor area from Roundhouse to Quayside Neighbourhood, and the consequential False Creek North Official Development Plan text amendment, be approved.

- CARRIED UNANIMOUSLY

(Councillors Kennedy and Sullivan absent for the vote)

CITY MANAGER'S ADMINISTRATIVE REPORTS

1. Local Improvements by Initiative - September 26, 2000 -

First and Second Step Report
June 27, 2000 File 5804-9: /RTS: 1619

MOVED by Cllr. Don Lee,

A. THAT initiative projects listed in Appendix I of the Administrative Report, dated June 27, 2000, be brought before a Court of Revision on September 26, 2000.

B. THAT the reports of the City Engineer and Director of Finance be adopted together with details of the Second Step Report as summarized in Appendix II of the Administrative Report, dated June 27, 2000, and Council declare it is desirable that the projects set out in Appendix I of the report be undertaken and deems that each will specially benefit the real property abutting it.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

2. Downtown Historic Railway - Science World Extension

May 23, 2000 File: 5558 /RTS: 1223

MOVED by Cllr. Bass,

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

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

- CARRIED UNANIMOUSLY

(Councillors Kennedy, Price, Sullivan and the Mayor excused
from voting on By-law 5)

6. A By-law to amend By-law No. 7156 and No. 7248, being By-laws which amended the Zoning and Development By-law by rezoning areas to CD-1 (1030 Pacific Boulevard) By-law No. 8238

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

(Councillors Kennedy, Price, Sullivan and the Mayor excused
from voting on By-law 6)

7. A By-law to amend Schedule A of By-law No. 6650, being the False Creek North Official Development Plan (1300 Marinaside Crescent) By-law No. 8239

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

1030 Pacific Boulevard

BY-LAW NO. 8238

A By-law to amend
By-law No. 7156 and No. 7248,
being By-laws which amended
the Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 7156 is amended
 - (a) in Table 1 of Section 6.1 by deleting the figure "114 620" and substituting the figure "114 247", and
 - (b) in Table 2 of Section 6.5 by deleting from the column headed "4" the figure "19 064" and substituting the figure "18 691".
2. By-law No. 7248 is amended
 - (a) in Table 1 of Section 6.1 by deleting the figure "244 870" and substituting the figure "245 243", and
 - (b) in Table 2 of Section 6.5 by deleting from the column headed "Site 4A-G" the figure "121 908" and substituting the figure "122 281".
3. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 25th day of July, 2000.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the
Council of the City of Vancouver on the 25th day of July 2000, and numbered 8238.

CITY CLERK"



ADMINISTRATIVE REPORT

Date: January 15, 2001
Author/Local: Bill Boons/7678

RTS No. 01842

CC File No. 2607

Council: January 23, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1088 Marinaside Crescent

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 800 - 1100 Pacific Boulevard (1088 Marinaside Crescent being the application address) be approved generally as illustrated in the Development Application Number DE404731, prepared by Busby & Associates Architects and stamped "Received, City Planning Department December 4, 2000", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 20, 1993, City Council approved a rezoning of this site from BCPED (B.C. Place/Expo District) to CD-1 Comprehensive Development District. CD-1

By-law Number 7248 was enacted on November 30,1993. At a subsequent Public Hearing on July 29,1999, Council approved amendments to the CD-1 By-law to add the water lot for the Marina to the CD-1 By-law and to limit the number of berths in the Marina to a maximum of 150. The amending By-law No. 8133 was enacted on November 30,1999 and revised companion guidelines (Quayside Neighbourhood [800-1100 Pacific Blvd] CD-1 Guidelines) were also adopted by Council at that time.

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

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE404731. 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 Marina on this portion of the CD-1 site, consisting of a total of 150 berths and having a floating public pier, and a floating ancillary marina office/utility 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 ancillary office building, have been included in Appendix `B`.

CONCLUSION

The Development Permit Board has approved Development Application Number DE404731, 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.

* * * * *



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

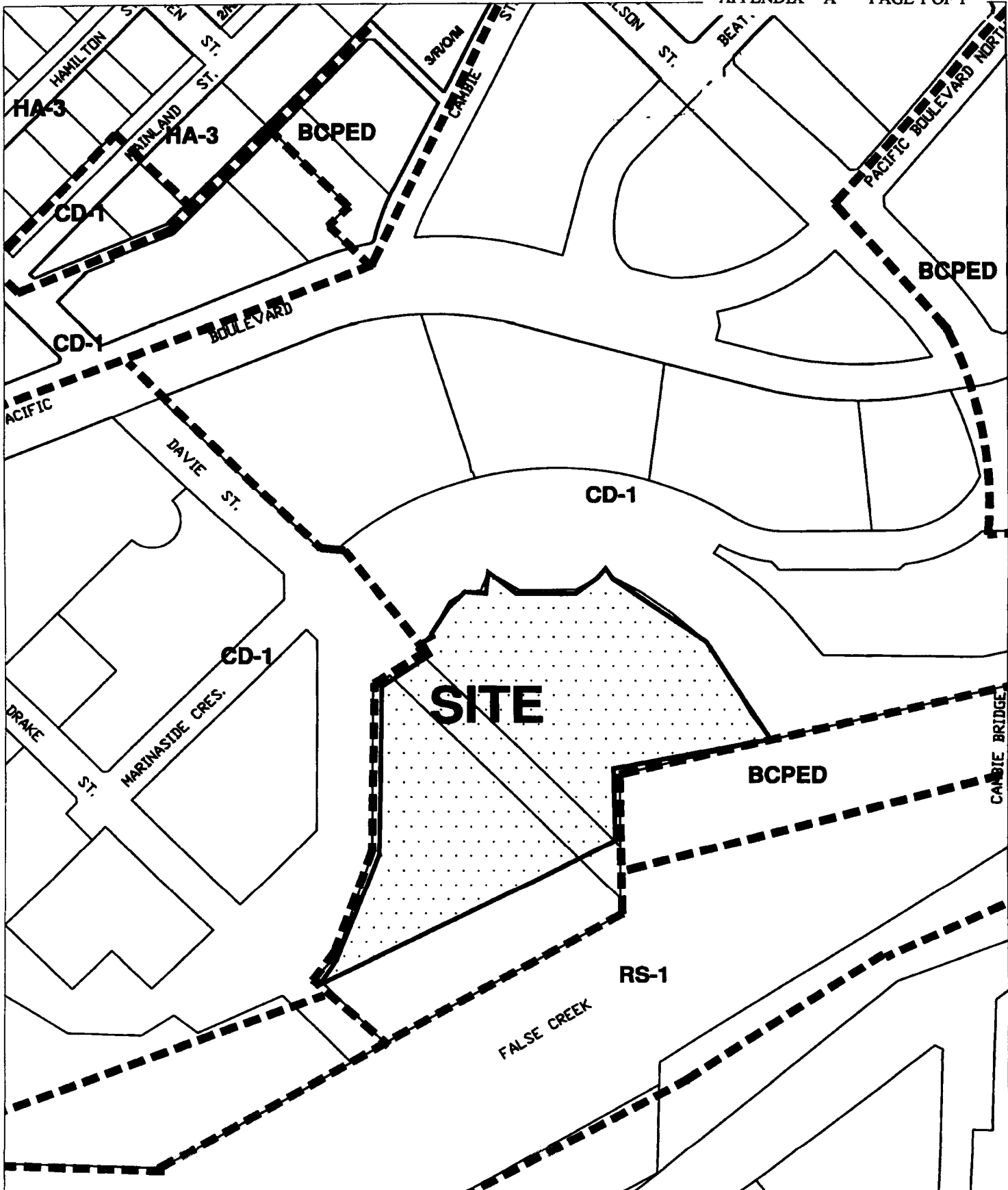
[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

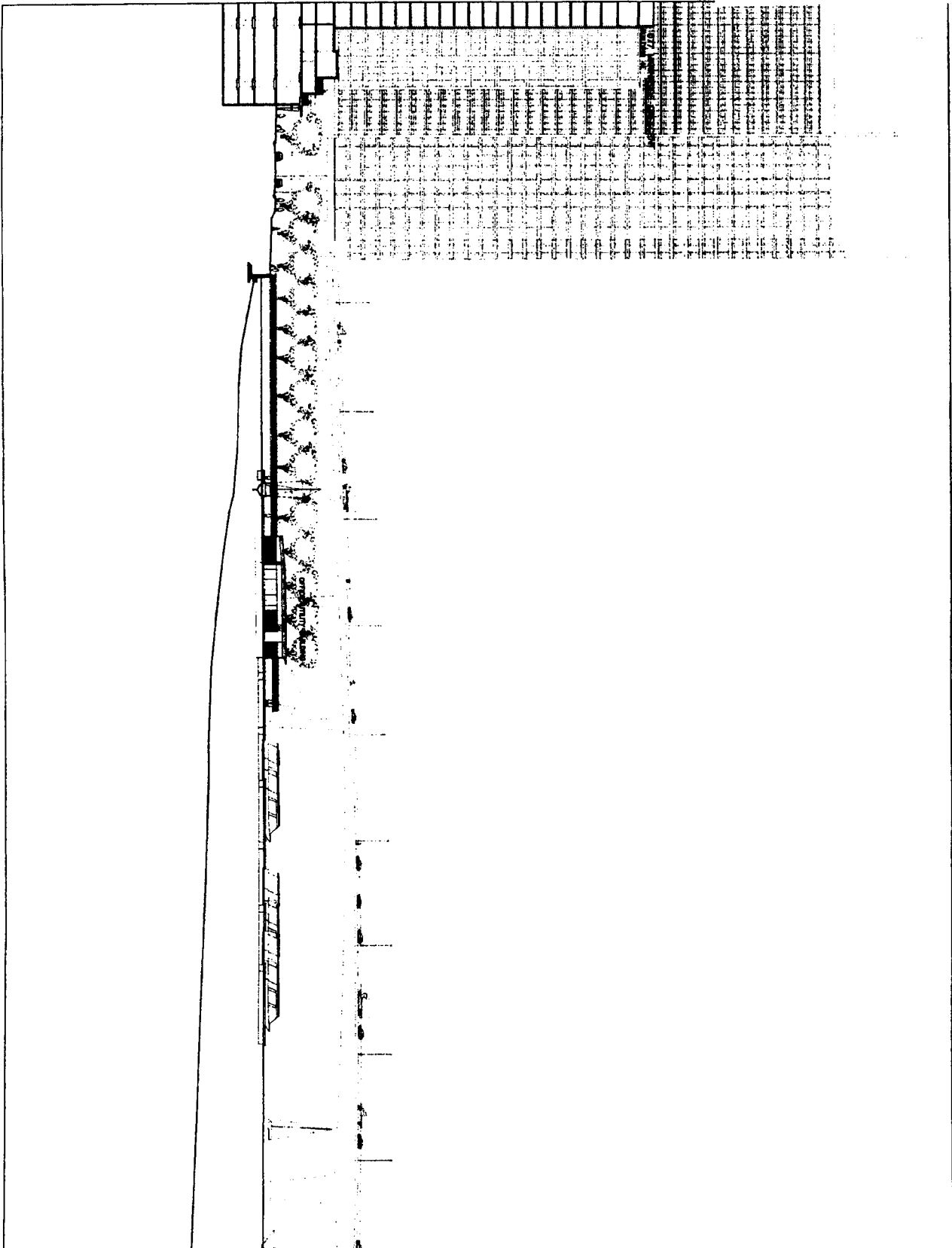
[COMMUNITIES](#)

[SEARCH](#)

