



# **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (363)

### *201 Burrard Street*

### *By-law No. 7679*

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

**Effective November 26, 1996**

*(Amended up to and including By-law No. 9979, dated January 19, 2010)*

**Guidelines:**

*Burrard Landing*

*(201 Burrard Street)*

*CD-1 Guidelines*

*Vancouver Convention and*

*Exhibition Centre (VCEC)*

*CD-1 Guidelines - 100 Thurlow Street*

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 permit the development of the district with office, combined residential unit and general office use in conjunction with one another in the same premises (live/work) and hotel uses, some retail, service and marina uses and a major cultural and recreational facility in a form which complements, and is compatible with, the character of adjacent areas. [8409; 01 12 04]

3     Definitions

Words which the Zoning and Development By-law defines will have the same meanings in this By-law except that, in this By-law:

**Base Surface** means, for development in:

- (a) sub-area 1, a plane that extends outward to the harbour headline from building grades on West Cordova Street at the inland corners, and
- (b) sub-area 2, a horizontal plane that extends outward to the harbour headline from a 14.5 m geodetic elevation on the Canada Place viaduct.”

[8958; 04 11 30]

**Convention and Exhibition Centre** means a facility that services the convention, meeting, exhibition, and event markets, that provides assembly and ancillary areas for those purposes, and that accommodates the exchange of information, the display of products or services, and, as a function of such displays, the sale or rental of products or services;

**Decorative Roof** means a roof form that the Development Permit Board or Director of Planning determines to be of a landmark quality of architecture compatible with a location adjacent to the “sails” of Canada Place and with the “sails”; and

**Exhibition Hall** means a facility that forms an integral part of the convention and exhibition centre, that comprises exhibition space for the display of products or services, and that consists of a minimum of 21 000 m<sup>2</sup> with a minimum ceiling clearance of 8 m for all display areas. [8409; 01 12 04] [8580; 02 11 05] [8958; 04 11 30]

**General Office Live-Work** means the use of premises for a dwelling unit, general office, or both uses in conjunction with one another, provided that:

- (a) any such use must not include 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 shall be for dwelling units, general office, and dwelling unit combined with general office.

[9039; 05 05 24]

**Note:**     *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7679 or provides an explanatory note.*

## 4 Uses and Conditions of Use

**4.1** The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (363), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

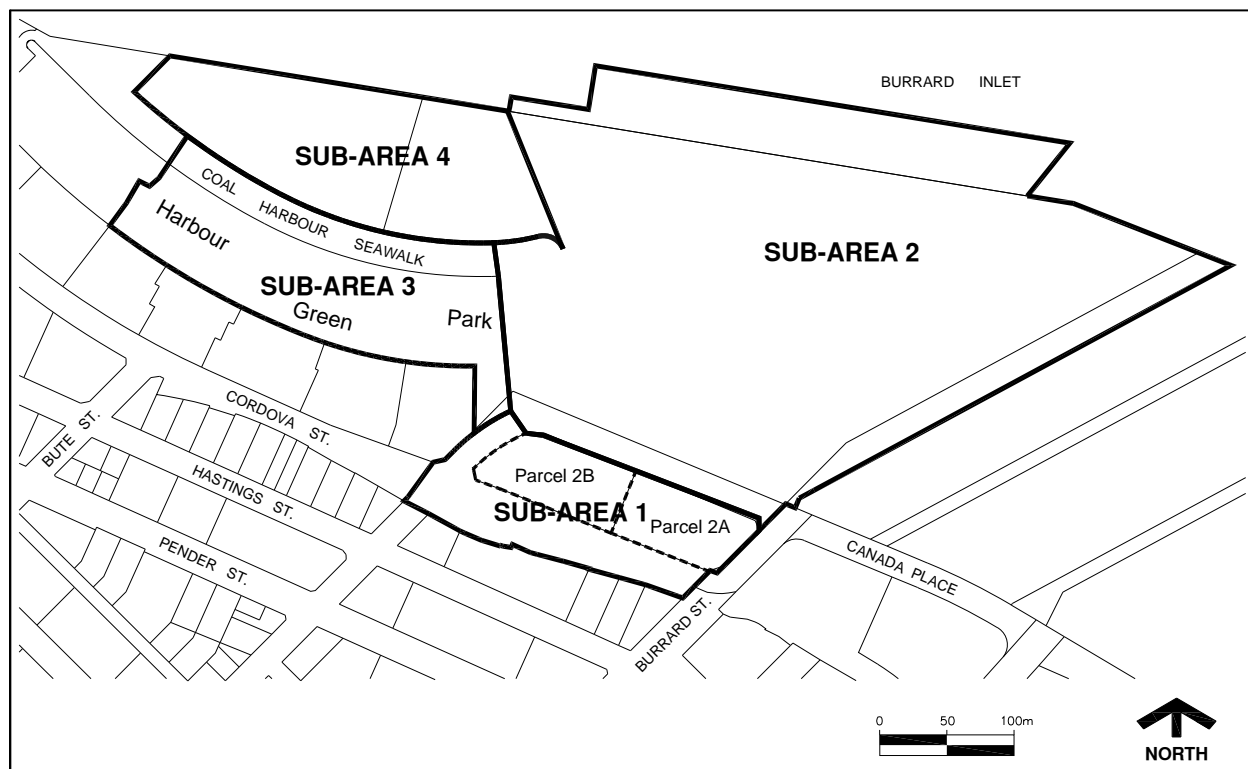
- (a) Cultural and Recreational Uses, including a Marina having a maximum of 100 berths.
- (b) General Office Live-Work, [9039; 05 05 24]
- (c) Convention and Exhibition Centre in sub-area 2 only, [8580; 02 11 05]
- (d) Institutional Uses, but not including a Detoxification Centre, Community Care Facility and Group Residence. [9674; 08 06 24]
- (e) Marine Terminal or Berth,
- (f) Office Uses, [8580; 02 11 05] [9979; 10 01 19]
- (g) Parking Uses,
- (h) Public Utility,
- (i) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer,
- (j) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Laundry or Dry Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, and Sign Painting Shop,
- (k) Accessory Uses Customarily Ancillary to the above uses,
- (l) 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.

**4.2** Repealed [9039; 05 05 24]

## 5 Sub-Areas

The district shall comprise four sub-areas approximately as illustrated in Diagram 1, and Sub-area 1 shall comprise two development parcels also as illustrated. [8409; 01 12 04] [8580; 02 11 05]

**Diagram 1 - Sub-areas and Development Parcels**



[8409; 01 12 04] [8580; 02 11 05] [9752; 08 10 28]

## 6 Floor Area and Density

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

**Table 1**  
**Maximum Floor Area (in square metres)**

| Use   | Sub-Areas (from Diagram 1)   |  |     |     |        |
|---|--|--|-----|-----|--------|
|   | 1  | 2  | 3   | 4   | Total  |
| Office  | 20 312   | 1 069 but only at an elevation of 14 000 mm from sea level and only in the north east corner of the building | N/A | N/A | 21 381 |
| General Office Live-Work on development Parcel 2B   | 21 500   | N/A  | N/A | N/A | 21 500 |
| Hotel, Office, General Office Live-Work, Retail and Service Uses on Development Parcel 2A | 75 832 except that General Office Live-Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875 | N/A  | N/A | N/A | 75 832 |

| Use  | Sub-Areas (from Diagram 1) |        |        |     |         |
|--|----------------------------|--------|--------|-----|---------|
|  | 1                          | 2      | 3      | 4   | Total   |
| Retail and Service, excluding Hotel  | 3 665                      | N/A    | 600    | N/A | 4 265   |
| Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel     | N/A                        | 8 831  | N/A    | N/A | 8 831   |
| Retail and Service in conjunction with Cultural/Recreational (Arts Complex), excluding Hotel | N/A                        | N/A    | N/A    | N/A | 0       |
| Convention and Exhibition Centre   | N/A                        | 54 997 | N/A    | N/A | 54 997  |
| Exhibition Hall in conjunction with Convention and Exhibition Centre                         | N/A                        | 23 225 | N/A    | N/A | 23 225  |
| Cultural/Recreational (Arts Complex)   | N/A                        | 10 000 | 10 000 | N/A | 20 000  |
| <b>Total</b>   | 121 309                    | 98 122 | 10 600 | 0   | 230 031 |

[8409; 01 12 04] [8580; 02 11 05] [9039; 05 05 24] [9842; 09 04 21] [9979; 10 01 19]

**6.2** The following shall be included in the computation of floor space ratio:

- (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 space ratio:

- (a) cultural and recreational uses, including theatre, and accessory uses customarily ancillary thereto, including restaurant and gift shop, up to a maximum exclusion of 10 000 m<sup>2</sup> located on sub-area 3;
- (b) cultural and recreational uses, including fitness centre, swimming pool and library, which provide opportunities for physical fitness, general recreation and a service to the public, and which are not operated for profit, to a maximum floor area of 1 000 m<sup>2</sup> in any development up to a maximum exclusion of 2 790 m<sup>2</sup> for sub-area 1 and 930 m<sup>2</sup> for sub-area 2; [8409; 01 12 04]
- (c) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (d) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing; [8409; 01 12 04]
- (e) where floors are 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, those floors or portions thereof so used which are at or below the base surface; [8409; 01 12 04]
- (f) amenity areas accessory to the principal uses for the social and recreational enjoyment of occupants of buildings located on sub-area 1, including facilities for general fitness and general recreation, provided that the total area being excluded in any development shall not exceed the lesser of 20 percent of the permitted floor area of that development or 1 000 m<sup>2</sup>;

- (g) open balconies and any other appurtenances which, in the option of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions must not exceed eight percent of the floor area being provided;
- (h) roof decks, including open deck areas under building overhangs, provided that the Director of Planning first approves the design of deck areas and walls;
- (i) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8409; 01 12 04] [8760; 03 12 09]
- (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. [8169; 00 03 14]

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

- (a) interior public space, including atria and other similar spaces, subject to the following:
  - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m<sup>2</sup> for each major office or hotel development application located on sub-areas 1 and 2,
  - (ii) the excluded area shall be secured by covenant and statutory right-of-way, in favour of the City of Vancouver, which set out public access and use and which are on terms and conditions and with priority of registration satisfactory to the City of Vancouver, and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council;
- (b) enclosed balconies for dwelling use located in sub-area 1, 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) no more than 50 percent of the excluded balcony floor area may be enclosed, and
  - (ii) the total area of all open and enclosed balcony exclusions does not exceed eight percent of the residential floor area being provided. [8409; 01 12 04]

**6.5** Despite Section 6.1, the Development Permit Board may permit on development Parcel 2B the substitution of up to 10 percent of floor area in combined residential and general office premises (live/work) for Office floor area, or the substitution of up to 10 percent of floor area Office use for combined residential and general office premises (live/work) floor area. [9979; 10 01 19]

**6.6** Construction of an exhibition hall is subject to locating it on the site, to the satisfaction of the Director of Planning, so as to minimize the elevation of the uppermost structural element of the exhibition hall. [8580; 02 11 05] [9039; 05 05 24] [9979; 10 01 19]

**6.7** The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13] [9979; 10 01 19]

## **7** Height

**7.1** The maximum building height for buildings not comprising or including a convention and exhibition centre measured above the base surface to the top of the roof slab, and excluding the mechanical penthouse and roof, shall be as set out in Table 3. [8409; 01 12 04] [8580; 02 11 05]

**Table 3**  
**Maximum Height (in metres)**

|                | Sub-Areas (from Diagram 1) |    |    |   |
|----------------|----------------------------|----|----|---|
|                | 1                          | 2  | 3  | 4 |
| Maximum Height | 92                         | 65 | 33 | 8 |

**7.2** If the Development Permit Board first considers the applicable policies and guidelines adopted by Council, it may relax the maximum height shown for sub-area 1 in section 7.1 to:

- (a) 140.3 m, including all appurtenances, for the tower on development parcel 2A at the Burrard/Cordova portion of the site, unless subsection (b) applies;
- (b) 144.5 m, including all appurtenances, for the tower on development parcel 2A at the Burrard/Cordova portion of the site, if the whole use of the tower is Hotel; and
- (c) 137 m for the tower on development parcel 2B at the Thurlow/Cordova portion of the site.

[8409; 01 12 04] [8580; 02 11 05] [9039; 05 05 24] [9270; 06 04 18]

**7.3** If sub-area 2 contains a convention and exhibition centre, the building height for any building in sub-area 2, measured above the base surface, and including a decorative roof, must not exceed 29.5 m, except that the Development Permit Board or Director of Planning may allow an increase in height for architectural appurtenances forming a part of that roof after considering:

- (a) the intent of this By-law;
- (b) the intent of the Coal Harbour Official Development Plan;
- (c) all applicable policies and guidelines adopted by Council; and
- (d) the submission of any advisory group, property owner, or tenant.

**7.4** Except for an architectural feature, any structure located in sub-area 2, between the harbour headline and any waterfront pathway, must not exceed 9.0m geodetic elevation.

[8580; 02 11 05] [8958; 04 11 30]

**7.5** Despite section 7.4, the Development Permit Board may permit an increase in the maximum height in sub-area 2 between the harbour headline and any waterfront pathway, for intermittent, widely spaced structures up to a maximum 14.0 m geodetic elevation including architectural appurtenances, if it first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the relationship between the development and the adjacent convention and exhibition centre and commercial areas; and
- (b) the height, bulk, location, and design of the structure and its effect on the site, surrounding buildings and open space, the waterfront pathway, streets, and existing views.

[8958; 04 11 30]

**7.6** Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law. [9311; 06 06 13]

## 8 Parking

**8.1** Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including Section 7 - Off-Street Passenger Space Regulations, except that:

- (a) office uses shall provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area, and a maximum of 1 space for each 80 m<sup>2</sup> of gross floor area,

- (b) combined residential and general office (live/work) uses shall provide a minimum of 1 space for premises equal to or less than 100 m<sup>2</sup> in gross floor area, a minimum of 2 spaces for premises greater than 100 m<sup>2</sup> in gross floor area, and a maximum that is 10 percent greater than the minimum requirement;
- (c) hotel uses shall provide parking in accordance with Section 4.3.2 of the Parking By-law, and
- (d) Class A bicycle storage spaces shall be provided at 1 space for every 750 m<sup>2</sup> of gross floor area of office use and 1 space for every 750 m<sup>2</sup> of gross floor area of combined residential and general office (live/work). [8195; 00 05 16] [8409; 01 12 04]

**8.2** Convention and exhibition centre uses must comply with the requirements of the Parking By-law, except that the Director of Planning, in consultation with the General Manager of Engineering Services, will determine the number, size, and location of parking, loading, bicycle, and passenger spaces. [8580; 02 11 05]

**8.3** The relaxations and exemptions in the Parking By-law will be available. [8580; 02 11 05]

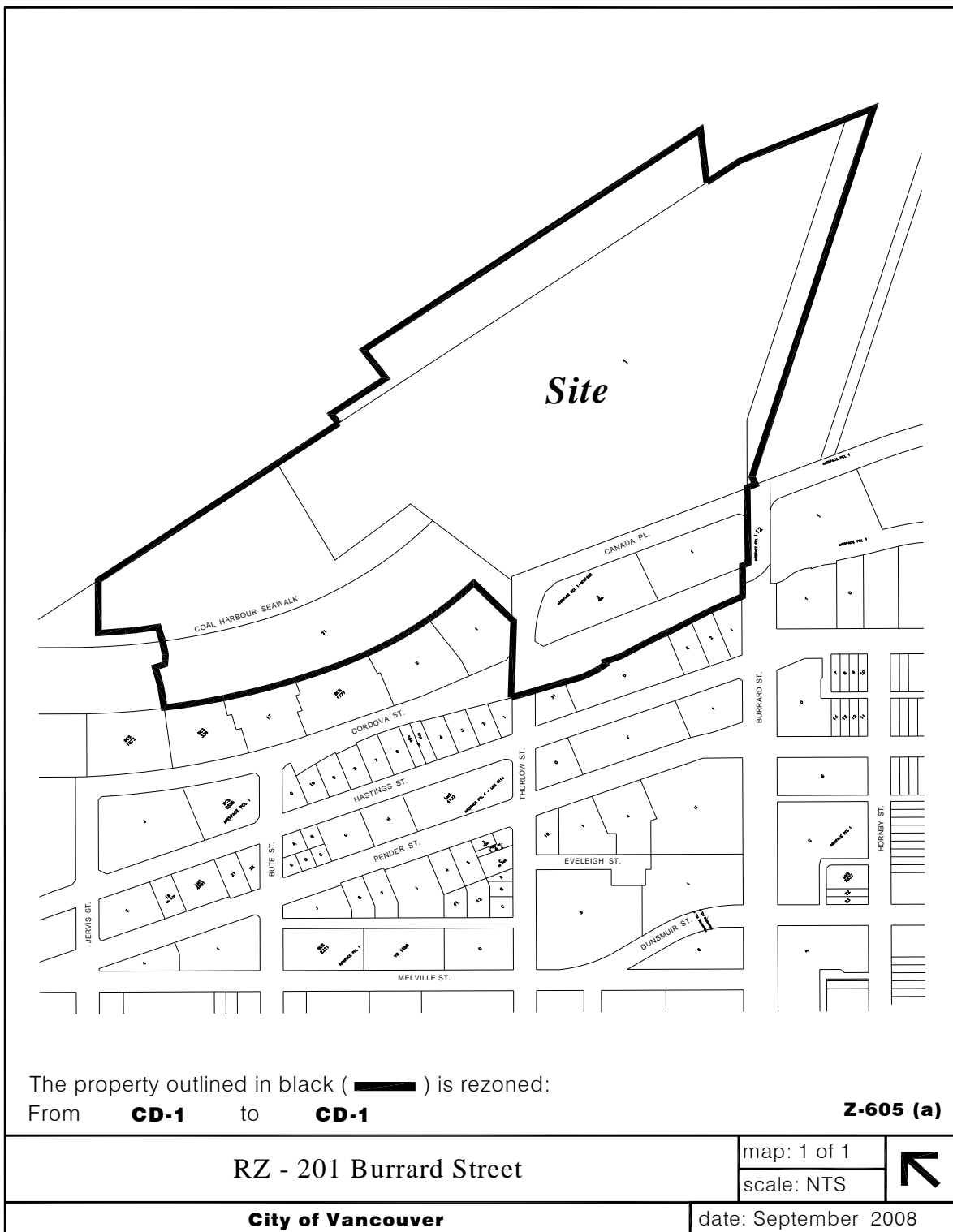
**8.4** For the purpose of calculating any required or permitted parking, loading, bicycle, or passenger spaces, Council deems general office live-work to be a multiple dwelling use. [9039; 05 05 24]

## 9 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 noise levels in hotel sleeping rooms, bedrooms of combined residential and general office premises (live/work) and any child day care facility shall not exceed 40 decibels, measured as the A-weighted 24-hour equivalent (Leg) sound level. [8409; 01 12 04]

**10** *[Section 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*





[9752; 08 10 28]

MOVED by Cllr. Puil,

THAT the application by the Tiffany Group to amend the HA-2 District Schedule of the Zoning & Development By-law to permit "Special Needs Residential Facility" be refused

- failed

(Cllrs. Clarke, Ip, Kwan, Price and Sullivan opposed)

MOVED by Cllr. Puil,

THAT the application by the Tiffany Group to amend the HA-2 District Schedule of the Zoning & Development By-law to permit "Special Needs Residential Facility" be refused, and further that the Planning Department be instructed to undertake a Land Use Study of the HA-2 District.

- CARRIED

(Cllrs. Clarke, Ip, Kwan and Price opposed)

#### MOTION TO ADJOURN

MOVED by Cllr. Puil,

THAT this meeting adjourn and the rezoning application for 201 Burrard Street be considered on Tuesday, September 27th, 1994, at 2:00 p.m.

- failed

(Cllrs. Bellamy, Clarke, Ip, Kennedy, Kwan, Price, Sullivan and the Mayor opposed)

### 3. 201 Burrard Street - Burrard Landing

An application by Marathon Realty was considered as follows:

#### 201 Burrard Street - Burrard Landing

The proposed rezoning of this site from Central Waterfront District (CWD) to Comprehensive Development District (CD-1) would:

- permit 186 000 m<sup>2</sup> (2 million sq.ft.) of commercial floor area, consisting of 139 500 m<sup>2</sup> (1.5 million sq.ft.) in three office towers, a 37 000 m<sup>2</sup> (389,300 sq.ft.) hotel, and 9 500 m<sup>2</sup> (102,300 sq.ft.) of diverse retail and service commercial space;

- permit an approximate 90-berth marina and marine terminal for seaplanes;
- assure up to 10 000 m<sup>2</sup> (107,000 sq.ft.) for a civic Arts Complex;
- assure completion of a 2.01 ha (5.0 ac.) portion of Harbour Green Park; plus walkways, public plazas, and other space totalling 2.12 ha (5.2 ac.);
- require a child day care facility;
- permit accessory uses;
- permit a maximum height of up to 122 m (400 ft.);
- include provisions regarding off-street parking and loading;
- require amendments to the Sign By-law; and
- include possible consequential amendments, including amendment of the Coal Harbour Official Development Plan By-law, No. 6754.

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

#### DESIGN GUIDELINES

- (a) THAT the proposed design guidelines entitled "Burrard Landing (210 Burrard Street) CD-1 Guidelines" dated April 1993, be adopted by resolution of Council at the time of enactment of the CD-1 By-law. These design guidelines include reference plans prepared by The Hulbert Group, and stamped "Received, City of Vancouver, Planning Department, April 2, 1993". In reviewing the detailed form of development under (b) below, the Director of Planning shall have particular regard to the following:
- (i) further design development of the Cordova/Thurlow tower to increase separation and improve neighbourliness, and to the Burrard/Cordova Tower to reduce bulk, so that the maximum floorplate above the 6th storey does not exceed 1 600 m<sup>2</sup> (17,223 sq.ft.), with this reduction in mass relocated in lower street base areas within the office precinct;
  - (ii) further design development of the building mass around the commercial plaza to achieve better containment and more pedestrian/oriented activity;
  - (iii) further design development of the street base massing to provide additional enclosure along the Cordova and Thurlow Street edges;
  - (iv) further design development of the hotel promontory and walkway to extend the lower level walkway to the

northeast corner of the pier, with the grade transition to the upper level to occur via stairs mainly along the eastern side of the hotel, and/or a combined stairs/ramp system and a reconfiguration of the eastern walkway section to provide viewing areas and a geometry that reflects the shoreline treatment to the west;

- (v) further design development of the hotel entry area along Burrard Street to provide a more generous sidewalk area with a minimum clearance of 7.6 m; and
  - (vi) further design development of the Arts Complex access area off Thurlow, to locate the drop-off zone closer to the civic plaza main entry area, integrate shared pedestrian and bicycle paths, and provide a public elevator to ensure access to the civic plaza;
- (b) 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;

#### MAXIMUM BUILDING HEIGHT

- (c) THAT Council choose the following maximum height for:

(i) The Burrard/Cordova Tower:

- (1) 122.0 m (400 ft.), providing it can be demonstrated that there is significant slimming of the tower, high quality design and finishes, with special shaping and architectural treatment of the tower to create a memorable landmark without significantly increasing the shadow impact on public open space, with a consequential amendment to the CHODP; or
- (2) 99.0 m (325 ft.), with 6 400 m<sup>2</sup> (68,891 sq.ft.) of tower floor space relocated to the extent possible in lower street-oriented base areas within the office precinct; or
- (3) 99.0 m (325 ft.), with 6 400 m<sup>2</sup> (68,891 sq.ft.) of tower floor space removed from the scheme.

(ii) The Burrard/Thurlow Tower:

- (1) 122.0 m (400 ft.), providing it can be demonstrated that there is significant slimming of the tower, high quality design and finishes, with special shaping and architectural treatment of the tower to

create a memorable landmark without significantly increasing the shadow impact on public open space, with a consequential amendment to the CHODP.