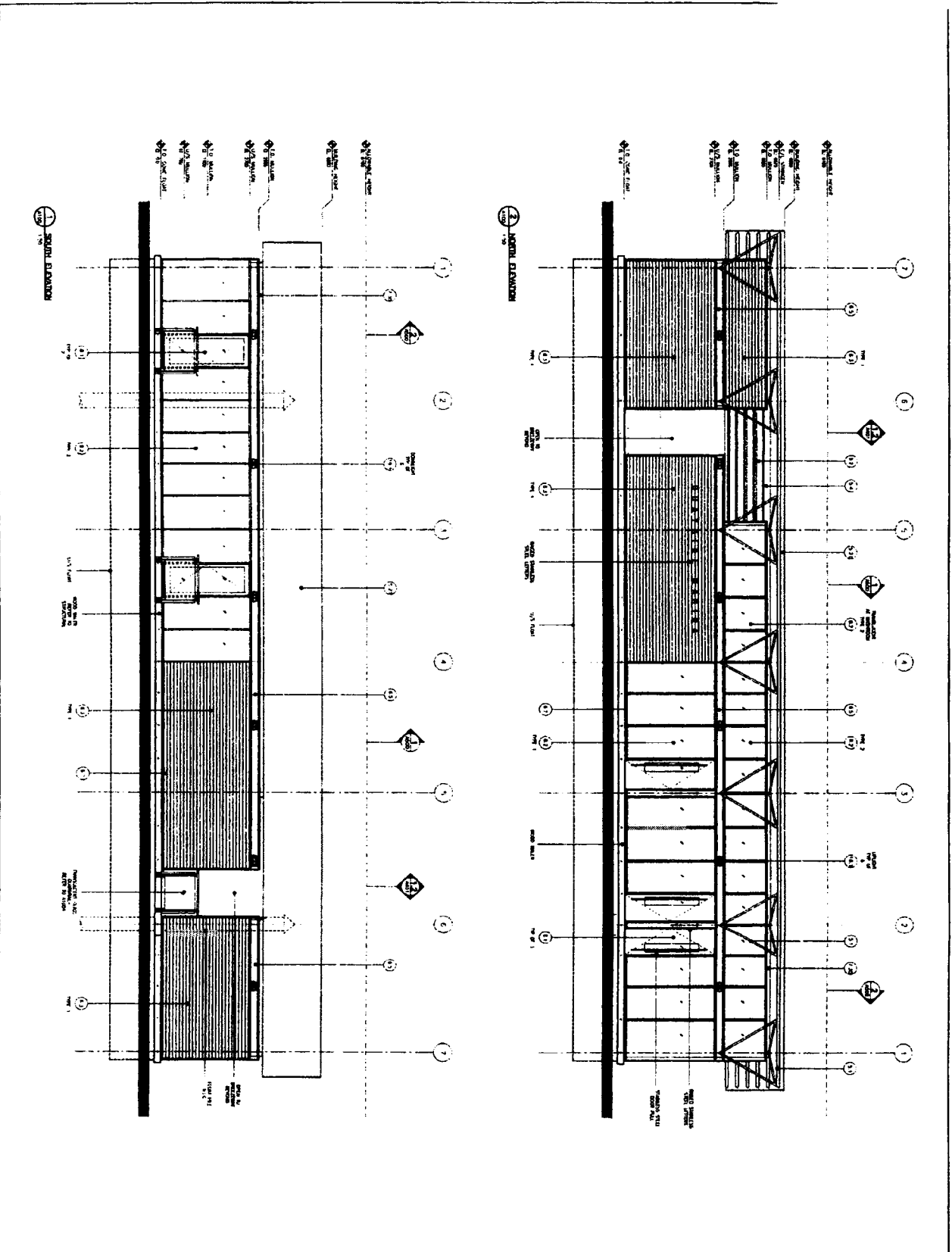
(c) 1998 City of Vancouver



1088 MARINASIDE CR. DE 404731	DATE 2001 01 03	↑
CITY OF VANCOUVER PLANNING DEPARTMENT	DRAWN WGKS	
FILENAME : Q:\MAJOR PROJECTS\VRM\OFDEV\4750ARB.DWG		



<p>DATE: 11/13/13 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>PROJECT NO: A011</p>
<p>PROJECT: QUAYSIDE MARINA MARINA 39th Station D.D. CENTRAL DIVISIONS</p>	<p>CONCORD PACIFIC MARINA</p>
<p>BLUMBY + ASSOCIATES ARCHITECTS ARCHITECTS 1000 10th Street, Suite 100 San Francisco, CA 94103 TEL: 415.774.1111 FAX: 415.774.1112 WWW: BLUMBY.COM</p>	<p>PROJECT NO: 0115</p>



MATERIAL LEGEND

1	ALUMINUM CLADDING
2	GLASS CURTAIN WALL
3	CONCRETE
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY TO PREVENT DAMAGE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

PROJECT NO. 8815

BLISBY + ASSOCIATES ARCHITECTS

1500 BAYVIEW AVENUE, SUITE 200
 SAN FRANCISCO, CA 94134
 TEL: 415.774.1100
 FAX: 415.774.1101
 WWW: BLISBY.COM

CONCORD PACIFIC
 PO BOX 1000
 SAN JOSE, CA 95128

MARINA OFFICE BUILDING
 SAN JOSE, CA

1:50

A400

DATE: 10/15/03

BY: [Signature]

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

- 6. **Form of Development: 1088 Marinaside Crescent
January 15, 2001**

File: 2607/RTS: 1842

MOVED by Cllr. Puil,

THAT the form of development for this portion of the CD-1 zoned site known as 800 - 1100 Pacific Boulevard (1088 Marinaside Crescent being the application address) be approved generally as illustrated in the Development Application Number DE404731, prepared by Busby & Associates Architects and stamped "Received, City Planning Department December 4, 2000", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Price and the Mayor not present for the vote)

At 3:10 p.m., the Mayor returned to the Council Chamber and resumed the Chair.

- 7. **Form of Development: 2263 Redbud Lane
January 16, 2001**

File: 2608/RTS: 1856

MOVED by Cllr. Louis,

THAT the form of development for the CD-1 zoned site known as 2790 Vine Street (2263 Redbud Lane being the application address) be approved generally as illustrated in the Development Application Number DE405332, prepared by Lawrence Doyle Architects Inc. and stamped "Received, City Planning Department August 22, 2000", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Price absent for the vote)



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"

LATE DISTRIBUTION FOR COUNCIL - March 27, 2001

3



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

MARCH 8, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 8, 2001, 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 and the False Creek North and Southeast Granville Slopes Official Development Plans.

PRESENT:

Mayor Philip Owen
Councillor Fred Bass
Councillor Jennifer Clarke
Councillor Daniel Lee
Councillor Tim Louis
Councillor McCormick
Councillor Sam Sullivan

ABSENT:

Councillor Lynne Kennedy (Leave of Absence)
Councillor Don Lee (Civic Business)
Councillor Gordon Price
Councillor George Puil (Leave of Absence)

**CITY CLERK'S
OFFICE:**

Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law and the False Creek North and Southeast Granville Slopes Official Development Plans.

- CARRIED UNANIMOUSLY

Clause No. 3 (cont'd)

Applicant Closing Comments

Mr. Moodie advised he had no further comments.

Council Decision

MOVED by Cllr. Clarke,

A. THAT the application by Moodie Consultants Ltd. to amend the existing CD-1 By-law for 650 West 41st Avenue (Oakridge Shopping Centre) to simplify and re-align commercial floor area definitions and allotments, be approved subject to the following condition:

(a) THAT prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Bass,

B. THAT the City Engineer review the issue of a pedestrian-controlled traffic light for crossing 41st Avenue in the vicinity of Heather and Manson Streets and report back to Council in a timely fashion.

- CARRIED UNANIMOUSLY

4. Text Amendment: 875 Expo Boulevard (858 Beatty Street)

An application by Matt Meehan, PCI Properties, and the Director of Current Planning was considered as follows:

Summary: To amend the existing CD-1 zoning to replace residential use by commercial uses and to amend the False Creek False Creek North Official Development Plan to maintain the balance of residential and commercial uses in False Creek North.

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

Clause No. 4 (cont'd)

Also before Council, was a memorandum dated March 7, 2001, from Lynda Challis, Acting Senior Rezoning Planner, suggesting the following amendments to the conditions:

1. Before the clause (d) "REPORT BACKS" add the following:
"DESIGN GUIDELINES c) THAT the proposed revised design guidelines entitled "Quayside Neighbourhood CD-1 Guidelines" be adopted by resolution of Council at the time of enactment of the CD-1 By-law."

2. In the clause entitled as "AGREEMENTS" reletter the clause from (d) to (e).

Staff Comments

Phil Mondor, Planner, described the site and the area surrounding it. The application is generally for an office building, and replaces a residential use originally approved for the site. The overall balance between residential and commercial uses will be maintained. Parking will be largely below grade, with access from Beatty Street and Expo Boulevard. The applicant has requested 361 parking spaces; staff will support 346 spaces, with 40 spaces being public, short-term parking.

Applicant Comments

Peter Busby, representing the applicant, advised he was available to answer questions.

Summary of Correspondence

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

- three letters in support of the application

Clause No. 4 (cont'd)

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Sherry Thodos
- Tracey Short

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

- will be a tenant; looks forward to utilizing all amenities of the city;
- in favour of proposed number of parking spaces; will provide additional parking available to daily use.

Bev Ballantyne (brief filed) spoke against the application, noting three areas of concern: the shift of social housing component; the proposed building setback relaxation; and the proposed additional parking spaces.

Applicant Closing Comments

Peter Busby advised the applicant supported the staff recommendation for 246 parking spaces. With regard to the proposed setbacks, the current setbacks are 6.7 metres. The proposal is for 5.1 metres, which compares to 4.1 metres on Robson and 5.5 metres on Smythe Street.

Matt Mehan, applicant, advised the City's Housing Department was comfortable with the relocation of the non-market housing use to Area 7B, adjacent to International Village.

Staff Closing Comments

Larry Beasley, Director of Current Planning, advised the security of the non-market housing transferred to Area 7B is air-tight.

Clause No. 4 (cont'd)

Council Decision

MOVED by Cllr. Clarke,

- A. THAT the application by Matt Meehan, PCI Properties, and the Director of Current Planning, to amend the existing CD-1 by-law for 875 Expo Boulevard (858 Beatty Street) to replace residential use by commercial uses and to amend the False Creek North Official Development Plan to maintain the balance of residential and commercial uses in False Creek North, be approved subject to the following conditions:

FORM OF

- DEVELOPMENT** (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Busby + Associates Architects Inc. and stamped "Received, City Planning Department, December 22, 2000", providing that the Director of Planning, or Development Permit Board, may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;

**DEVELOPMENT
APPROVAL**

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

DESIGN

- (i) due to the significance of the site at this major entrance to the downtown, on axis with the Cambie Bridge, design development of the south corner of the building (at corner of Smithe Street and Expo Boulevard) to create a strong image, including building elements and materials, building entrance, proposed canopy, and possibly public art, which provide a welcome into the Downtown Peninsula;
- (ii) design development to give more character to the building so that activity is visible to Cambie Bridge and Smithe Street traffic. The entrance at the south corner, in particular, on axis with Bridge, should be animated to create strength;

Clause No. 4 (cont'd)

- (iii) design development on the Smithe Street facade, including activities on roof plaza, to complement the street;
- (iv) building setback of 2.1 m at the Beatty and Smithe Street property lines, but relaxation of this may be considered on Smithe Street near Expo Boulevard to achieve (i) and (ii);

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (v) design development to take into consideration the principles of CPTED having particular regard to reducing opportunities for theft and maximizing personal safety in the underground parking garage, reducing opportunities for vandalism and graffiti, and ensuring that private and public pedestrian routes are distinguishable;

LOADING SPACES

- (vi) loading spaces to be provided according to the provisions of the CD-1 By-law except that a minimum of five Class A spaces and 4 Class B spaces must be provided for this development;

BICYCLE PARKING

- (vii) bicycle parking and related facilities to be provided according to Section 6 of the Vancouver Parking By-law;

BC PLACE GAP SITE

- (viii) should development application be submitted for one development on Site 5GH and the abutting BC Place Gap site at 855 Expo Boulevard, consolidation of the two sites will be required prior to issuance of development permit and staff will refer to Council for final approval of the form of development a combined final detailed scheme of development on the consolidated site. [*Note to applicant and staff:* The CD-1 By-law (# 325) for the Gap site allows for 400 m² (4,305 sq. ft.) for Retail/Service uses and 1,600 m² (17,223 sq. ft.) for Parking Uses. If the sites are consolidated, the property owner will be encouraged to make application to consolidate the CD-1 By-law provisions for both sites.]

Clause No. 4 (cont'd)

DESIGN

GUIDELINES (c) THAT the proposed revised design guidelines entitled "Quayside Neighbourhood CD-1 Guidelines" be adopted by resolution of Council at the time of enactment of the CD-1 By-law.