#### BURRARD STREET-END

- (d) THAT prior to zoning enactment, a revised design acceptable to City Engineer and the Director of Planning be prepared for the Burrard Street-end and reported to Council, to achieve a strong visual and functional terminus to Burrard and provide an appropriate public realm treatment for the portion of Burrard extending to the hotel;

#### CORDOVA RAMP

- (e) THAT prior to zoning enactment, design improvements to the Cordova Ramp be incorporated, to the satisfaction of the City

Engineer and Director of Planning, that mitigate its impact on adjacent properties through the use of special landscaping and/or architectural covering treatment

#### ENERGY EFFICIENT FEATURES

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

#### LEASE BACK OFF STREET

- (g) That Council permit, at the discretion of the City Engineer, either the lease back to Marathon, at a nominal rate of \$100, or the granting of an encroachment agreement (which, at the City Engineer's discretion, may be for a nominal rate and for a fixed term) of portions of the street dedication, including the waterfront walkway, until required for construction of infrastructure, the terms of the lease or the encroachment agreement, as the case may be, to be to the satisfaction of the Director of Legal Services and the City Engineer;

#### AGREEMENTS

- (h) That prior to zoning enactment, the property owner shall, at no cost to the City:

#### SOILS REMEDIATION AND INDEMNITY

- (i) Obtain and submit to the City copies of all soils

studies and the consequential Remediation Plan for the subject site, approved by the Ministry of Environment and acceptable to the City. Execute agreements satisfactory to the Director of Legal Services and the City Manager, in consultation with appropriate

Department Heads obligating the property owner to:

1. remediate to the satisfaction of the Ministry of Environment and, with respect to lands dedicated or transferred to the City, to the satisfaction of the City, any contaminated soils on the subject site in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City; and
2. indemnify the City, the Approving Officer and the Park Board and their employees against any liability or costs which may be incurred as a result of the presence of contaminated soils on the subject site, including costs arising as a

result of any failure to carry out the aforementioned approved Remediation Plan and provide such security for the indemnity as the Director of Legal Services deems necessary;

#### SOILS REMEDICATION

- (ii) Submit to the City a soil remediation plan for all parks, Arts Complex site, civic plaza, off-site streets, and for all newly dedicated streets, including the shoreline walkway area and utility rights-of-way required to serve the subject site, including utility construction plans compatible with the accepted remediation plan, and execute 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, all to the satisfaction of the City Engineer and the Director of Legal Services;

#### SOILS OCCUPANCY RESTRICTION

- (iii) Execute a Section 215 agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements constructed

pursuant to this rezoning on the subject site until the contaminated soils on the subject site have been remediated to the satisfaction of the Ministry of Environment (and all relevant Federal authorities to the extent that the same evaluate the remediation),

and to the satisfaction of the City with respect to lands dedicated or transferred to the City, in accordance with a remediation plan approved by the Ministry of Environment, and acceptable to the City;

#### RAIL RELOCATION

- (iv) Execute an agreement, satisfactory to the Director of Legal Services and the City Engineer to prevent development, through a no development covenant registered against the entire site, until the rail operation is removed. This removal may occur in stages. However, the rail operation must be removed prior to December 31, 2003, to accommodate the schedule for provision of the park, waterfront walkway and the Arts Complex. After rail removal, the section of the temporary walkway to the east of Jervis Street located away from the shoreline shall be relocated

adjacent to the water's edge as a condition of zoning enactment;  
and

#### PARKS

- (v) Execute agreements, satisfactory to the Director of Legal Services and the City Manager, in consultation with the General Manager of Parks and Recreation to ensure:
  - 1. that the portion of park required to service the site is conveyed to the City at no cost after remediation and construction. The park site will be established as a parcel upon subdivision with an option to purchase the park parcel for a nominal sum as security for the transfer. This park shall be designed and constructed and conveyed to the City, at the property owner's expense, to the satisfaction of the General Manager of Parks and Recreation within 10 years of enactment or such other date as approved by Council;
  - 2. that there is no occupancy of any building on the site constructed pursuant to this rezoning,

until the park and related facilities are constructed to the satisfaction of the General Manager of Parks and Recreation;

3. that the soils in the park will be remediated to the satisfaction of the City and the Ministry of Environment (and relevant Federal authorities, to the extent that the same evaluate the remediation), and the park has been dedicated or conveyed to the City; and
4. Should the remaining residential phase proceed prior to the construction of the first commercial building in Burrard Landing, Harbour Green Park will be required prior to occupancy of the first residential building in the residential phase;

#### **PARK - ABOVE-GRADE ENCROACHMENT**

- (vi) Either execute an agreement, satisfactory to the Director of Legal Services and the City Manager, in consultation with the General Manager of Parks and Recreation, to ensure above-grade Arts Complex encroachments on the park are compensated with the designation of additional open spaces in either Phase 2, or in the future Phase 3 residential rezoning, sufficient to meet CHODP requirements; or
- (vii) Execute an agreement, satisfactory to the Director of Legal Services and the City Manager, in consultation with the General Manager of Parks and Recreation, to ensure above-grade Arts Complex encroachments on the park are compensated with alternate usable dedicated park area either in Phase 2, or in the future Phase 3 residential rezoning, sufficient to meet CHODP requirements, ... as Council may determine;

#### **FLOATING WALKWAY**

- (viii) Execute an agreement, satisfactory to the Director of Legal Services and the City Manager, in consultation with the General Manager of Parks and Recreation, to ensure that a floating, publicly-accessible walkway in front of and connecting to the waterfront park and pedestrian system shall be designed and constructed by the property owner prior to occupancy of the first building, to the satisfaction of the



General Manager of Parks and Recreation;

ARTS COMPLEX SITE AND CAPITAL CONTRIBUTION

- (ix) Execute an agreement, satisfactory to the Director of Legal Services, Director of Social Planning, Director of Housing and Properties and the City Manager, in

consultation with the General Manager of Parks and Recreation, to provide a capital cost contribution and convey to the City a remediated, filled and serviced site for the Arts Complex, including the adjacent Civic Plaza, in accordance with the agreement executed on October 1, 1993, with the Phase 1 (Site 1A) CD-1 zoning, which applies to both phases 2 and 3, and to use a below-grade portion of the adjacent City park to accommodate ancillary theatre facilities and servicing access. The parking structure under the Civic Plaza will be the responsibility of the City. Marathon will be responsible for construction of the finished surface and landscaping of the Civic Plaza;

CORDOVA GAP

- (x) Execute an agreement, satisfactory to the Director of Legal Services, the City Engineer and the Director of Planning, to dedicate to the City the parcel of land remaining between Cordova Street and the escarpment property line, and construct a landscaped deck from

Cordova Street to the face of the existing escarpment developments with the approval of the adjacent property owner, or, failing such adjacent property owner approval, to the property line in conjunction with the construction of Cordova Street, or, if warranted in the opinion of the City Engineer and Director of Planning, to provide sufficient guarantees of alternative arrangements and agreements with the adjacent property owner if required to ensure acceptable closure of the gap;

TEMPORARY PARK/  
WATERFRONT ACCESS

- (xi) Execute an agreement, satisfactory to the Director of Legal Services, City Engineer and the City Manager, in consultation with the General Manger of Parks and Recreation, to provide temporary park and waterfront access for pedestrians at the foot of Bute and Thurlow Streets in the form of stairways and minimum 7.6 m

wide rights-of-way connecting from the upper level existing City street system down to the new development and park areas, until superseded by the Phase 3 residential development dedication and improvements, or in the case of the Thurlow Street access, the extension of Thurlow Street is undertaken;

#### DAYCARE FACILITIES

- (xii) Execute an agreement, satisfactory to the Director of Legal Services, Social Planning and Housing and Properties, to ensure that one fully finished, furnished and equipped and supplied (i.e. ready for immediate occupancy) daycare facility including outdoor play space and required underground parking, is provided and conveyed or leased to the City. This facility and outdoor space shall be developed with the second phase of office development at a location acceptable to the Directors of Social Planning, Housing and Properties, and Planning and shall comprise a minimum of 401 gross m<sup>2</sup> of fully finished indoor space and 520 gross m<sup>2</sup> of immediately adjacent fenced and equipped outdoor play space, and must meet all requirements 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 prior to the time of occupancy of the Thurlow/Cordova office tower;

#### DAYCARE PAYMENTS

- (xiii) Execute and agreement, satisfactory to the Directors of Social Planning and Legal Services, to:
  - 1. pay to the City \$1,256,850 in lieu of constructing a 49 space childcare facility or, if warranted by construction limitations or circumstances in the opinion of the Director of Social Planning and the City Manager, pay the City such other amount as those officials agree to be appropriate prior to occupancy of the first commercial building;
  - 2. pay to the City \$172,000 for childcare start up costs prior to occupancy of the first commercial building, pursuant to Council's policy of February 4, 1993; and

3. the payment shall include an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of enactment to first building occupancy with yearly interest thereafter at the prime rate plus 2%.

#### PUBLIC ART

(xiv) The property owner shall:

1. 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, including anticipated policy changes, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and
2. Submit a preliminary public art plan to the satisfaction of the Director of Social Planning setting out the proposed public art program aims, artist terms of reference, site and artist selection methods, project budget, implementation plan and a schedule;

#### SERVICE AGREEMENT

(xv) Execute a service agreement, satisfactory to the City Engineer and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are

designed, constructed, and installed at no cost to the City, and that all necessary street dedications and rights-of-way for the Services are provided, all to the satisfaction of the City Engineer and the Director of Legal Services; dates for completion of the services, and the length of the applicable warranty and indemnity periods shall be to the satisfaction of the City Engineer. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

1. no Development Permit in respect of any improvements 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 shall be permitted until all Services are completed to the satisfaction of the City Engineer;
4. the servicing of any development of the waterlot portion of the site shall be provided on the uplands area if necessary; and
5. a warranty in respect of the services shall be granted for a period of time designated by the City Engineer, and an indemnity shall also be given protecting the appropriate persons for a period of time designated by the City Engineer.

#### SHORELINE WORKS

(xvi) Execute agreements, satisfactory to the City Engineer and Director of Legal Services, for the shoreline and waterfront pedestrian/bicycle system incorporating, without limitation, the terms contained in that agreement made between Marathon and the City, dated October 30, 1990, known as the Shoreline and Waterfront Walkway Phasing Agreement, obligating the property owner to carry out the following, at no cost to the City:

1. Design and construct the shoreline, to the satisfaction of the City Engineer, and the General Manager of Parks and Recreation where such improvements encroach on park areas; Shoreline Works adjacent Harbour Green Park shall be completed within 10 years of enactment and the length of the applicable warranty and indemnity periods shall be to the satisfaction of the City Engineer. This agreement will include the provisions that: 1) 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 commencement of construction of the Shoreline Works if the property owner decides not to tender the construction; ii) no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of the Shoreline Works is completed to the satisfaction of the City Engineer; and iii) no occupancy of any buildings or improvements constructed pursuant to this rezoning shall be permitted until the Shoreline Works are completed to the satisfaction of the City Engineer;

2. Convey to the City ownership of the shoreline works lands and the lands providing access thereto, but if any such conveyance is impractical in the opinion of the City Engineer and the Director of Legal Services, grant the City statutory rights-of-way therefor;
3. Ensure access to, and support of, the Shoreline Works from both the uplands and the water lots, and grant rights-of-way therefor as required by the City Engineer, including a right-of-way over the water lots for access to the Shoreline Works for maintenance and repair purposes;
4. Maintain the water lots unfilled so as to otherwise maintain the ocean views;
5. Grant a warranty in respect of the Shoreline Works for a period of time designated by the City Engineer, and give an indemnity protecting the appropriate persons for a period of time designated by the City Engineer;
6. 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; and
7. Construct and maintain all off-site temporary walkways to connect to the permanent system on-site, as set out in the Agreement dated October 30, 1990, and grant all necessary rights-of-way therefor;

**MARINA & ACCESS**

- (xvii) Execute an agreement, satisfactory to the City Engineer and the Director of Legal Service, to permit Marina access and utilities across or through the Shoreline Works; and also to provide for public access to the Marina facility;

**FLOODPLAIN COVENANT**

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

**EXISTING COVENANTS**

- (xix) 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

**SUBDIVISION PLAN**

- (xx) Obtain approval and deposit for registration of a subdivision plan consistent with the Coal Harbour Street System approved by Council on May 31, 1990, and the proposed rezoning.

**ENACTMENT OF PHASE 1B BEFORE PHASE II**

- (xxi) Complete and obtain enactment of Coal Harbour's Phase 1B. 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, daycare and park, as well as site remediation, may, in the discretion of the City Engineer, the Approving Officer, the City Manager (in

consultation with the General Manager of Parks, where the park is concerned) and Director of Legal Services and the Director of Social Planning, be constructed in phases, in accordance with phasing plans satisfactory to the aforesaid officials, and the respective Agreements will provide for security and development

and occupancy restrictions appropriate to such phasing, as determined by the Director of Legal Services.

As required by the Director of Legal Services, the preceding required agreements shall be registered in the Land Title office, prior to enactment of the by-law; such agreements are to have priority over those liens, charges and encumbrances as considered advisable by the Director of Legal Services.

The required agreements shall provide security to the City including indemnities, warranties, options to

purchase, no development covenants, equitable charges, 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.

Marathon will confirm, in form satisfactory to the City, that it is the legal and beneficial owner of the site; or, if not, Marathon 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 agreements and certificates) will be the responsibility of Marathon.

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.

#### Staff Opening Comments

Mr. Larry Beasley, Associate Director of Planning, advised

staff recommend approval of the application, and highlighted the two choices before Council this evening. The first relates to height. At referral, Council requested the by-law and guidelines be changed to allow consideration for Tower No.1 and Tower No.3 to 400 feet. With respect to the arts complex's encroachment into the park and compensation for the loss of park space, Council was advised that staff and the Park Board have different views on the subject.

The specific choices for Council were outlined in a memorandum to Council from Mr. Beasley which was distributed this day, and entitled "Changes Relating to Tower Height and Park Compensation for Burrard Landing".

#### Applicant's Opening Comments

Mr. Jeff Herold, Marathon Realty, advised the position of the applicant is outlined in a letter to Council dated September 15, 1994. In terms of the building height, Marathon would prefer the options which permit higher towers (400 feet) which are of a slimmer design. In terms of the arts complex park encroachment, the recommended option of the Planning staff is preferred which would permit compensation with additional open space, rather than remove some of the open space and replace it with a small parcel of additional park space.

#### Summary of Correspondence

There were 16 letters received in support of this application.

#### Speakers

Mayor Owen called for speakers for and against the application.

The following delegations spoke in favour of the application:

- ♦ Mary Lee Gilmour
- ♦ Paddy Macleod
- ♦ Bill Palm
- ♦ Raymond Greenwood

The foregoing speakers supported the application because of the business and/or cultural benefits which would accrue from this application.



Mr. Bud Smith opposed the application because it will have detrimental impacts on the Downtown Eastside and Gastown, and will create strife for residents of these neighbourhoods.

MOVED by Cllr. Puil,

THAT the application be approved subject to the conditions as set out in this minute of the Public Hearing with amendment to Condition c(i)(1) to change the building height from 122 to 115 metres, and to change Condition c(ii)(1) to read as follows:

"101 metres subject to consideration of public and private views, shadowing of public and private open spaces, privacy, effects of scale on the character of open spaces, and form relationships to nearby buildings."

and that Condition h(vi) be approved to permit compensation with additional open space.

- carried

MOVED by Cllr. Kennedy, (in amendment),

THAT Council approve Options c(i)(1) and c(ii)(1) to allow a tower height of 400 feet.

- failed

(Cllrs. Bellamy, Clarke, Kwan, Price and the Mayor opposed)

The amendment to the motion having failed, Councillor Puil's motion was put and CARRIED with Cllrs. Kennedy and Sullivan opposed.

#### RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

BY-LAWS (CONT'D)

Councillor Kennedy declared a Conflict of Interest  
on By-law 14, and left the meeting.

14. A By-law to amend By-law No. 3575,  
being the Zoning & Development  
By-law (901-967 and 940-990  
Seymour Street - Rezoning DD to CD-1)

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

(COUNCILLORS KENNEDY, KWAN AND PUIL WERE EXCUSED FROM VOTING  
ON BY-LAW 14)

---

Councillor Kennedy returned from Conflict of Interest  
at this point in the proceedings.

15. A By-law to amend Schedule A to  
By-law 6650, being the False Creek  
North Official Development Plan  
(Beach Neighbourhood East)

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

BY-LAWS (CONT'D)

18. A By-law to amend the Zoning & Development  
By-law, being By-law No. 3575  
(301 Jervis Street Rezoning CWD to CD-1)

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,  
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 BELLAMY AND KENNEDY WERE EXCUSED FROM VOTING  
ON BY-LAW 18)

19. A By-law to amend Schedule A  
to By-law No. 6754, being the  
Coal Harbour Official Development  
Plan (Burrard Landing)

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Clarke,  
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. Bellamy,  
SECONDED by Cllr. Clarke,  
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 CHIAVARIO AND HEMER WERE EXCUSED FROM VOTING  
ON BY-LAW 19)

BY-LAWS (CONT'D)

20. A By-law to amend By-law No. 3575,  
being the Zoning and Development  
By-law (201 Burrard Street -  
Rezoning CWD to CD-1)

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Clarke,  
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. Bellamy,  
SECONDED by Cllr. Clarke,  
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 CHIAVARIO AND HEMER WERE EXCUSED FROM VOTING  
ON BY-LAW 20)

21. a By-law to amend Schedule A  
to By-law No. 6754, being the  
Coal Harbour Official Development  
Plan (Consequential Amendment to  
Rezoning of 501 Bute Street)

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,  
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 BELLAMY AND KENNEDY WERE EXCUSED FROM VOTING  
ON BY-LAW 21)

MOTIONS (CONT'D)

- D. CD-1 Guidelines:  
550 West 14th Avenue

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "550 West 14th Avenue CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 550 West 14th Avenue.

- CARRIED UNANIMOUSLY

- E. CD-1 Guidelines:  
Beach Neighbourhood East  
(500 Pacific Street)

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "Beach Neighbourhood East (500 Pacific Street) CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Beach Neighbourhood East (500 Pacific Street).

- CARRIED UNANIMOUSLY

- F. CD-1 Guidelines:  
Harbour Green Neighbourhood  
(501 Bute Street)

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "Harbour Green Neighbourhood (501 Bute Street) Cd-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Harbour Green Neighbourhood (501 Bute Street).

- CARRIED UNANIMOUSLY

- G. CD-1 Guidelines:  
Burrard Landing  
(201 Burrard Street)

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "Burrard Landing (201 Burrard Street) Cd-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Burrard Landing (201 Burrard Street).

- CARRIED UNANIMOUSLY

201 Burrard Street

BY-LAW NO. **7679**

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-433(b) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Intent

The intent of this By-law is to permit the development of the district with office and hotel uses, some retail, service and marina uses and a major cultural and recreational facility in a form which complements, and is compatible with, the character of adjacent areas.

3. Definitions

In this By-law, definitions contained in the Zoning and Development By-law shall apply except that, Base Surface shall be calculated from the building grades on the upper level roads; for the development on sub-area 2, Base Surface shall be a horizontal plane which extends outward to the harbour headline from building grades on the upper level road at the inland corners; and for the marina development, Base Surface shall be calculated from the adjacent grade of the floating access docks.

4. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(363), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

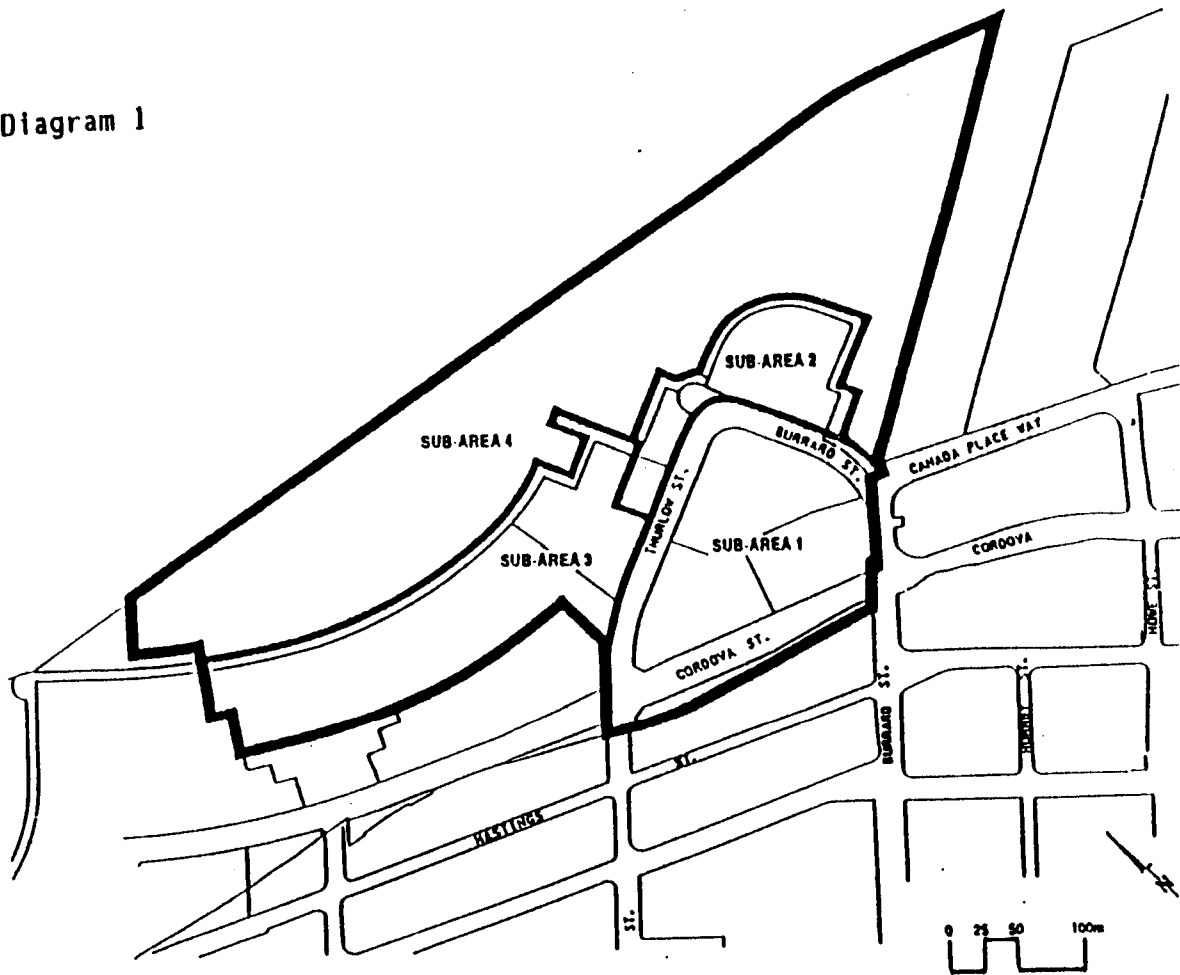
- (a) Cultural and Recreational Uses, including a Marina having a maximum of 100 berths,
- (b) Institutional Uses, but not including a Detoxification Centre and Special Needs Residential Facility,
- (c) Marine Terminal or Berth,
- (d) Office Uses,
- (e) Parking Uses,
- (f) Public Utility,
- (g) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer,
- (h) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Laundry or Dry Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, and Sign Painting Shop,
- (i) Accessory Uses customarily ancillary to the above uses,
- (j) 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 four sub-areas approximately as illustrated in Diagram 1 below.

Diagram 1





## 6. Floor Area and Density

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

TABLE 1

| USE                               | MAXIMUM FLOOR AREA     |
|-----------------------------------|------------------------|
| Office                            | 139 500 m <sup>2</sup> |
| Hotel                             | 37 000 m <sup>2</sup>  |
| Cultural and Recreational         | 10 000 m <sup>2</sup>  |
| Retail & Service, excluding Hotel | 9 500 m <sup>2</sup>   |

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

- (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 space ratio:

- (a) cultural and recreational uses, including theatre, and accessory uses customarily ancillary thereto, including restaurant and gift shop, up to a maximum exclusion of 10 000 m<sup>2</sup> located on sub-area 3;
- (b) cultural and recreational uses, including fitness centre, swimming pool and library, which provide opportunities for physical fitness, general recreation and a service to the public, and which are not operated for profit, up to a maximum exclusion of 2 790 m<sup>2</sup> for sub-area 1 and 930 m<sup>2</sup> for sub-area 2;
- (c) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that

there is a need for a day care facility in the immediate neighbourhood; and

- (d) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface.

6.4 The Director of Planning may permit interior public space, including atria and other similar spaces, to be excluded from the floor space ratio, provided that

- (a) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m<sup>2</sup> for each major office or hotel development application located on sub-areas 1 and 2,
- (b) the excluded area shall be secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and use, and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

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 subsection 6.5.

TABLE 2  
MAXIMUM FLOOR AREA (in square metres)

| Use                   | Sub-Areas (from Diagram 1) |        |        |     |
|-----------------------|----------------------------|--------|--------|-----|
|                       | 1                          | 2      | 3      | 4   |
| Office                | 139 500                    | N/A    | N/A    | N/A |
| Hotel                 | N/A                        | 37 000 | N/A    | N/A |
| Cultural/Recreational |                            |        | 10 000 |     |
| Retail/Service        | 3 665                      | 4 905  | N/A    | 930 |

## 7. Height

7.1 The maximum building height measured above the base surface, but excluding the mechanical penthouse and roof, shall be as set out in Table 3.

TABLE 3  
MAXIMUM HEIGHT (in metres)

|                | Sub-Areas (from Diagram 1) |      |      |     |
|----------------|----------------------------|------|------|-----|
|                | 1                          | 2    | 3    | 4   |
| Maximum Height | 92.0                       | 65.0 | 33.0 | 8.0 |

7.2 The Director of Planning may, provided he first considers the applicable policies and guidelines adopted by Council by a Special Council Meeting held on September 15, 1994, relax the maximum height shown for Sub-Area 1 in section 7.1 to 115.0 m for the tower at the Burrard/Cordova portion of the site, and 101.0 m for the tower at the Burrard/Thurlow portion of the site.

## 8. Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that office uses shall provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area, and except that the Director of Planning, in consultation with the City Engineer, may relax this provision utilizing section 4.1.9 of the Parking By-law.