REPORT BACKS (d) THAT, when the Director of Planning recommends final approval by Council of the form of development, he will, in consultation with the General Manager of Engineering Services and the Director of Real Estate Services, report to Council on

PAYMENT-IN-LIEU (i) the proposed disposition of payment-in-lieu monies to be received from the property owner under the terms and conditions of the Stadium Parking Agreement. The monies might contribute to the construction of an extension of the Terry Fox Plaza and pedestrian connections linking the plaza to Expo Boulevard (Note: Such monies are to be received prior to issuance of occupancy permit), and

BC PLACE GAP SITE (ii) the status of negotiations among the property owners regarding the ownership and comprehensive development of a consolidated site which includes Site 5GH and the Gap site.

AGREEMENTS (e) THAT, prior to enactment of the amending By-laws, at no cost to the City, the registered owner shall make arrangements for the following:

NON-MARKET HOUSING (i) the Quayside Neighbourhood Non-Market Housing Agreement to be amended to delete Site 5GH as a site for non-market housing and a Non-Market Housing Agreement be executed which secures the provision of a site in Area 7B for 100 non-market housing units (50 family and 50 non-family), both on terms and conditions to the satisfaction of the Director of the Housing Centre and the Director of Legal Services;

Clause No. 4 (cont'd)

LAND EXCHANGE (ii) execute an agreement, satisfactory to the City Manager and Director of Legal Services, to complete a land exchange of portions of the site and surrounding roads. The lands will be exchanged with no cost to either party, except for conveyancing costs. The portions of land proposed in the land exchange are generally shown as Appendix H; and

BEATTY STREET
BULKHEAD

(iii) execute an agreement, satisfactory to the General Manager of Engineering Services and the Director of Legal Services, for provision and maintenance of a bulkhead to ensure continued support of Beatty Street adjacent to the site.

B. THAT Diagram 2 regarding non-market housing sites in the CD-1 By-law be amended to remove Site 5GH.

- CARRIED

(Councillor Louis opposed)

The Special Council adjourned at 9:05 p.m.

* * * *

800-1100 Pacific Boulevard
(858 Beatty Street)

BY-LAW NO. 8343

A By-law to amend
By-law No. 7248,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 7248 is amended in section 4:
 - (a) in clause (a) by deleting the figures "2 588", "210", "188" and "200" and substituting the figures "2 327", "183", "138" and "150" respectively,
 - (b) in clause (c) by
 - (i) deleting the word "Laboratory,", and
 - (ii) deleting the phrase "Production Studio, Repair Shop - Class A, Restaurant - Drive-in, School - Vocational or Trade and Sign Painting Shop" and substituting the phrase "Repair Shop - Class A and Restaurant - Drive-in",
 - (c) in clause (h) by deleting the semi-colon at the end of the clause and by substituting a comma followed by the words "except that Parking Use on Site 5GH will be limited to 40 spaces and will be subject to conditions to ensure these spaces are maintained as public, short-term parking, as determined by the Director of Planning in consultation with the City Engineer;", and
 - (d) by relettering the existing clause "(l)" as "(m)" and inserting the following as a new clause (l):

;

"Manufacturing Uses, limited to Printing or Publishing and Software Manufacturing;"

2. Section 6.1 is amended in Table 1 by deleting the figures "245 243" and "14 643" and substituting the figures "221 183" and "34 210" respectively.

3. Section 6.3 is amended

(a) by deleting the existing clause (d) and substituting the following:

"the floor or portion of a floor used for off-street parking and loading, the taking on or discharging of 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;"

(b) in clause (e) by deleting the words "the portion of a floor" and substituting the words "the floor or portion of a floor",

(c) in clause (h) by deleting the final word "and",

(d) by relettering clause (j) as clause (k), and

(e) by inserting as a new clause (j) the following:

"amenity areas for the social and recreational enjoyment of employees, including facilities for general fitness, general recreation and child day care, provided that:

(i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor area or 1 000 m²; and

(ii) in the case of a child day care centre, the Director of Planning, on advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood; and".

4. Section 6.5 is amended in Table 2 in the column headed by the words "Site 5GH" by deleting the figures "24 060" and "1 335" and substituting the figures "N/A" and "20 903" respectively.

5. Section 6.6 is amended:

(a) in clause (b) by deleting the figure "2 850" and substituting the figure " 2 793", and

- (b) in clause (d) by deleting the phrase "4H, 4J, 5E and 5H" and substituting the phrase " 4H, 4J and 5E" and by deleting the figure "31 203" and substituting the figure "23 103".
6. Section 6.7 is amended in Table 3 by deleting the figure "1,173" and substituting the figure "912".
7. Section 6.8 is amended by deleting the figure "2,588" and substituting the figure "2,327".
8. Section 7 is amended in Table 4 in the column headed by the word "Site 5GH" by deleting the figure "86.0" and substituting the figure "37.0".
9. This By-law comes into force and takes effect on the date of its passing.

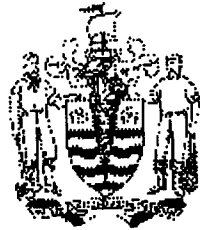
DONE AND PASSED in open Council this 28th day of June, 2001.

(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 28th day of June, 2001, and numbered 8343.

CITY CLERK



CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

June 28, 2001

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, June 28, 2001, at 2:30 p.m., in the Council Chamber, Third Floor, City Hall.

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

CITY MANAGER'S OFFICE: Judy Rogers, City Manager

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

BY-LAWS

1. A By-law to amend By-law No. 7248, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (800-1100 Pacific Boulevard [858 Beatty Street]) (By-law No. 8343)

MOVED by Councillor Clarke
SECONDED by Councillor Daniel Lee

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

CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Councillor Clarke

SECONDED by Councillor Daniel Lee

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

CARRIED UNANIMOUSLY

(Councillors Kennedy, Don Lee, Price and Puil excused from voting)

2. A By-law to amend Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (875 Expo Boulevard [858 Beatty Street])

(By-law No. 8344)

MOVED by Councillor Clarke

SECONDED by Councillor Daniel Lee

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

CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Councillor Clarke

SECONDED by Councillor Daniel Lee

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

CARRIED UNANIMOUSLY

(Councillors Kennedy, Don Lee, Price and Puil excused from voting)

The Council adjourned at 2:35 p.m.

* * * * *



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

LATE DISTRIBUTION FOR COUNCIL - July 31, 2001

4



CITY OF VANCOUVER SPECIAL COUNCIL MEETING MINUTES

July 26, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 26, 2001, at 8:00 a.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:

Mayor Philip Owen
*Councillor Fred Bass
*Councillor Jennifer Clarke
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
*Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT:

Councillor Lynne Kennedy (Leave of Absence)
Councillor Sandy McCormick (Leave of Absence)

**CITY MANAGER'S
OFFICE:**

Judy Rogers, City Manager

**CITY CLERK'S
OFFICE:**

Jan Gibson, Director of Meeting and Election
Services
Tarja Tuominen, Meeting Coordinator

*Denotes presence for a portion of the meeting.

**5. 2001 Project Grants: Second Deadline
July 10, 2001 (File: 2051)**

MOVED by Councillor Puil

THAT Council approve 13 Project Grants totalling \$39,600, as listed in Table 1, of the Administrative Report, dated July 10, 2001; source of funds to be the 2001 Cultural Grants budget.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Bass absent for the vote)

**8. Development Services Permit Processing - Update
July 9, 2001 (File: 1365)**

MOVED by Councillor Price

THAT Council approve the temporary Project Coordinator¹ Supervisory position as a permanent full-time position at an annual cost of \$57,700. Source of funds is, increased Development and Building Permit revenue.

CARRIED UNANIMOUSLY
(Councillor Bass absent for the vote)

**9. Form of Development: 858 Beatty Street
July 10, 2001 (File: 2604)**

MOVED by Councillor Puil

THAT the form of development for this portion (Sub-Area 5A, Site 5GH) of the CD-1 zoned site known as 800-1100 Pacific Boulevard (858 Beatty Street being the application address) be approved generally as illustrated in the Development Application Number DE405676, prepared by Busby & Associates Architects and stamped "Received, City Planning Department March 23, 2001", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillor Bass absent for the vote)

LATE DISTRIBUTION FOR COUNCIL - JUNE 25, 2002

4



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JUNE 13, 2002

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 13, 2002, 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 Heritage, Zoning and Development, and Sign By-laws and to enter into Heritage Revitalization Agreements.

PRESENT: Councillor Jennifer Clarke, Acting Mayor
Councillor Fred Bass
Councillor Don Lee
Councillor Tim Louis
Councillor McCormick
Councillor Sam Sullivan

ABSENT: Mayor Philip Owen (Civic Business)
Councillor Lynne Kennedy
Councillor Daniel Lee (Leave of Absence)
Councillor Gordon Price
Councillor George Puil (Leave of Absence)

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee
SECONDED by Councillor Sullivan

THAT this Council resolve itself into Committee of the Whole, Acting Mayor Clarke in the Chair, to consider proposed amendments to the Heritage, Zoning and Development and Sign By-laws and to enter into Heritage Revitalization Agreements.

CARRIED UNANIMOUSLY

3. Text Amendment: 800-1100 Pacific Boulevard

An application by Matt Meehan, Pacific Place Development Corp., and the Director of Current Planning, was considered as follows:

Summary: The proposed text amendments to the CD-1 By-law and the False Creek North Official Development Plan would permit the transfer of additional residential units into Sub-area 5A of the Quayside Neighbourhood.

The Director of Current Planning recommended approval.

Staff Comments

Brent Elliott, Planning Analyst, advised he was present to answer questions.

Applicant Comments

Mr. Meehan, applicant, advised he was present to answer questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Don Lee

THAT the application by Pacific Place Developments Corporation, to amend CD-1 By-law No. 7248, for 800-1100 Pacific Boulevard to add 244 residential units to Sub-Area 5A, generally as contained in Appendix A of the Policy Report dated May 2, 2002, entitled "CD-1 Text Amendment - 800-1100 Pacific Boulevard (Quayside Sub-Area 5A)", be approved.

FURTHER THAT the draft consequential amendments to the FCN ODP initiated by the Director of Current Planning to transfer the 244 residential units from Sub-Area 6A to Sub-Area 5A, generally as contained in Appendix B of the Policy Report dated May 2, 2002, entitled "CD-1 Text Amendment - 800-1100 Pacific Boulevard (Quayside Sub-Area 5A)" be approved.

CARRIED UNANIMOUSLY

4. Heritage Designation: 310 Water Street

An application by Mark Ostry, Acton Johnston Ostry Architects, was considered as follows:

Summary: The proposed Heritage Revitalization Agreement and Designation will secure the conservation and protection of the building and permit a heritage bonus for transfer off-site.

The Director of Current Planning recommended approval.

Staff Comments

Yardley McNeill, Heritage Planner, presented a brief description of the application.

Applicant Comments

Robert Fung and Mark Ostry, representing the applicant, advised they were present to answer questions.

Summary of Correspondence

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

Speakers

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

3. A By-law to amend By-law No. 7248 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (800-1100 Pacific Boulevard [Quayside]) (By-law No. 8517)

MOVED by Councillor Don Lee
SECONDED by Councillor Sullivan

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 Councillor Don Lee
SECONDED by Councillor Sullivan

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

CARRIED UNANIMOUSLY
(Councillors Kennedy, Daniel Lee, Price, Puil and the Mayor excused from voting)

800 - 1100 Pacific Boulevard (Quayside)

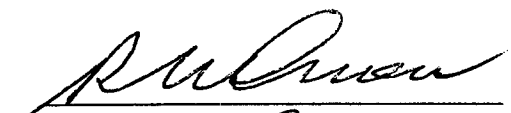
BY-LAW NO. 8517

**A By-law to amend By-law No. 7248 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**


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

1. This By-law amends the indicated sections of By-law No. 7248.
2. From section 4(a), delete "2 327", and substitute "2,571".
3. From section 4(a)(i), delete "183", and substitute "197".
4. From Table 3 in section 6.7, delete "912", and substitute "1,156".
5. From section 6.8, delete "2 327", and substitute "2,571".
6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 23rd day of July, 2002.



Mayor



City Clerk



ADMINISTRATIVE REPORT

Date: October 22, 2002
Author/Local: J. Baxter/6656

RTS No. 2886

CC File No. 2604

Council: November 5, 2002

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 900 Beatty Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 950-990 Beatty Street (900 Beatty Street being the application address) be approved generally as illustrated in the Development Application Number DE406606, prepared by Lawrence Doyle Architects and stamped "Received, Community Services, Development Services October 16, 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 April 20, 1993, City Council approved a rezoning of this site from BCPED (B.C. Place/Expo District) to CD-1 (Comprehensive Development District). CD-1 By-law No. 7248 was enacted on November 30, 1993. At a subsequent Public Hearing on February 22, 1996, Council approved amendments to the CD-1 By-law and also approved in principle, a revised form of development for this Comprehensive Development District. The amended CD-1 By-law No. 7606 was enacted on July 30, 1996. Revised companion guidelines (Quayside Neighbourhood [800 - 1100 Pacific Boulevard] CD-1 Guidelines) were also adopted by Council at that time.

On September 12, 1995 at a Public Hearing, Council approved amendments to various CD-1 By-laws, including 900 Beatty Street, for balcony enclosure and acoustic requirements. These amendments (By-law Nos. 7512 and 7515) were enacted on January 11, 1996.

An amendment (By-law No. 8011) to various CD-1 By-laws, including 900 Beatty Street, to include parking and loading relaxations, was enacted on April 13, 1999, following a Public Hearing on February 23, 1999.

A further amendment (By-law No. 8169) to provide a floor space ratio exclusion for construction incentives to control building envelope leaks was enacted on March 14, 2000, following a Public Hearing on February 24, 2000.

Following a Public Hearing on March 14, 2000, Council approved an amendment to allow for the transfer of residential floor area from Roundhouse to Quayside Neighbourhood. This amendment (By-law No. 8197) was enacted on May 16, 2000.

On June 13, 2002 at a Public Hearing, Council approved an amendment to transfer 244 residential units from Sub-area 6A of the False Creek North Official Development Plan to Sub-area 5A of this CD-1. This amendment is necessitated, in part, by previous residential transfers and a market tendency towards smaller units than anticipated. The amendment

essentially returns the residential unit count to the level that was originally envisioned for Sub-area 5A. This amendment (By-law No. 8517) was enacted on July 23, 2002.

The site is almost a full block located between Expo Boulevard and Beatty, Smithe and Nelson Streets. It is currently used as a surface parking lot. 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 DE406606. 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 District consists of two sub-areas containing seven sites. The proposal (Sub-area 5A, Site 5F) involves the construction of a 26-storey residential tower, a 32-storey residential tower, and 10 townhouse units for a total of 526 residential dwelling units. Also included is 765 square metres (8,234.67 square feet) of commercial space fronting onto Smithe Street and Expo Boulevard, with 3 and 1/4 levels of underground parking providing 674 off-street parking spaces, having vehicular access from Beatty Street.

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

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE406606, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

[LINK TO APPENDICES A AND B](#)

* * * * *



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

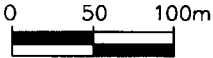
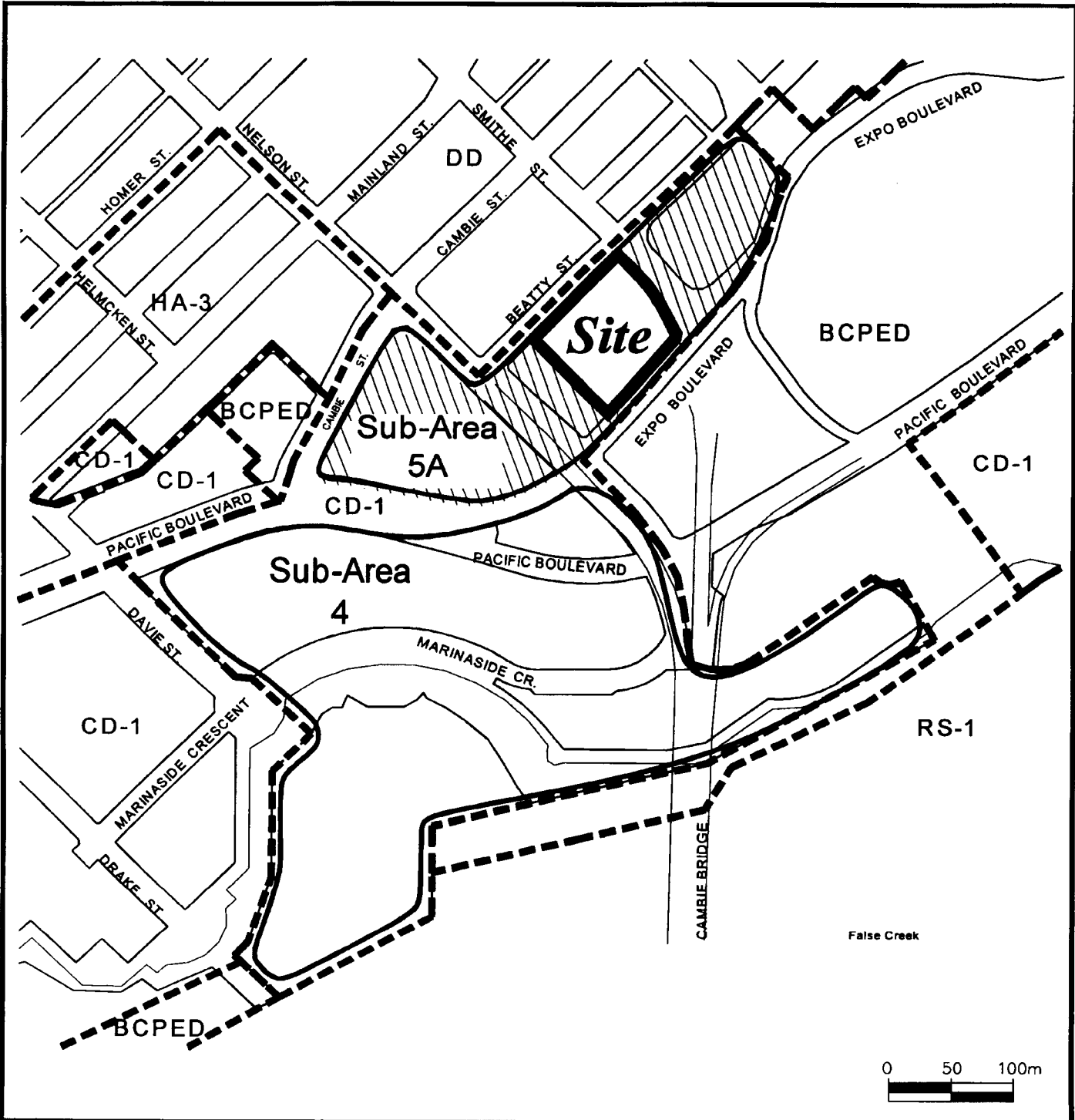
[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver



----- ZONING BOUNDARY

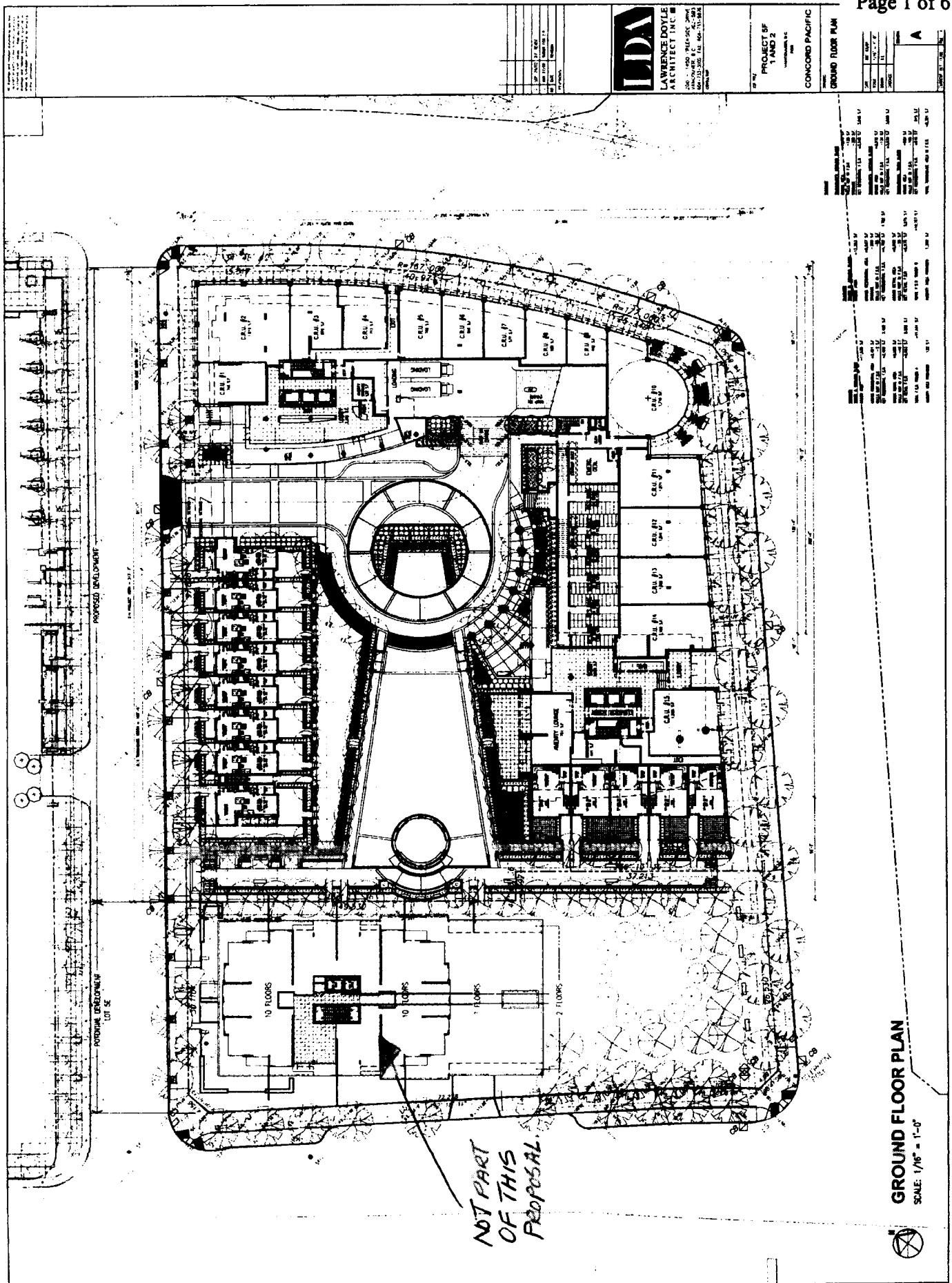
900 BEATTY STREET DE 406606

Date: 2002 10 22

Drawn: BP



City of Vancouver Planning Department



NOT PART
OF THIS
PROPOSAL.

GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



LDA
LAWRENCE DOYLE
ARCHITECT INC.
200 W. 14TH ST. SUITE 200
SAN ANTONIO, TX 78205
TEL: 512.349.1100
WWW.LDA-ARCHITECT.COM

PROJECT OF
1 AND 2
CONCORD PACIFIC

GROUND FLOOR PLAN	
NO.	DATE
1	10/15/11
2	11/15/11
3	12/15/11
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PROPOSED DEVELOPMENT

PERSONAL DEVELOPMENT
LOT SE

10 FLOORS

10 FLOORS

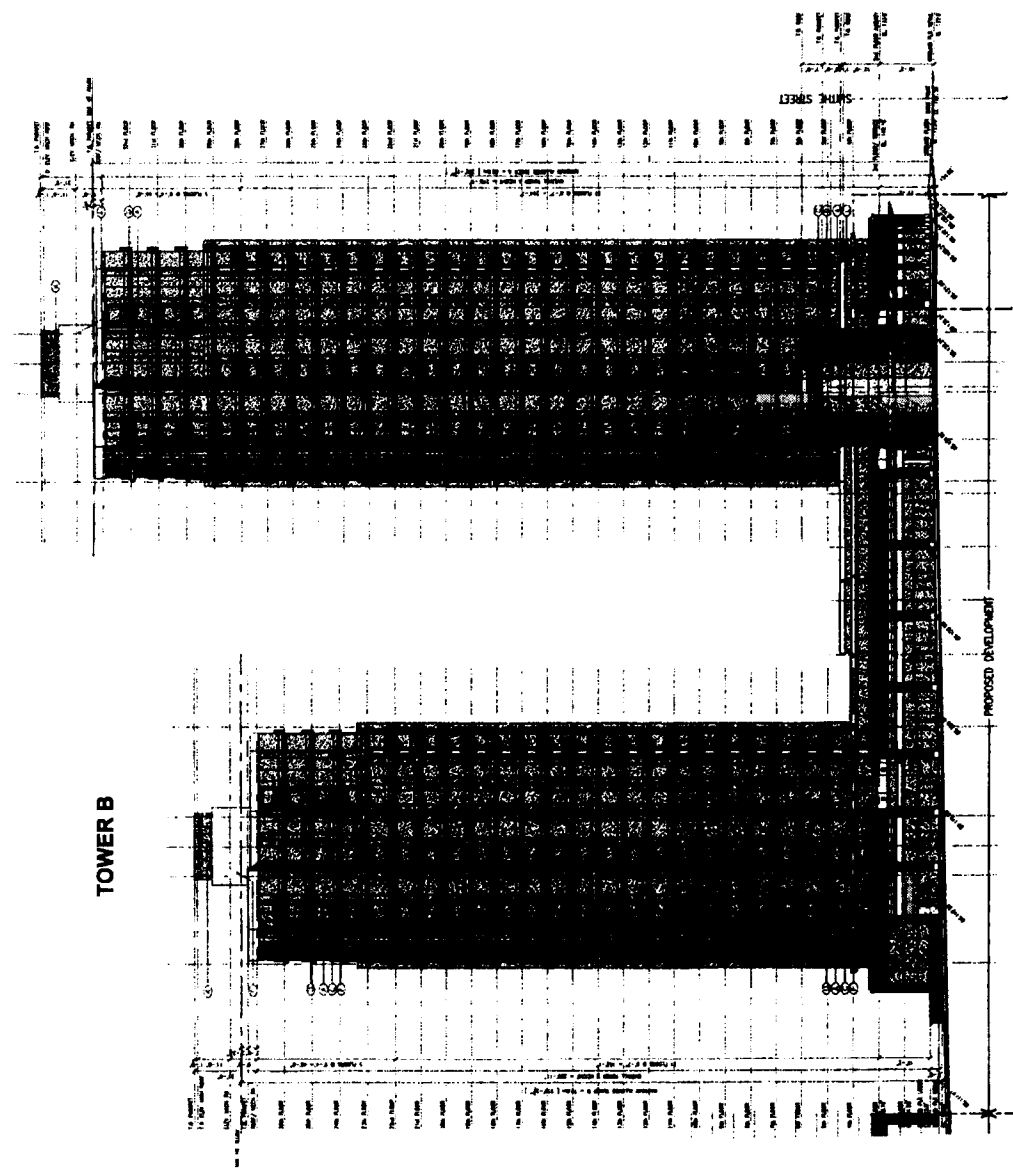
7 FLOORS

2 FLOORS

		PROJECT OF 1 AND 2 CONCORD PACIFIC
LAWRENCE DOYLE ARCHITECT INC. 1000		USG EBM

TOWER A

TOWER B



GENERAL NOTES

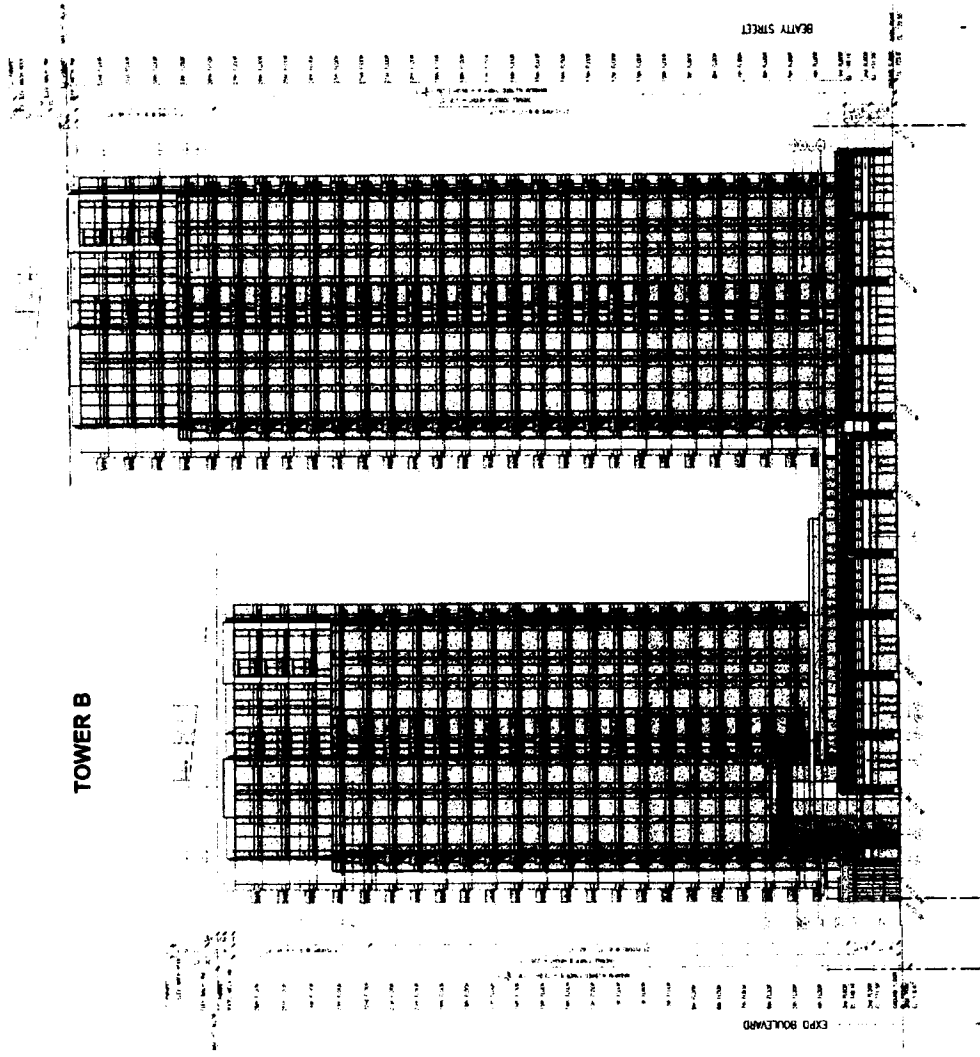
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN INDICATED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

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

PROJECT SF LAND 2 CONCORD PACIFIC	LDA LAWRENCE DOYLE ARCHITECTURE	CONCORD PACIFIC	NORTH ELEVATION	DATE	
				NOV 11 2011	NOV 11 2011
PROJECT NO.		DRAWING NO.			
SHEET NO.		SCALE			
DATE		BY			
CHECKED		APPROVED			

TOWER A

TOWER B



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

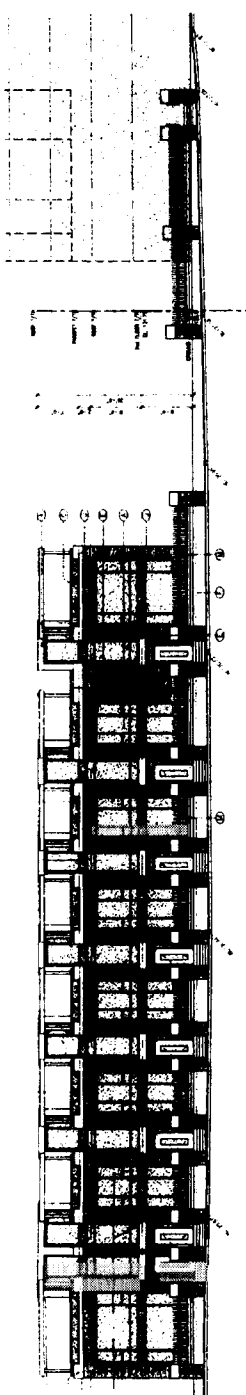
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
8. ALL MATERIALS AND METHODS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S INTENT AND THE PROJECT REQUIREMENTS.

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMIT
2	11/01/11	REVISIONS
3	11/15/11	ISSUED FOR CONSTRUCTION
4	12/01/11	REVISIONS
5	12/15/11	ISSUED FOR CONSTRUCTION
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12	04/01/12	REVISIONS
13	04/15/12	ISSUED FOR CONSTRUCTION
14	05/01/12	REVISIONS
15	05/15/12	ISSUED FOR CONSTRUCTION

LDA
LAWRENCE DOYLE
ARCHITECT INC. ■
200 S. 14th Street, Suite 200
Portland, OR 97204
503.228.1111 FAX 503.228.1112
www.lawrence-doyle.com

PROJECT #
1 AND 2
CONCORD PACIFIC
TOWNHOUSES B PARTIAL

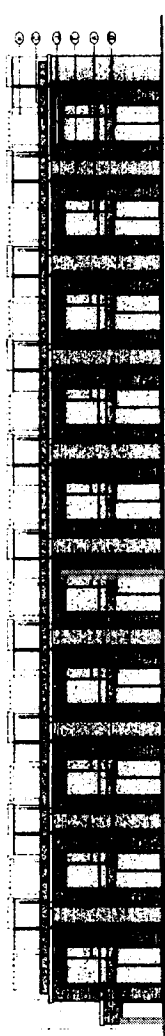
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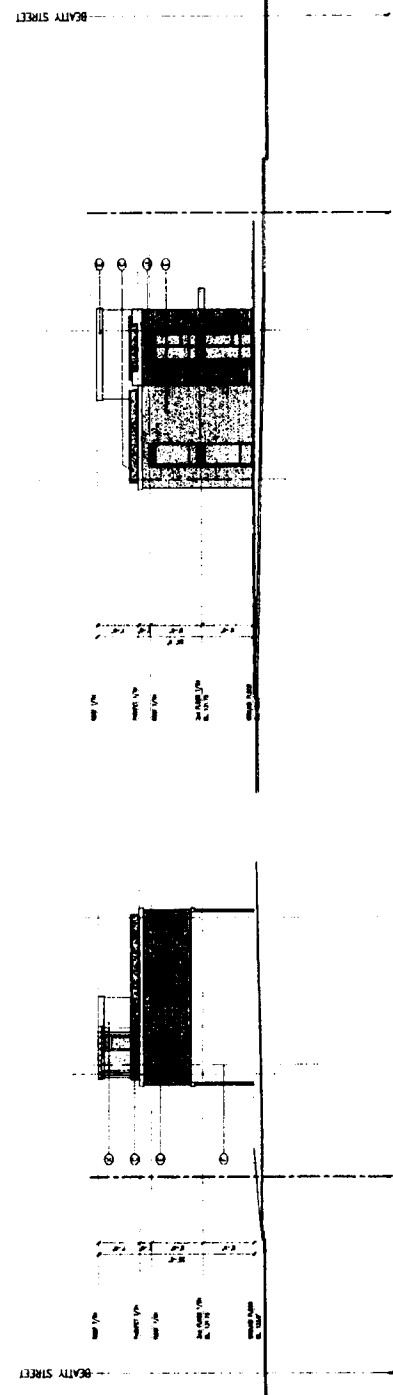
WEST ELEVATION - TOWNHOUSES
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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11	03/15/12	ISSUED FOR CONSTRUCTION
12	04/01/12	REVISIONS
13	04/15/12	ISSUED FOR CONSTRUCTION
14	05/01/12	REVISIONS
15	05/15/12	ISSUED FOR CONSTRUCTION



EAST ELEVATION - TOWNHOUSES
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - TOWNHOUSES
SCALE: 1/8" = 1'-0"

NORTH ELEVATION - TOWNHOUSES
SCALE: 1/8" = 1'-0"

DN

3. Form of Development: 900 Beatty Street

October 22, 2002 (File 2604)

THAT the form of development for this portion of the CD-1 zoned site known as 950-990 Beatty Street (900 Beatty Street being the application address) be approved generally as illustrated in the Development Application Number DE406606, prepared by Lawrence Doyle Architects and stamped "Received, Community Services, Development Services October 16, 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.