## 9. 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 noise levels in hotel sleeping rooms and any child day care facility shall not exceed 35 decibels, measured as the A-weighted 24-hour equivalent (Leq) sound level.

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

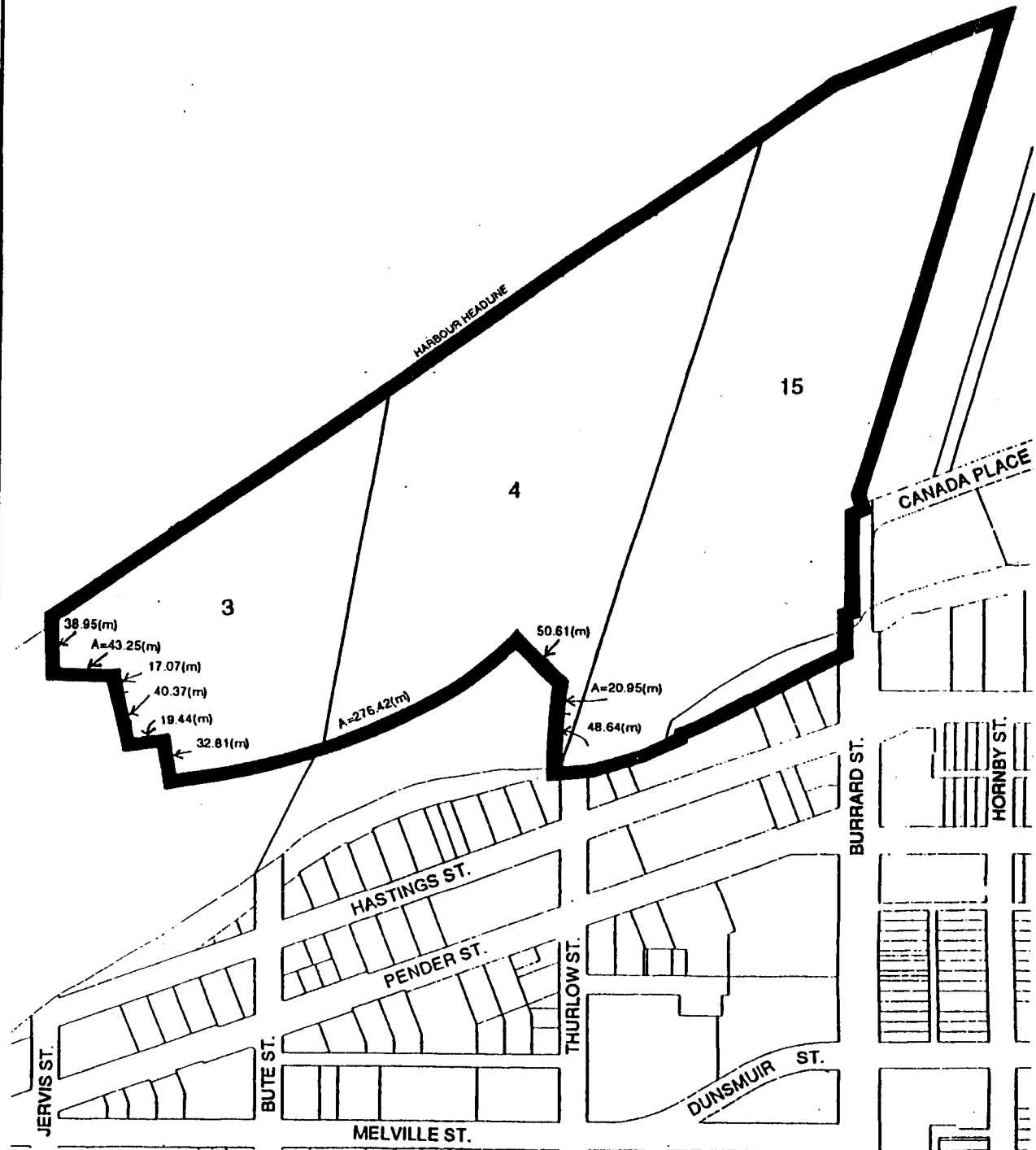
DONE AND PASSED in open Council this 26<sup>th</sup> day of November 1996.

"(signed) Philip W. Owen"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the City of Vancouver on the 26th day of November 1996, and numbered 7679.

CITY CLERK"



The property outlined in black ( ) is rezoned:  
From **CWD** to **CD-1**

**Z-433(b)**

**RZ-201 Burrard Street**

map: 1 of 1

scale: 1:4500

**City of Vancouver**



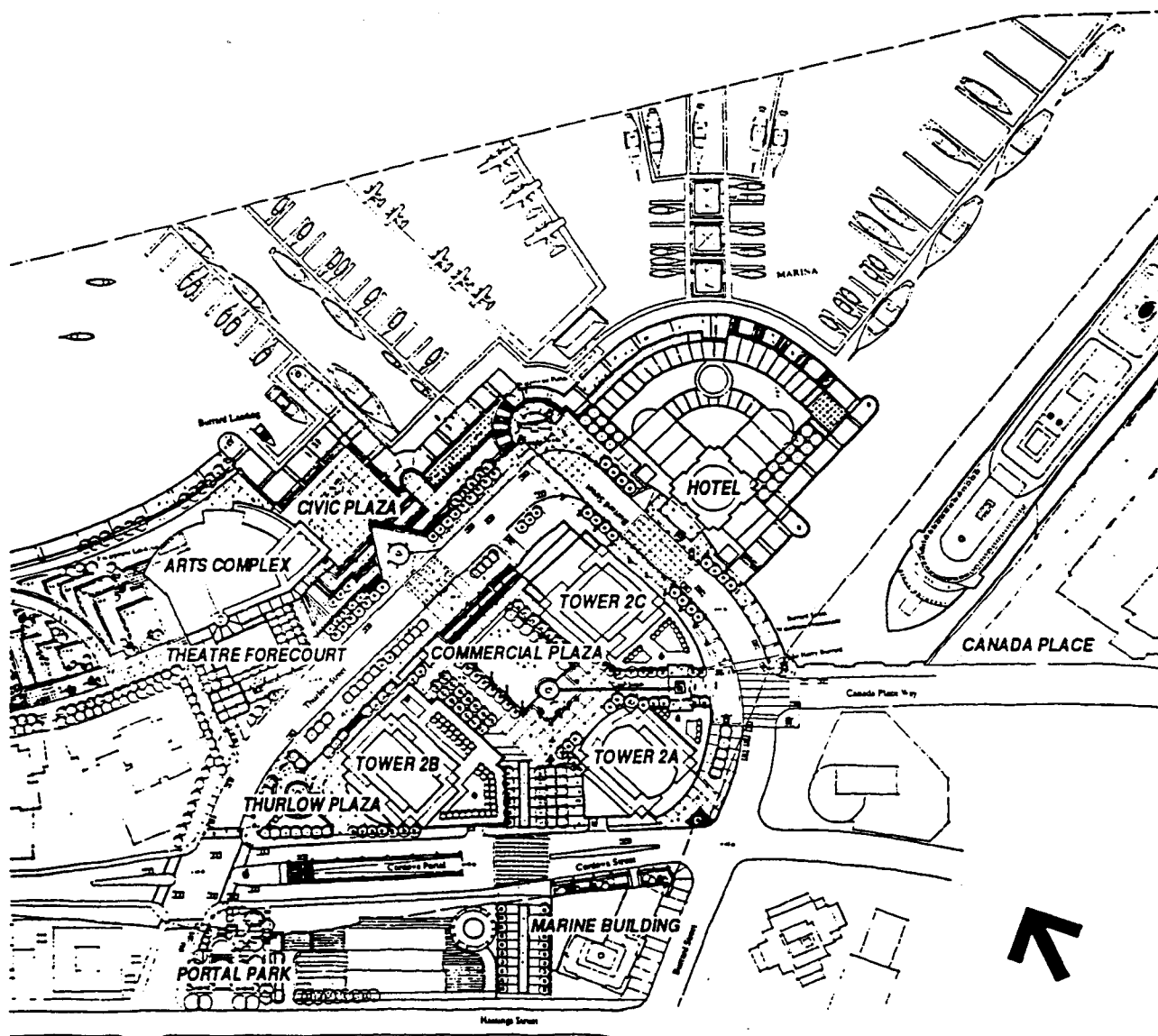
# COMMUNITY SERVICES GROUP

## 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

### Burrard Landing (201 Burrard Street) CD-1 Guidelines

Adopted by City Council November 26, 1996



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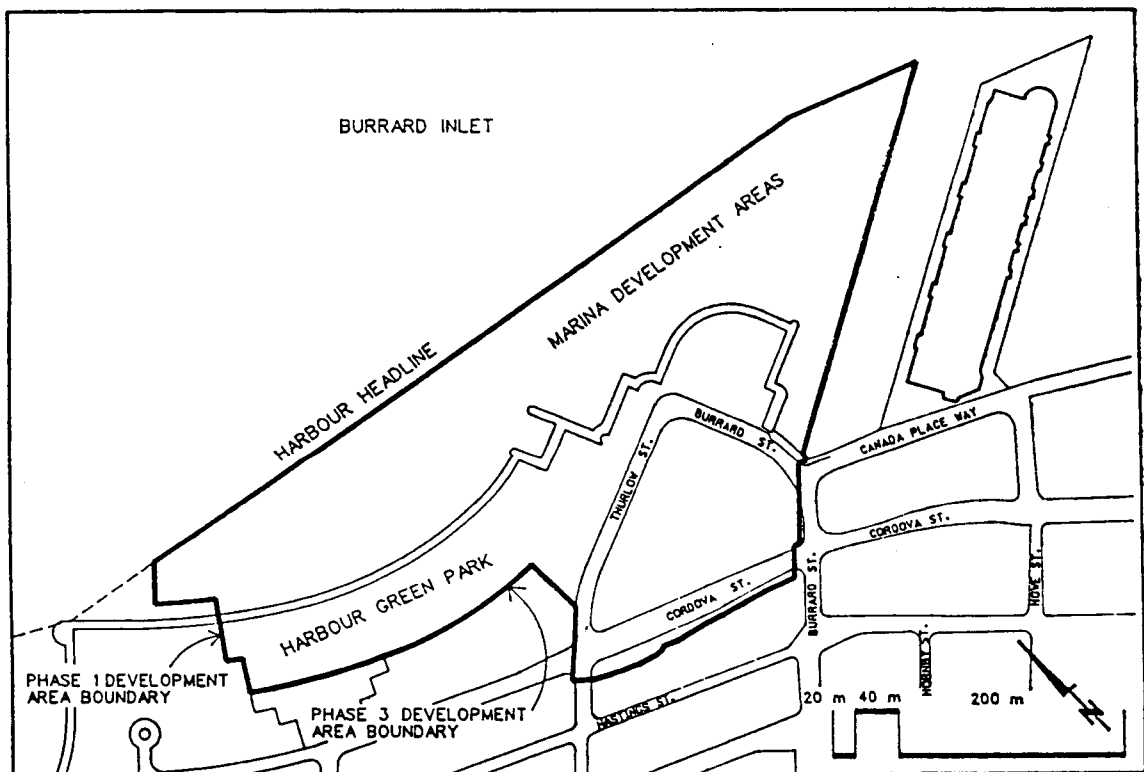
## APPLICATION AND INTENT

These guidelines should be used in conjunction with the Burrard Landing CD-1 By-law and the attached rezoning design development conditions to guide development of this section of Coal Harbour, and to ensure the design of individual development is compatible with the overall design concept for Burrard Landing and development on adjacent lands. Limited variations may be considered where they improve the overall design. As well as assisting the development permit applicant, the guidelines will be used by City staff in the evaluation of proposed developments. Applicants should also refer to the City's Coal Harbour shoreline treatment and pedestrian/bicycle system concepts, the Coal Harbour Arts Complex Feasibility Study and the Council-adopted "Plaza Design Guidelines".

The location of buildings and open spaces should generally be as illustrated in the schematic development appended to these guidelines which illustrates one building siting layout conforming to these guidelines.

The site comprises approximately 17 ha of land and water area. It is bounded by the waterfront park and the Marina Neighbourhood development area to the west, Burrard Street to the east, Cordova Street to the south and the harbour headline to the north.

Figure 1. Burrard Landing Boundary





## ORGANIZING PRINCIPLES

The site is organized around extensions and completions of Burrard Street, Cordova Street and Thurlow Street. Burrard Landing is also a focus for cultural and recreational facilities in the downtown area, including a Civic Arts Complex, public plazas and a waterfront park and walkway.

Key organizing principles guiding the pattern of development include:

- (a) Maintaining the sense of a diverse urban waterfront, with 'working' marine uses and commercial at grade along the water's edge;
- (b) Integrating the development with the city by extending adjacent downtown street grids, land use and built form patterns;
- (c) Creating distinctive and lively public places linked along the water's edge by a pedestrian walkway system;
- (d) Acknowledging and respecting the existing neighbourhood so that neighbouring buildings and plazas are visually and physically integrated into the development plan;
- (e) Building on the waterfront setting, by retaining a sense of the natural escarpment edge and those waterfront uses contributing to a special character;
- (f) Creating a local street system that serves the site but discourages through traffic;
- (g) Using streets as an organizing device by orienting towers to appropriate street grids;
- (h) Lining streets at key locations with street base buildings containing pedestrian-oriented uses which provide interest and security;
- (i) Using the change in elevation from the downtown to the water's edge to create a sense of place and strong identity; and
- (j) Ensuring that public access to the waterfront and full accessibility to the area is provided for all people, including the disabled.

## OVERALL GUIDELINES

### 3.1

#### Siting

The location of buildings and open spaces should generally be as illustrated in the form of development approved in principle by Council and described below. Limited variations in the setback of buildings from streets and open spaces may be considered where they improve public enjoyment of the spaces. General siting considerations include the following:

- (a) Along Burrard, Cordova and Thurlow Streets, low-rise street base elements should form a generally consistent street enclosure and relate in scale to neighbouring buildings;
- (b) Intermittent openings should be provided in the street base to provide visual and physical access to the open space system and the waterfront beyond;
- (c) The Arts Complex should be sited to relate directly to Harbour Green Park, the Civic Plaza and Thurlow Street;
- (d) The waterfront walkway should be lined with commercial space or active components of the Arts Complex and hotel, and located as close to the water as possible; and
- (e) Buildings should help define the open space system in their massing and orientation. Building siting should reinforce an integrated network of places and routes, including the waterfront walkway linking the waterfront park, the Civic Plaza and the streets above.

### 3.2

#### Building Orientation

Street grids and patterns which should be considered include the Burrard Street alignment (e.g. the Marine Building street base), the Hastings/Cordova Street alignment (e.g. the Guinness Building) and the Canada Harbour Place alignment. In general:

- (a) Office and hotel towers should be oriented to the Thurlow Street extension alignment;
- (b) Lower building elements should be oriented to adjacent streets and the shoreline; and
- (c) The Arts Complex should respond to the radial orientation proposed for buildings lining the waterfront park.

Views

Figures 2 and 3 illustrate the principal public and private views across the site. Building siting should preserve the street-end view corridors identified in the ODP for Burrard and Thurlow Streets, noting the following:

- (a) The massing of the Arts Complex should ensure that the fly tower is outside the Thurlow Street-end view corridor and that intrusions of lower building elements into the view corridor are minimized;
- (b) To maximize the view to and from the Marine Building, the tower zone of Parcel 2B may be shifted into the Portal Park view corridor up to 9.0 m. Along Thurlow Street, up to 2 storeys of the Parcel 2B street base zone may project a further 6.0 m into the view corridor; and
- (c) The lower "shoulder" portions of the hotel and office towers may penetrate the views to and from the Marine and Guinness Buildings and Canada Harbour Place up to a maximum of 6 storeys.

Figure 2. Principal Street-end View Corridors

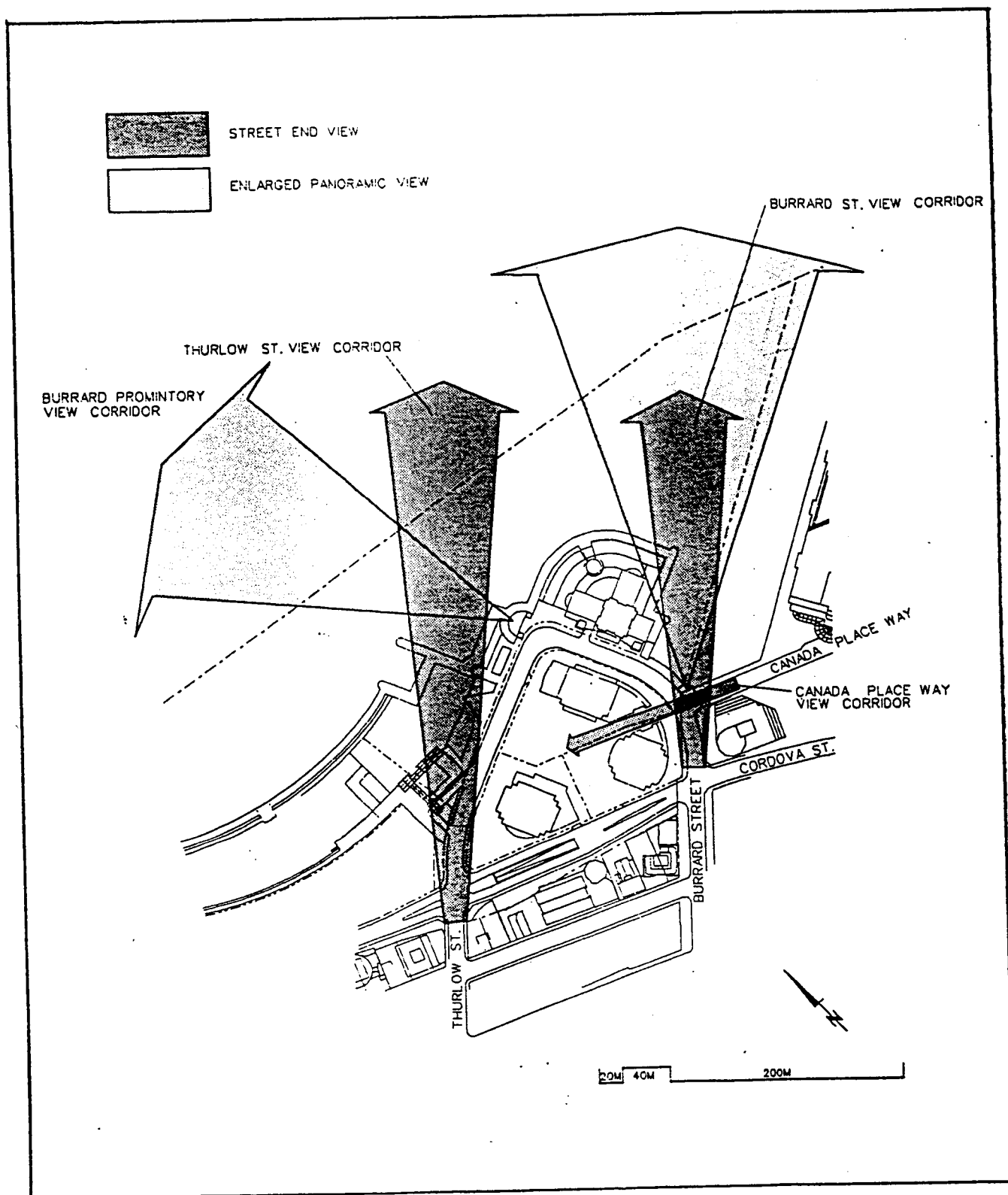
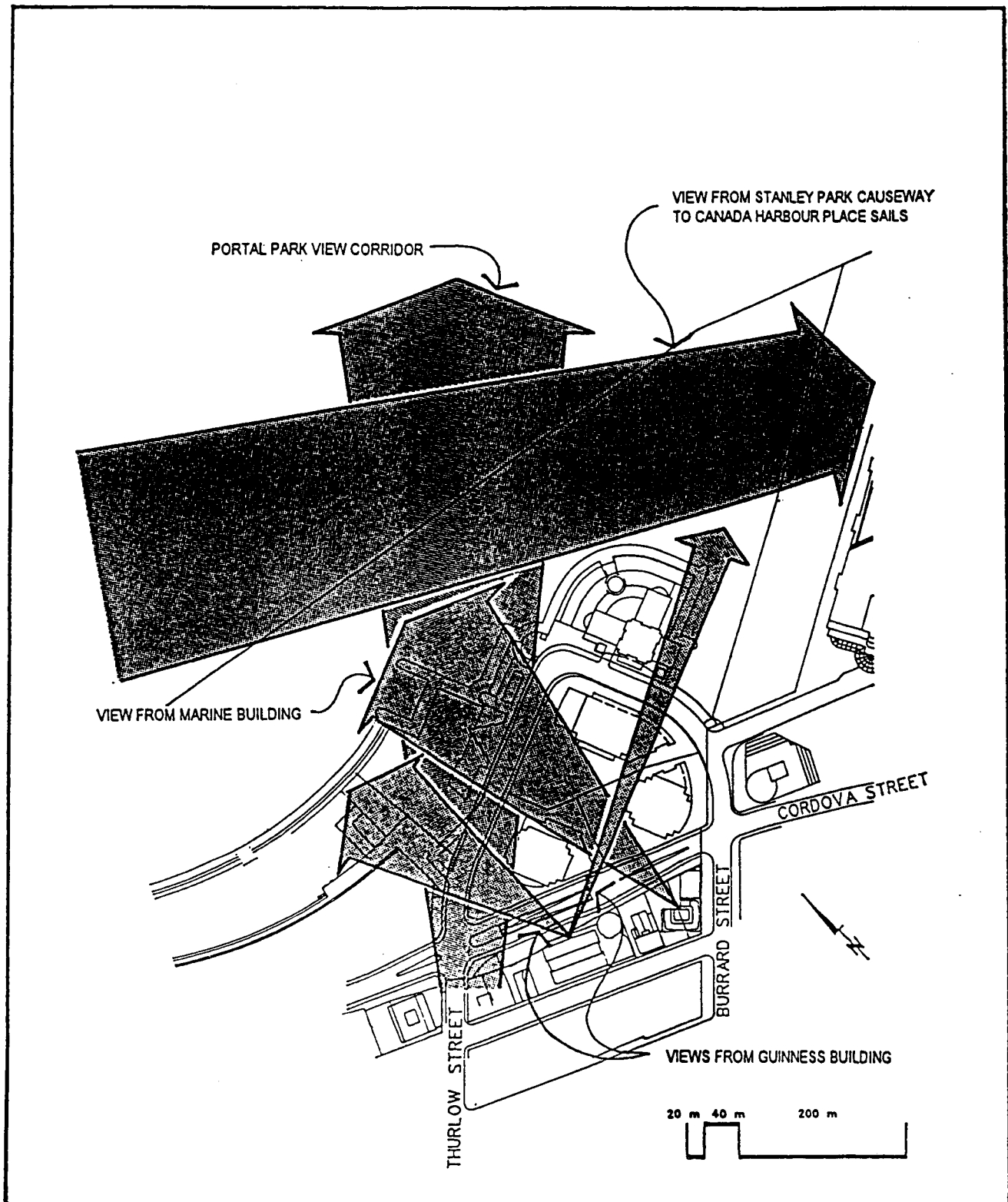