ADOPTED ON CONSENT

ADMINISTRATIVE REPORT

Date: October 22, 2002
Author/Local: J. Baxter/6656
RTS No. 2886
CC File No. 2604
Council: November 5, 2002

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 900 Beatty Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 950-990 Beatty Street (900 Beatty Street being the application address) be approved generally as illustrated in the Development Application Number DE406606, prepared by Lawrence Doyle Architects and stamped "Received, Community Services, Development Services October 16, 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 April 20, 1993, City Council approved a rezoning of this site from BCPED (B.C. Place/Expo District) to CD-1 (Comprehensive Development District). CD-1 By-law No. 7248 was enacted on November 30, 1993. At a subsequent Public Hearing on February 22, 1996, Council approved amendments to the CD-1 By-law and also approved in principle, a revised form of development for this Comprehensive Development District. The amended CD-1 By-law No. 7606 was enacted on July 30, 1996. Revised companion guidelines (Quayside Neighbourhood [800 - 1100 Pacific Boulevard] CD-1 Guidelines) were also adopted by Council at that time.

On September 12, 1995 at a Public Hearing, Council approved amendments to various CD-1 By-laws, including 900 Beatty Street, for balcony enclosure and acoustic requirements. These amendments (By-law Nos. 7512 and 7515) were enacted on January 11, 1996.

An amendment (By-law No. 8011) to various CD-1 By-laws, including 900 Beatty Street, to include parking and loading relaxations, was enacted on April 13, 1999, following a Public Hearing on February 23, 1999.

A further amendment (By-law No. 8169) to provide a floor space ratio exclusion for construction incentives to control building envelope leaks was enacted on March 14, 2000, following a Public Hearing on February 24, 2000.

Following a Public Hearing on March 14, 2000, Council approved an amendment to allow for the transfer of residential floor area from Roundhouse to Quayside Neighbourhood. This amendment (By-law No. 8197) was enacted on May 16, 2000.

On June 13, 2002 at a Public Hearing, Council approved an amendment to transfer 244 residential units from Sub-area 6A of the False Creek North Official Development Plan to Sub-area 5A of this CD-1. This amendment is necessitated, in part, by previous residential transfers and a market tendency towards smaller units than anticipated. The amendment

essentially returns the residential unit count to the level that was originally envisioned for Sub-area 5A. This amendment (By-law No. 8517) was enacted on July 23, 2002.

The site is almost a full block located between Expo Boulevard and Beatty, Smithe and Nelson Streets. It is currently used as a surface parking lot. 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 DE406606. 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 District consists of two sub-areas containing seven sites. The proposal (Sub-area 5A, Site 5F) involves the construction of a 26-storey residential tower, a 32-storey residential tower, and 10 townhouse units for a total of 526 residential dwelling units. Also included is 765 square metres (8,234.67 square feet) of commercial space fronting onto Smithe Street and Expo Boulevard, with 3 and 1/4 levels of underground parking providing 674 off-street parking spaces, having vehicular access from Beatty Street.

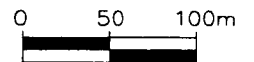
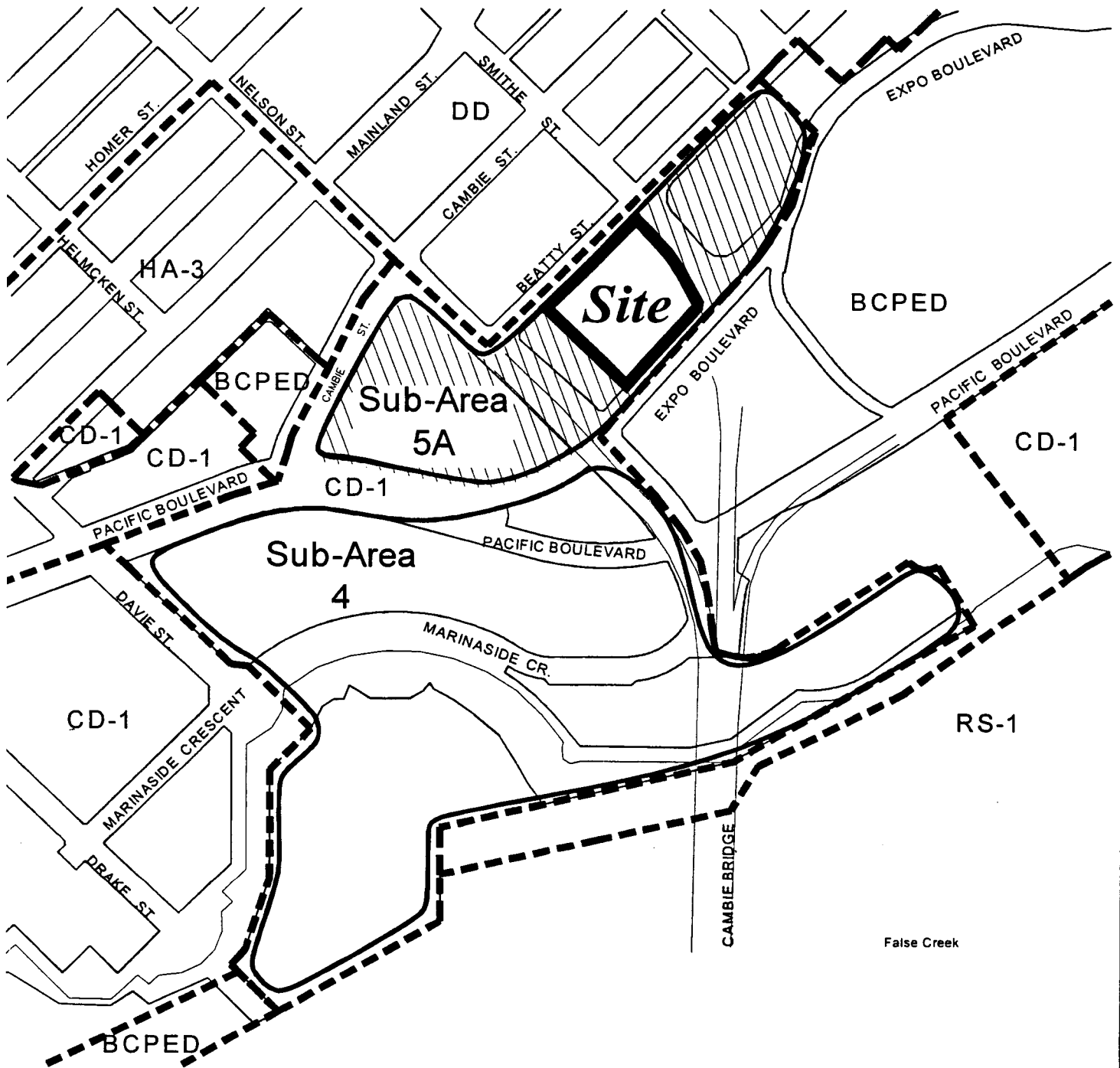
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE406606, 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

900 BEATTY STREET DE 406606

Date: 2002 10 22

Drawn: BP

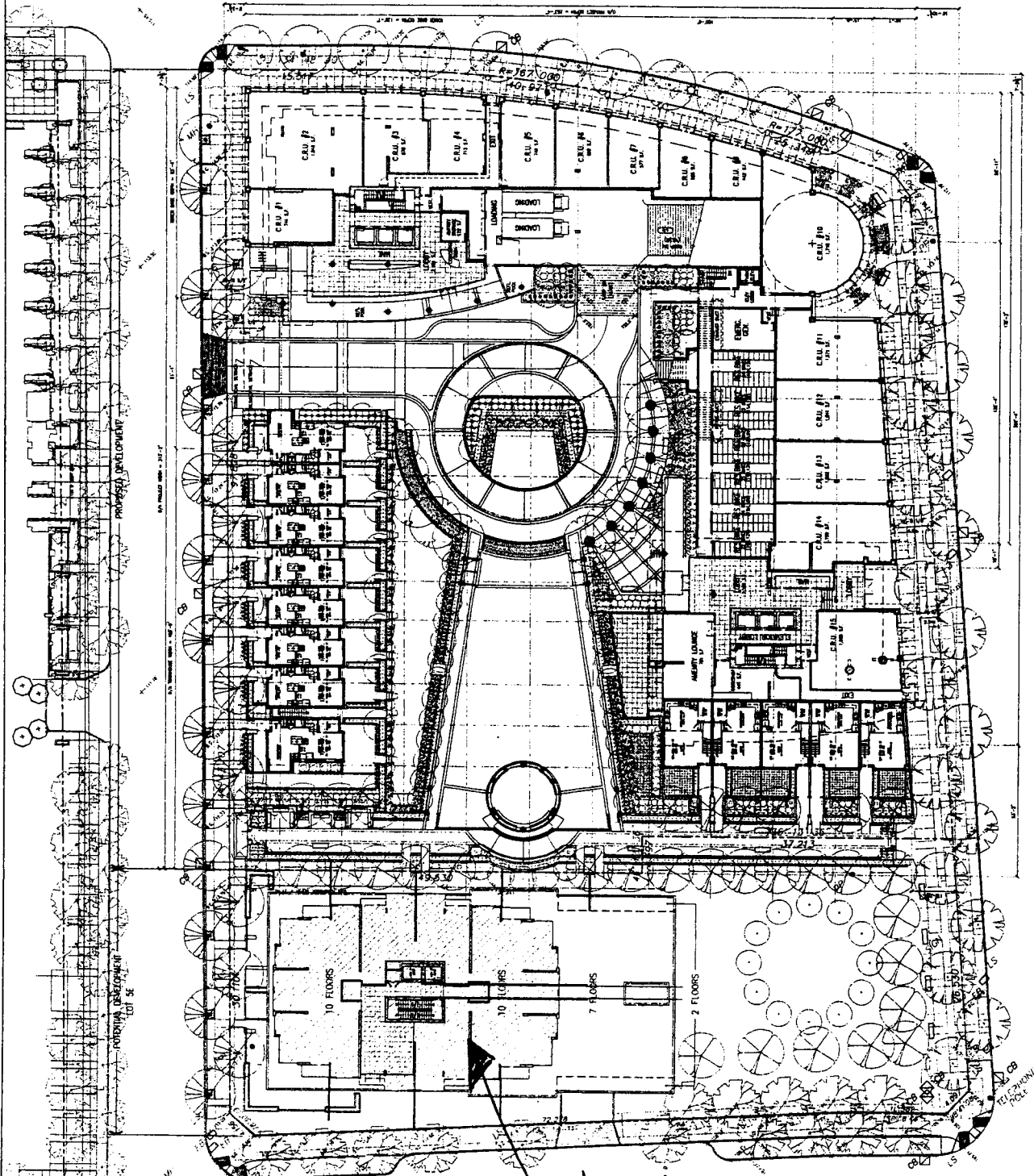


City of Vancouver Planning Department

LDA
 LAWRENCE DOYLE
 ARCHITECT INC.
 200 - 1400 CERRILLO DRIVE
 SAN JOSE, CA 95128
 408-253-2000 FAX: 408-253-2012
 CONSTRUCTION

PROJECT #P
 1 AND 2
 CONCORD PACIFIC

NO.	DATE	DESCRIPTION
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100	11/05/00	BY: KAD



NAME: CONCORD PACIFIC
 PROJECT: PROJECT #P 1 AND 2
 DATE: 11/05/00
 DRAWN BY: KAD
 CHECKED BY: KAD
 APPROVED BY: KAD
 SCALE: AS SHOWN
 SHEET NO: 100-115
 TOTAL SHEETS: 100-115 TO 100-125
 PROJECT NO: 100-115
 CLIENT: CONCORD PACIFIC
 ADDRESS: 1400 CERRILLO DRIVE, SAN JOSE, CA 95128
 PHONE: 408-253-2000
 FAX: 408-253-2012

NOT PART
 OF THIS
 PROPOSAL.

GROUND FLOOR PLAN



1. All drawings are prepared in accordance with the Building Code of the City of Fairfax, Virginia, and the applicable provisions of the International Building Code, 2003 Edition, as amended.