Figure 3. Public Open Space, Landmark and Private Views



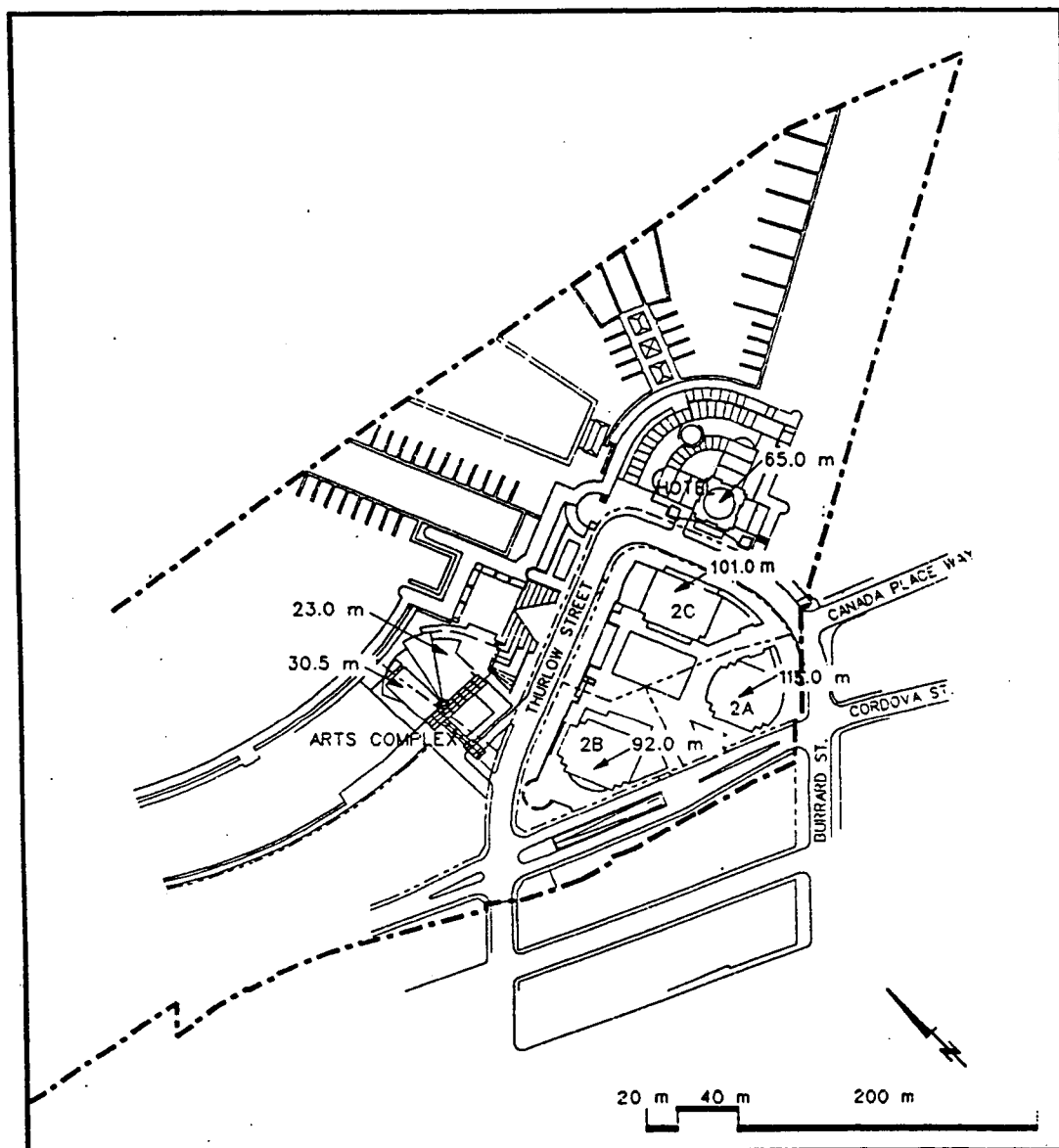
### 3.4 Massing Controls

#### 3.4.1 Height

Maximum building heights have been established in response to several factors, including street-end views, the provision of sunlight to public places at grade level and the overall configuration of the Burrard Landing skyline as seen against the downtown background.

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

Figure 4. Maximum Tower Heights (in metres)



### 3.4.2

#### Vertical Massing Zones

Office towers should be generally divided into three massing zones:

- (a) A street base zone comprising the lower 2-6 storeys should generally define the streets and plazas, with particular regard to the following:
  - (i) To provide street definition the streetbase should have a strong, legible frame;
  - (ii) Periodic openings and articulation of the building face should be provided to break down the scale and provide public views and access through to plazas;
  - (iii) These building elements will form part of the streetscape and are important to the public realm and pedestrian character of the streets. Changes in material and fenestration, scale and cornice lines should be used to achieve a comfortable pedestrian scale consistent with a commercial environment. High quality, decorative detailing and lighting should be used to enhance the "close up" view for the pedestrian;
  - (iv) Commercial uses should generally be at grade and have direct pedestrian access. Display windows, signage and individualized tenancy design should be used to enhance pedestrian interest and diversity; and
  - (v) A strong horizontal line such as a parapet or cornice should be expressed at the roofline of the street base. Where building stepping is called for, the first step should occur at the cornice line and should be a minimum of 2.0 m, except where more significant steps are referenced in the precinct guidelines. This step back should be used to create a strong horizontal edge with terraces or landscaped roof areas.
- (b) A tower zone comprising most of the building mass should read as a coherent structure while accommodating shaping and material refinements as follows:
  - (i) While the towers should have similar massing at the street base, the individual expression of each tower should incorporate distinctive architectural elements and treatment to achieve diversity and interest;
  - (ii) Towers should be compatible with the street base elements;
  - (iii) The upper portions of the towers should be sculpted and stepped to reduce building bulk as height increases;
  - (iv) Tower 2A should have a maximum floorplate of 1 600 m<sup>2</sup>. Above 90.0 m in height, its floorplate should not exceed 1 500 m<sup>2</sup>;
  - (v) Tower 2B should have a maximum floorplate of 1 850 m<sup>2</sup>; and
  - (vi) Above 35.0 m, tower 2C should have a maximum floorplate of 2 050 m<sup>2</sup>. Below 35.0 m the floor plate would be increased incrementally to permit legible steps down to the street base on Thurlow Street.

The floorplate maximums should include all interior floor space. The actual building dimensions will need to be resolved through the development application process on the basis of detailed analysis by the applicant pertaining to such matters as the impact of massing on siting, views, shadowing, etc.

- (c) The tower top zone should be stepped and articulated to express the building's individual identity, with particular regard to the following:
  - (i) Changes in massing, fenestration and/or shape and materials may all be used to emphasize the top of each tower. Generally, the top should step back, however portions could remain flush with the massing below, provided that different materials or architectural detailing emphasize the tower top as a special zone;
  - (ii) Tower tops should complement rather than dominate the architecture and be integrated with the architecture rather than appear as applied caps; and
  - (iii) Mechanical elements above habitable levels should be integrated into the tower top.

The hotel massing should express a more residential character, reflecting its function. The building should be terraced and should step up from the water in minimum 3-storey increments to minimize impacts on views of the Canada Place sails from the west. As well, the hotel should be massed to minimize shadowing of the waterfront walkway and views from adjacent buildings.

Where the hotel expresses itself as a tower, the floorplate should not exceed 900 m<sup>2</sup> including all interior floor space.



### 3.5 Architectural Expression, Details, Colours and Materials

#### 3.5.1 General

The street base zone should be designed to create safe urban places that provide pedestrian interest and reflect a commercial waterfront character. Buildings should be finely detailed and treated to be attractive to pedestrians, especially at street level. Building mass above the street base may have a different architectural expression, but should reflect some of the treatment, details and materials of the street base.

Grade level commercial uses should present a pedestrian scale and image in treatment and detailing. Retail uses should incorporate display windows, lighting, and outdoor display. Weather protection should be provided on all commercial frontages, consistent with the Council-adopted "Weather Protection Guidelines".

Public spaces should be designed to promote pedestrian interest and security. Consideration should be given to incorporating historical patterns and recollections. These could form part of the public art contribution.

#### 3.5.2 Materials

At the lower levels, strong brick, stone, masonry or concrete frames should be expressed. At street level, a more detailed architectural treatment should be provided. Metal and glass should be used as infill materials in association with the strong frames.

A consistent palette of materials should be used in each development. Tower and tower top materials may differ from street base materials, however there should be a compatible transition between them. The upper levels of towers may have a lighter frame expression with increased glazing.

Commercial frontages at the waterfront should express a more nautical character in their selection of materials, details and colours.

#### 3.5.3 Colours

Throughout the site, the brightness associated with the shoreline setting should be expressed in the soft, light and subtle colours of the walls of buildings and an intensity of accents and trims. Large areas of dark and/or reflective glass should be discouraged, and where used, should be limited to architectural features.

#### 3.5.4 Roofs

Elements such as roof gardens and roof decks should be provided to enhance the visual interest of the buildings and the usability of roofs, and to be attractive when viewed from above.

Flat gravel roofs without colour, planting or functional relief should be avoided where visible from spaces above.

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

#### 3.5.5 Balconies

Where provided, balconies should be designed as integral parts of the buildings, not "tacked on". Balconies should be partially recessed into the building face.

#### 3.5.6 Awnings, Canopies, Entries and Facades

In conformance with the Council-adopted "Weather Protection Guidelines", continuous weather protection in the form of awnings, canopies or arcades is required along all building frontages including Burrard, Cordova and Thurlow Streets, and surrounding the Commercial Plaza. These should have a minimum depth of 1.5 m to permit outdoor displays, as well as to protect the walking space. In addition, weather protection features are encouraged in non-landscaped areas where the public might congregate, including around the hotel, along the commercial area on the waterfront walkway, and around the Arts Complex between the Civic Plaza and the Thurlow Street drop-off.

#### 3.5.7 Lighting

Particular attention should be paid to outdoor lighting with a hierarchy of fixture types designed according to functional needs and maritime character. Safety and security are primary considerations, especially in the lower level street system. Special architectural lighting of the major building facades should be considered.

The hierarchy includes high level, pedestrian level and bollard type lighting in plazas, stairways and seating areas. Particular care should be taken in integrating lighting in the development sites with public realm lighting, such as along the waterfront walkway. Lamp types should be selected to create a warm spectrum of lighting.

### 3.6 Public Realm Treatment

#### 3.6.1 Role of Urban Landscape

The landscape should be a major factor in making Burrard Landing a healthy and environmentally responsive development, including:

- (a) Extensive use of soft landscape materials, particularly trees, which should be of sufficient size to create a reasonable impact when planted;
- (b) The use of permeable materials and natural drainage processes where possible;
- (c) The incorporation of seasonal and coniferous planting;
- (d) The avoidance of planting only one species except in special circumstances; and
- (e) The use of successional planting.

In the public realm, the landscape should be used to integrate Burrard Landing with the downtown and to emphasize Vancouver's image as a 'green' city. The landscape should be used as a unifying element, linking areas of the development with adjacent streetscapes.

#### 3.6.2 Parks and Open Spaces

Parks and public open spaces should be designed to:

- (a) Provide safe and secure public linkages through the development from the downtown to the waterfront;
- (b) Provide for the active and passive recreational needs of workers and visitors;
- (c) Have strongly defined access points, edges and grade changes to provide a clear sense of each space and clearly distinguish between public and other open space;
- (d) Ensure safety and security through the provision of visual supervision from surrounding areas and the use of appropriate materials and equipment;
- (e) Reference the area's marine history and heritage of rail and waterfront industry, as well as the natural context of succession, habitat and shore processes;
- (f) Conform to the Council-adopted "Plaza Design Guidelines";
- (g) Allow for both formal and informal performances and events around the Arts Complex, in the waterfront park and in the Civic and Commercial Plazas; and
- (h) Maximize opportunities for public viewing of the water and marina activities.

### 3.6.3 Streets, Sidewalks and Walkways

The character of streets in Burrard Landing will emphasize the special character of this development at the water's edge of downtown. Service agreements between the City and the developer will specify the details, types and locations of sidewalk and crosswalk treatments, street trees, furniture and lighting. Development on private parcels should respond to approved street designs.

Special treatments should be considered for the Thurlow Street crossing to link the Commercial and Civic Plazas and for Burrard Street between the street-end and the promontory, to create a distinctive public realm character for these two important public spaces. The detailed design will be finalized by the City and the developer prior to enactment of the Burrard Landing zoning.

The treatment of publicly accessible private spaces should include single and double rows of street trees underplanted with shrubs, ground cover or lawn, where appropriate. The design of planters, lights, benches, trash receptacles and choice of surfacing materials should be coordinated with treatment of city streets and sidewalks. Care should be taken to ensure that adequate soil depth and irrigation are provided for all street trees.

The waterfront walkway should be extended through Burrard Landing. Provision should be made for shared and separated pedestrian and bicycle paths, consistent with the Council-approved plan.

The lower level street system should be designed for public use and not only as a parking and service area. The streets should have curbs, sidewalks and be brightly lit. Pedestrian interest should be provided through detailing and patterning of materials, and provision of display windows, where appropriate. Untreated facades and areas of concealment should be avoided. Clear signage should be provided for cyclists and pedestrians. The design should comply with the Council-adopted "Parking Garage Security Guidelines".

### 3.7 Disabled Access

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

As shown in Figure 18, public elevators should be provided at the foot of Thurlow Street to connect the Burrard Promontory with the waterfront walkway, and adjacent to the Arts Complex to connect Thurlow Street to the Arts Complex entrance off the Civic Plaza.

### 3.8 Parking and Loading Access

Parking entrances should be integrated into the buildings where possible and designed as points of arrival, with appropriate landscaping and architectural treatment, and be accessed from the upper level street system.

Garbage storage and collection as well as loading and short-term parking should be located in service areas off-street, accessed from the lower level street system.

### 3.9 Public Art

The public art contribution for Burrard Landing should comply with the City's Public Art Program policy requirements. While not limited to the following, preferred sites for public art could include the Burrard Street-end, the Commercial and Civic Plazas, and the Burrard Promontory. Possible street locations will be determined in consultation with the City Engineer.

### 3.10 Recycling

Provisions for recycling should be provided for each development.

## PRECINCT GUIDELINES

The following guidelines apply to specific development precincts in Burrard Landing, as illustrated in Figure 5. The form of development will be finalized through the development application process, with reference to the schematic development attached to these guidelines.