NO.	DATE	DESCRIPTION
1	08/11/09	ISSUE FOR PERMIT
2	08/11/09	ISSUE FOR PERMIT
3	08/11/09	ISSUE FOR PERMIT
4	08/11/09	ISSUE FOR PERMIT
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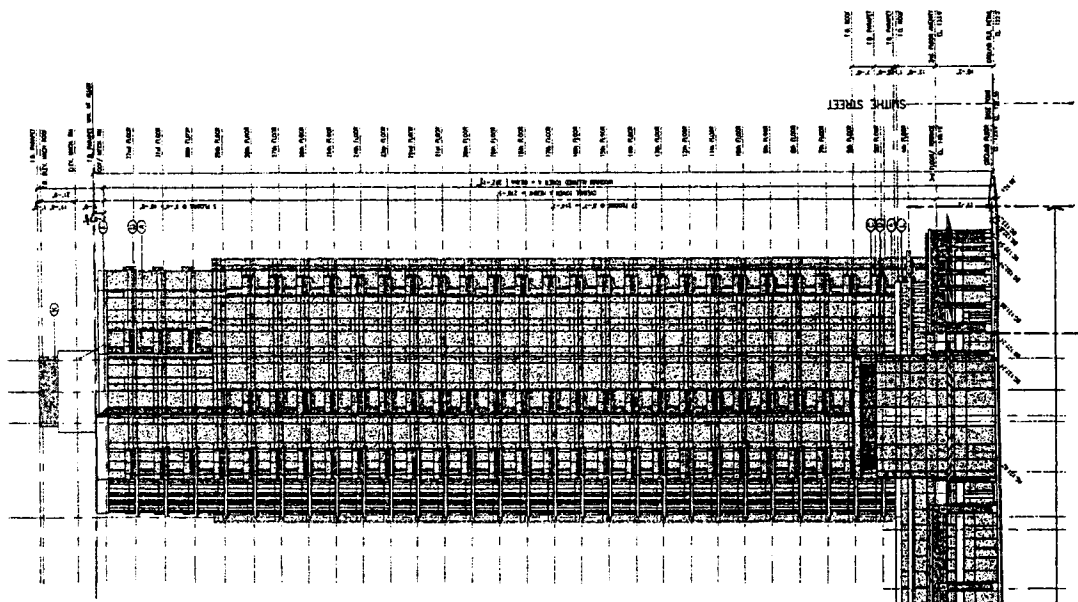
LDA
LAWRENCE DOYLE
ARCHITECT INC.
1000 N. GARDEN DRIVE
AUGUSTA, GA 30901
800-755-5555 FAX: 706-735-5544

PROJECT #
PROJECT SF
1 AND 2
CONCORD PACIFIC
MEMPHIS, TN

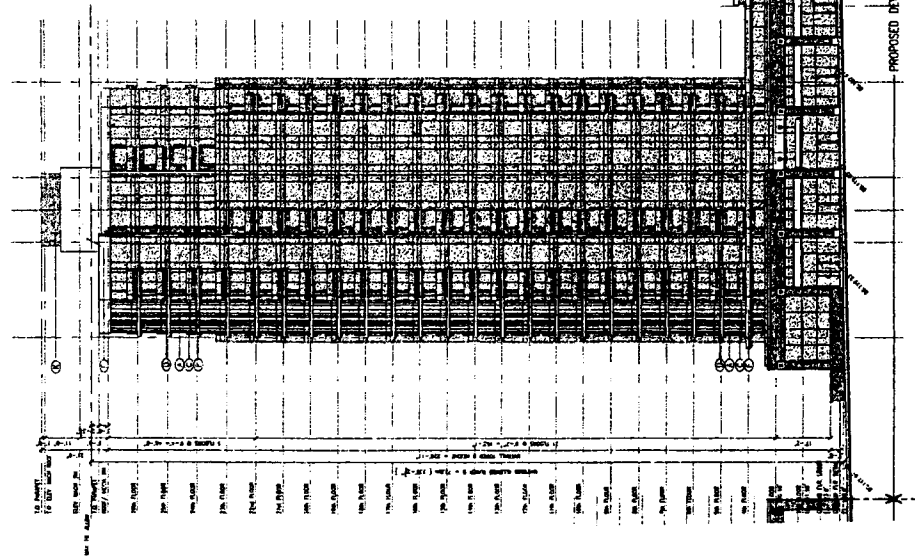
EAST ELEVATION

DATE	BY	CHECKED
08/11/09	JLD	JLD
08/11/09	JLD	JLD
08/11/09	JLD	JLD
08/11/09	JLD	JLD

TOWER A



TOWER B



- GENERAL NOTES**
1. SEE ALL DRAWINGS FOR MATERIALS, FINISHES, AND SCHEDULES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF FAIRFAX, VIRGINIA, AND THE APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, 2003 EDITION, AS AMENDED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, 2003 EDITION, AS AMENDED.
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EAST ELEVATION
SCALE: 1/16" = 1'-0"

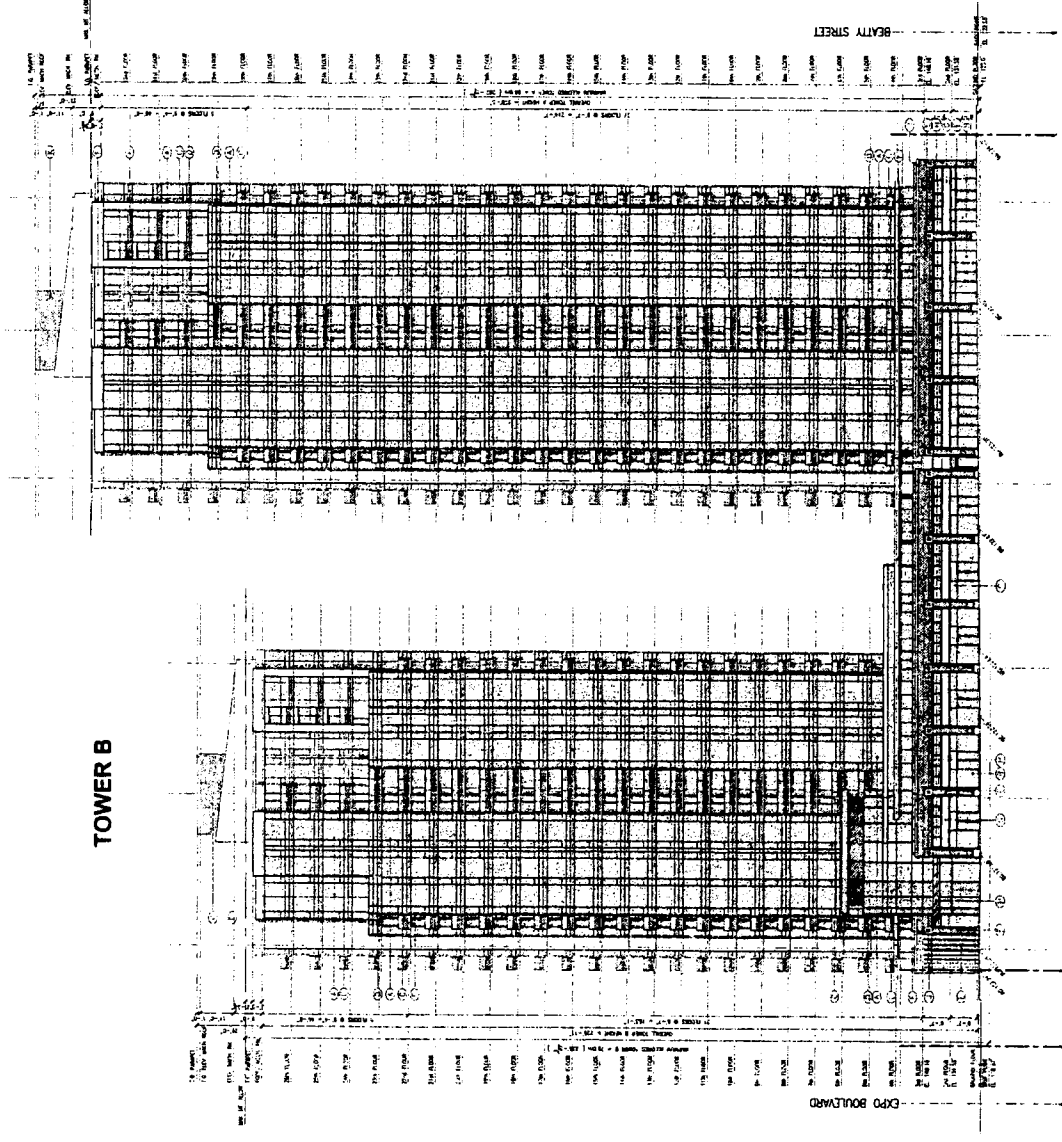


PROJECT OF
TOWER 2
CONCORD PACIFIC
NORTH ELEVATION

DATE	DESCRIPTION
10/15/11	ISSUED FOR PERMIT
08/15/11	ISSUED FOR CONSTRUCTION
07/15/11	ISSUED FOR BIDDING
06/15/11	ISSUED FOR DESIGN

TOWER A

TOWER B



NORTH ELEVATION

DATE: 10/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: TOWER 2
 SHEET: 101

LDA
LAWRENCE DOYLE
ARCHITECT INC. ■
200 - 1450 CHESTER DRIVE
VANCOUVER, B.C. V6J 1K6
604-273-2000 FAX: 604-273-2010
CONC-1177

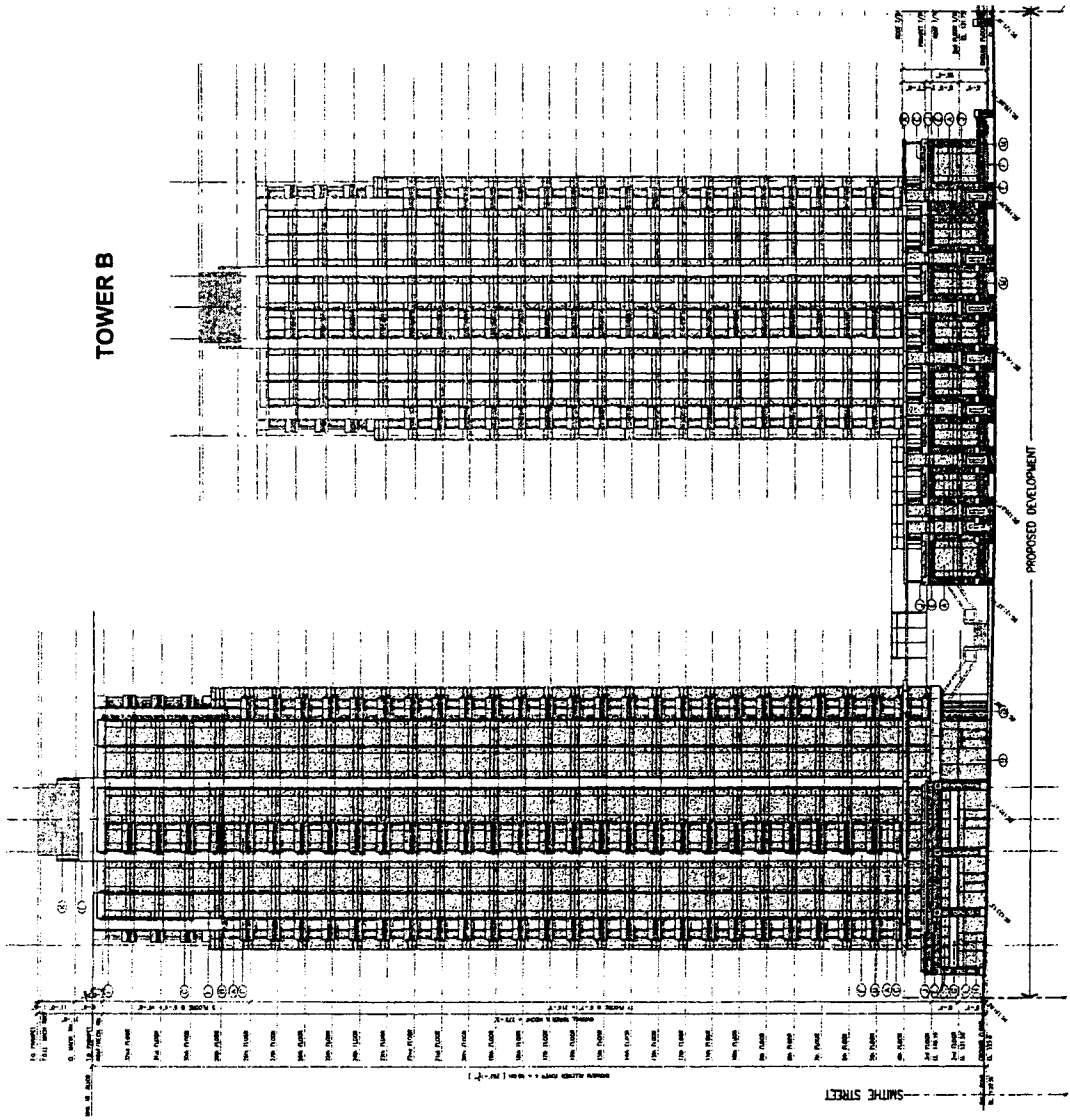
DATE: 11/11/11
PROJECT: 5F
LAND 2
VANCOUVER, B.C.
CONCORD PACIFIC
WEST EL.

DATE	DESCRIPTION

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC FIRE CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ELECTRICAL CODE.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC PLUMBING AND MECHANICAL CODE.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC GAS CODE.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC SAFETY CODE.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ENVIRONMENTAL ACT.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC HISTORIC MONUMENTS ACT.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ARCHITECTURAL ACT.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC LAND USE ACT.

TOWER A

TOWER B



WEST ELEVATION
SCALE: 1/16" = 1'-0"

- (4) lot consolidation or other means if required for use of "that part of Lot 1 in statutory right-of-way plan 17162" for parking as shown on the plans received August 14, 2002.
 - (ii) make arrangements to the satisfaction of the General Manager of Engineering Services for undergrounding of all new utility services for this site, including a review of any required overhead lines needed, to determine the impact, if any, on the neighbourhood.
 - (iii) enter into a Housing Agreement, to the satisfaction of the Manager of the Housing Centre and the Director of Legal Services, to comply with the exemption provisions for social housing in the relevant DCL By-law and the Interim City-wide CAC Policy.
 - (iv) submit and adhere to a tenant relocation plan to the satisfaction of the Director of Housing Centre and the Director of Legal Services.
- B. THAT the Noise By-law be amended as set out in Appendix C of the Policy Report "CD-1 Text Amendment - 1966 East 19th Avenue" dated February 10, 2003.
- C. THAT staff be directed to review the resident only parking situation along East 19th Avenue and parking enforcement in the lane.

CARRIED UNANIMOUSLY

2. Text Amendment: 1033 Marinaside Crescent

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

Summary: The proposed amendment would permit Live-Work as a permitted use in ground floor units along Pacific Boulevard and Cooper's Mews.

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

Staff Opening Comments

Phil Mondor, Rezoning Planner, provided background and an overview of the application to amend the CD-1 By-law to add Live-Work as a permitted use for 10 of 14 ground-level office units fronting Pacific Boulevard and Cooper's Mews. Mr. Mondor reviewed resident concerns which include the impact on the livability of the units located above, the impact of additional residential population and traffic on the site, and the shortfall of visitor parking.

Mr. Mondor and Larry Beasley, Director of Current Planning, responded to questions, noting there have not been many noise complaints from buildings with similar configurations, and that the City Parking By-law does not govern visitor parking.

Summary of Correspondence

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

- two letters in opposition to the application.

Speakers

The Acting Mayor called for speakers for and against the application.

The following speakers were opposed to the application:

Nick Kovics
Hilton Lee (18 signature petition on file)
Ward Bansley
Douglas Forst, President, Strata Corporation LMS4555
Biljana Ljubdjev
Rob Piwko.

Comments provided by the foregoing speakers included the following:

- several speakers expressed concern that the units located above the proposed Live-Work units were marketed for the benefits of being above businesses, i.e., they would be vacant in the evenings resulting in less evening noise;
- the proposed Live-Work units are not configured as residential suites, i.e. entrances of the Live-Work units are directly below bedrooms of the units above;
- the developer failed to advise tenants of the proposed changes;
- Appendix C erroneously refers to a "large amount of visitor parking underground";
- there is already insufficient visitor and street parking, residents are opposed to any rezoning that would increase the parking load;
- there are many outstanding issues with the construction performance of Concord Pacific on the original project; completion to the reasonable satisfaction of the strata council should take place before granting rezoning;
- concern was expressed regarding the lack of light in the proposed Live-Work units;
- the developers do not provide consistent information and are capitalizing as much as possible.

Applicant Closing Comments

Matt Meehan, Pacific Place Developments Corp., confirmed this building has the same amount of parking as other buildings in the neighbourhood, and that because the building is concrete, noise complaints would be minimal. Mr. Meehan explained there is no demand for joined business and residential space in the area because it is too far away from foot traffic. The

rezoning is required to sell the units and finish off the building. Mr. Meehan also noted that construction deficiencies are being dealt with in the same manner as other buildings.

Staff Closing Comments

Mr. Mondor noted that construction deficiencies could be investigated and agreed to arrange for a memorandum from staff on how the City might get more involved in governing and controlling visitor parking requirements. Mr. Mondor also acknowledged that the fourth paragraph on page 2 of Appendix C should read "21 visitor parking spaces underground" rather than " a large amount of visitor parking underground."

Council Decision

MOVED by Councillor Green

- A. THAT the application by Pacific Place Developments Corp. to amend CD-1 By-law No. 7248, generally in accordance with Appendix A of the Policy Report dated February 11, 2003, entitled "CD-1 Text Amendment (Live-Work Use): 1033 Marinaside Crescent (Quayside Site 4FG)", for the site at 1033 Marinaside Crescent to define and add Live-Work as a permitted use in some ground-level units be approved, subject to the following conditions:

FORM OF DEVELOPMENT

- (a) THAT the form of development, as illustrated in development permit (DE403987) drawings prepared by James K.M. Cheng Architects and stamped "Received, Community Services, Development Services, October 19, 1999", be revised to reflect the opportunity for Live-Work Use in the ground-level units fronting Pacific Boulevard and Coopers Mews, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect the development character of this site.

DESIGN DEVELOPMENT

- (b) THAT, prior to final approval by Council of the revised form of development, the applicant shall obtain approval of a development application, for change of use from Office to Live-Work, by the Development Permit Board or Director of Planning who shall have particular regard to design development to ensure the livability of the ground-level units, including:
 - (i) provision of appropriate utilities (e.g., natural gas, electrical and plumbing), ventilation and related measures to meet Vancouver Building By-law requirements, and acoustical measures to meet By-law requirements for bedroom (sleeping area) noise levels; and

- (ii) consideration of "light shelves" which bounce natural light farther into a unit, and taking account of available sunlight access.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law amendments, at no cost to the City, the developer, Pacific Place Developments Corp. shall make arrangements for modification of the "Live/Work Studio Agreement" covenant, if required, to the satisfaction of the Director of Planning, on terms and conditions acceptable to the Director of Legal Services.
- B. THAT staff be directed to make an inquiry on building construction deficiencies and whether conditions of the development permit are being met.

carried

AMENDMENT MOVED by Councillor Bass

THAT the rezoning be postponed until City staff, the developer and the strata council have had the opportunity to discuss the possibility of freeing up parking spaces for the Cooperative Auto Network.

LOST

(Councillors Cadman, Green, Ladner, Louie, Roberts, Sullivan and Woodsworth opposed)

AMENDMENT MOVED by Councillor Ladner

THAT an additional condition of the rezoning be to identify three more parking spaces for visitor parking.

LOST

(Councillors Cadman, Green, Louie, Roberts, Stevenson, Sullivan and Woodsworth opposed)

The amendments having lost, Councillor Green's motion was put and CARRIED, with Councillor Sullivan opposed to B.

3. Text Amendment: Approving Authority

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

Summary: The proposed amendments to the Zoning and Development By-law and Sign By-law would re-assign approving authority from the Director of Permits and Licenses to other authorities.

The General Manager of Community Services recommended approval.

BY-LAWS

MOVED by Councillor Roberts
SECONDED by Councillor Cadman

THAT Council, except for those members excused as noted in the agenda, enact the by-law listed on the agenda for this meeting as number 1, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to amend By-law No. 7248 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (1033 Marinaside Crescent) (By-law No. 8669)
(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 1)

BY-LAW NO. 8669

**A By-law to amend By-law No. 7248 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

1. This By-law amends the indicated provisions of, and adds provisions to, By-law No. 7248.
2. To section 3, after the definition of "Live-aboard", Council adds:
 - ' "Live-work" means the use of premises for a residential unit, general office, or both uses in conjunction with one another, provided that:
 - (a) there must be no combination of a residential unit and a health enhancement center or any dating service, entertainment service, exotic dancer business, social escort service, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; and
 - (b) any development permit for such premises will be for multiple dwelling, general office, and a residential unit combined with general office.'
3. Council deletes subsections (a) to (n) of section 4, and substitutes:
 - "(a) Cultural and Recreational Uses, including a Marina having a maximum of 150 berths of which a maximum of 10 percent can be for Live-aboard, but not including Arcade, Golf Course or Driving Range, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
 - (b) Dwelling Uses, limited to Dwelling Units in multiple dwellings or in conjunction with any of the uses listed below, not exceeding 2,571 dwelling units provided that:
 - (i) a minimum of 197 units (but not including the units provided under clause (ii) below) must be for family housing, all of which must be designed in accordance with the Council-adopted "High-Density Housing for Families With Children Guidelines";

- (ii) a minimum of 138 units must be provided through government funded programs targeted for core-need households or for such affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units, and must be designed for family housing consistent with clause (i) above; and
- (iii) a minimum of 150 units must be provided through government funded programs targeted for core-need households or for such affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units, but need not be designed consistent with clause (i) above;
- (c) Institutional Uses, limited to Child Day Care Facility and Public Authority Use;
- (d) Live-work, but limited to units in Area FG having access to grade at Pacific Boulevard or Coopers Mews and having a principal entrance to the office component being within 1.5 m of fronting street grade;
- (e) Office Uses;
- (f) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (g) 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, and Restaurant - Drive-in;
- (h) Parking Uses, except that Parking Use on Site 5GH will be limited to 110 spaces and will be subject to conditions to ensure these spaces are maintained as public, short-term parking, as determined by the Director of Planning in consultation with the City Engineer;
- (i) Transportation Uses, limited to Marine Terminal or Berth;
- (j) Utility and Communication Uses, limited to Public Utility;
- (k) Accessory Uses customarily ancillary to the above uses;
- (l) Manufacturing Uses, limited to Printing or Publishing and Software Manufacturing;
- (m) Interim Uses not listed above and Accessory Uses customarily ancillary thereto,

provided that:

- (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
 - (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years; and
- (n) Interim Parking Use provided that the number of parking spaces will be limited to 50 and will be subject to conditions to ensure these spaces are maintained as public, short-term parking, as determined by the Director of Planning in consultation with the City Engineer, and development permits in connection with such interim parking use are limited in time to periods not exceeding three years.”

4. From section 6.1, Council deletes Table 1, and substitutes:

Use	Maximum Floor Area
Residential Uses	221 183 m ²
Live-work Uses	788 m ²
Retail, Service and Office Uses	33 822 m ²

5. From section 6.5, Council deletes the first portion of Table 2, which deals with Sub-area 4, and substitutes:

Use	Sub-area 4 (from Diagram 1)			
	Site 4A-G	Site 4H	Site 4J	Site 4K
Residential Uses	122 281	8 800	6 200	N/A
Live-work Uses	788	N/A	N/A	N/A
Retail and Service Uses	7 200	N/A	N/A	150
Office Uses	2 005	N/A	N/A	N/A

6. Council renumbers sections 11 and 12 as sections 12 and 13.

7. After section 10, Council inserts:

"11 Permitted Signs

A fascia sign for a live-work unit in Area FG having access to grade on Pacific Boulevard or Coopers Mews is permissible except that the copy area must not exceed 0.2 m² and must not receive direct illumination."

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

ENACTED by Council this 27th day of May, 2003

(Signed) "Larry W. Campbell"
Mayor

(Signed) "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8669 enacted by the Council of the City of Vancouver on May 27, 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)