Figure 5. Precinct Plan

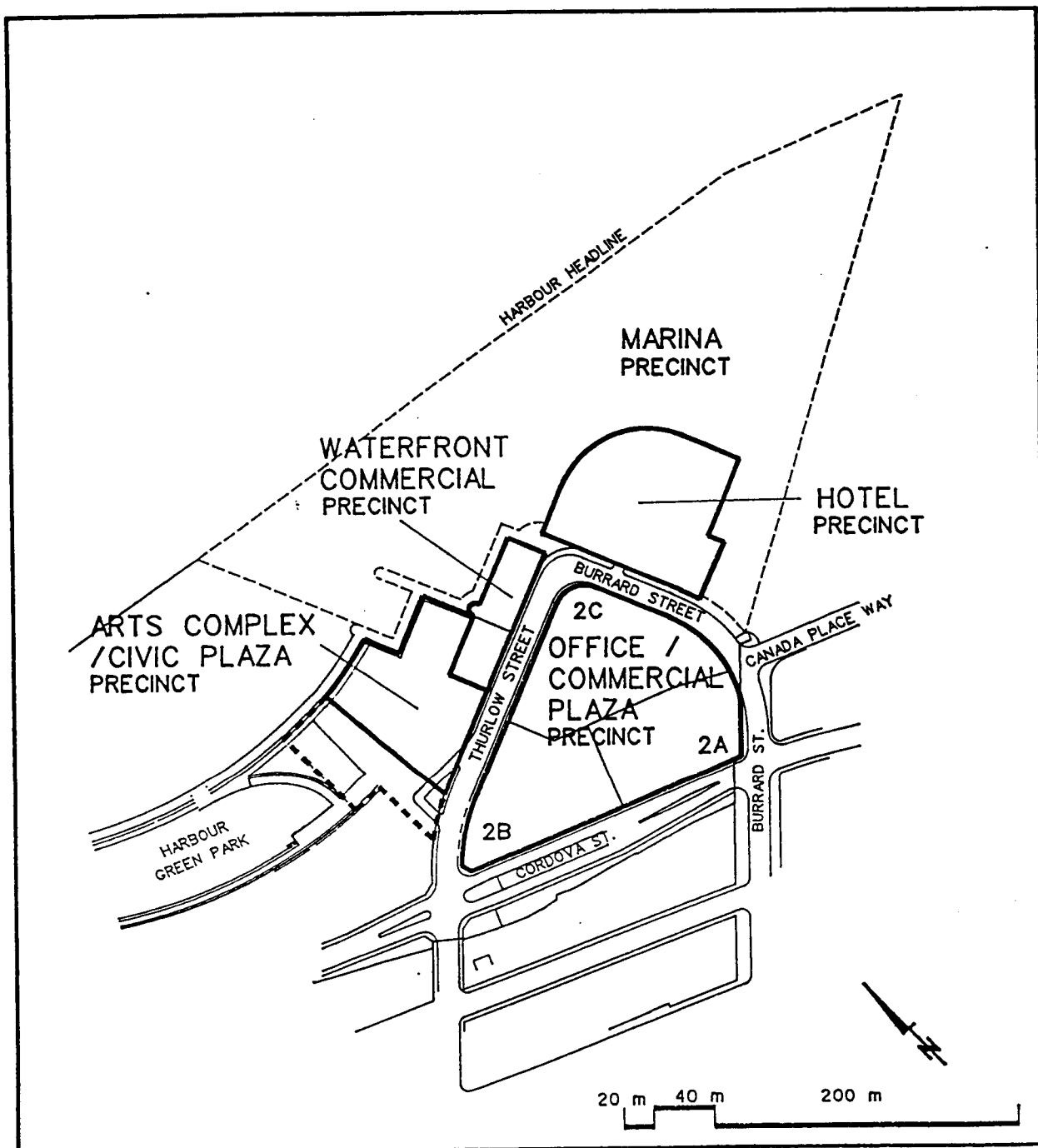
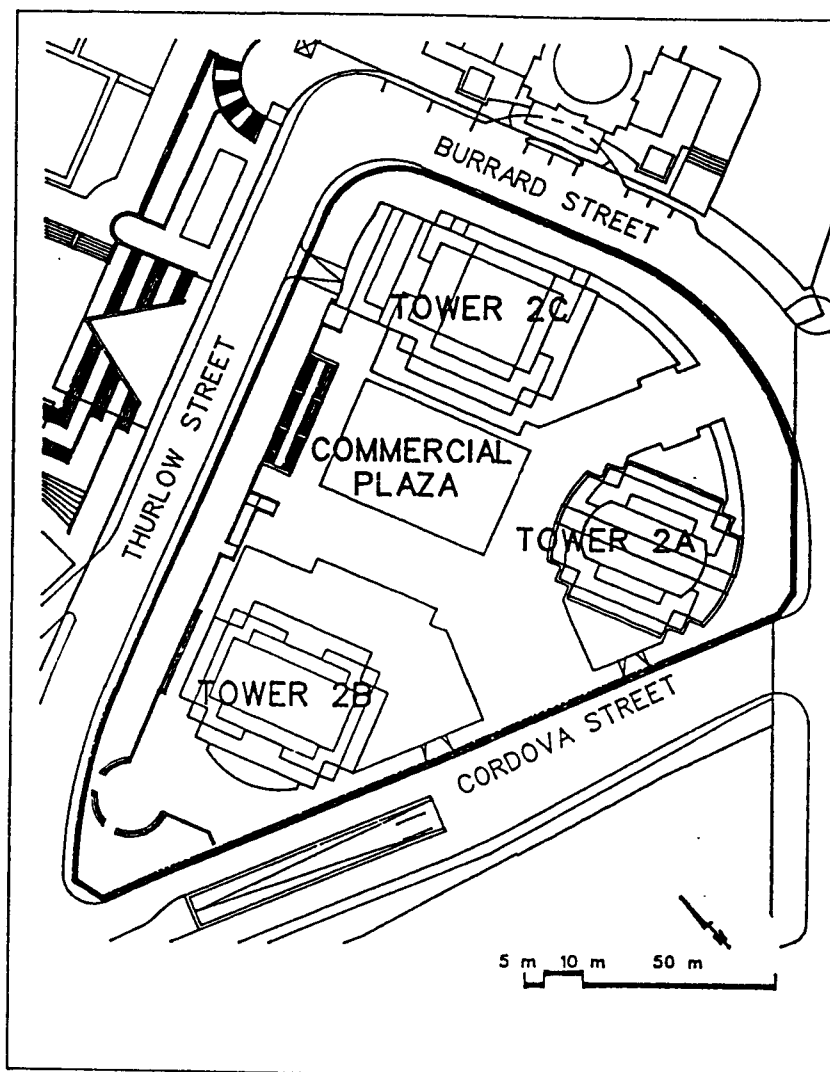


Figure 6. Office/Commercial Plaza Precinct Plan



The three towers which make up the office precinct represent the major development component in Burrard Landing. Together with Burrard and Thurlow Streets, this precinct extends the Central Business District, the escarpment edge, and public access to the water's edge. The towers and their lower floors focus on a large commercial plaza, which forms an important part of the sequence of public open space links between the downtown and waterfront.

#### 4.1.1 General Principles

- (a) While the towers should have similar massing at the street base, the individual expression of each tower should incorporate distinctive architectural elements and treatment to achieve diversity and interest.
- (b) A minimum of 3 floors and 13.5 m (street base zone) of each tower should define the edges of the Commercial Plaza. Complementary massing and detailing, materials, continuous weather protection and a strong cornice line at a consistent elevation should be used to unify the containment of the plaza.
- (c) The grade-level of each office tower should contain commercial space and lobby entrances to provide pedestrian interest along all streets and walkways.
- (d) Pedestrian-oriented commercial uses including restaurants, cafes, and shops should line the Commercial Plaza to provide animation and security. Opportunities for outdoor seating and display should be maximized, provided that due consideration is given to pedestrian circulation.
- (e) Along Burrard, Cordova and Thurlow Streets, and around the Commercial Plaza, the towers should be set back a minimum of 2.0 m from the street base.
- (f) Each office tower should have its principal parking access from the upper level street system and the entrance should be integrated into the building face. Additional parking access may be provided from the lower level street system.

#### 4.1.2 Parcel 2A Guidelines

Development of this parcel should generally conform to the building envelopes outlined in Figures 7 and 8, with particular regard to the following:

- (a) Along Burrard, the street base zone should define the street and have a minimum height of 3 storeys and 13.5 m. As shown in Figure 9, the height of the street base zone along Cordova should be a minimum of 2 storeys and 10.0 m and yet, not exceed 4 storeys to reflect the street base height on Parcel 2B.
- (b) The street base zone on Cordova Street should be set back a minimum of 3.0 m from the curb line, and incorporate a pedestrian arcade having a minimum clear width of 3.0 m.



- (c) The street base zone on Burrard should be set back to preserve the Burrard Street-end view corridor, as defined in Figure 2.
- (d) A view corridor should be provided at grade from Burrard Street to the Commercial Plaza, generally on the Commercial Plaza/Civic Plaza axis. This corridor may incorporate views through the tower lobby and should generally have a minimum height of 8.0 m and a minimum width of 5.0 m, subject to confirmation at the development application stage.
- (e) The street base zone flanking the Canada Place Way axis should define the pedestrian connection to the Commercial Plaza. Pedestrian-oriented commercial space should be located at grade to animate this connection, with consistent treatment on both sides. This mews should have a minimum width of 15.0 m.

Figure 7. Parcel 2A Street Base Zone

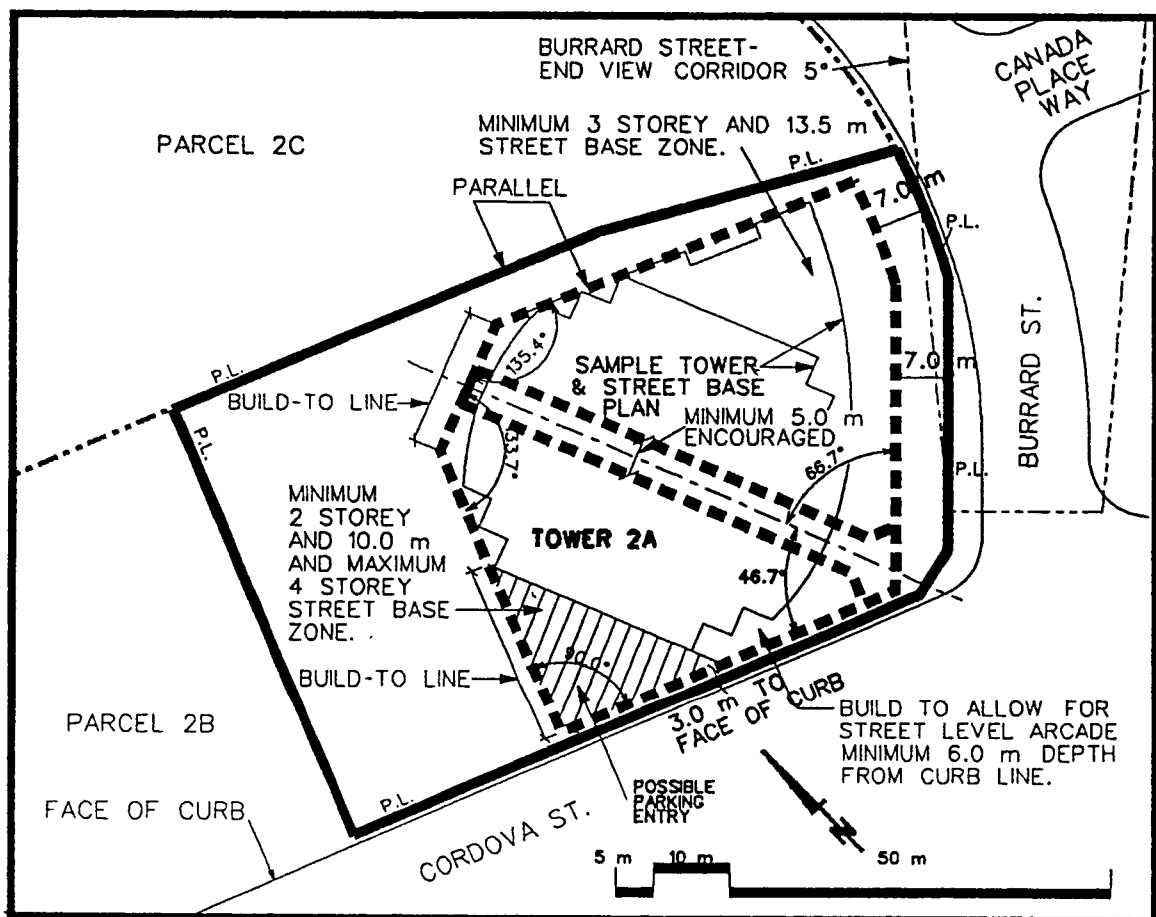
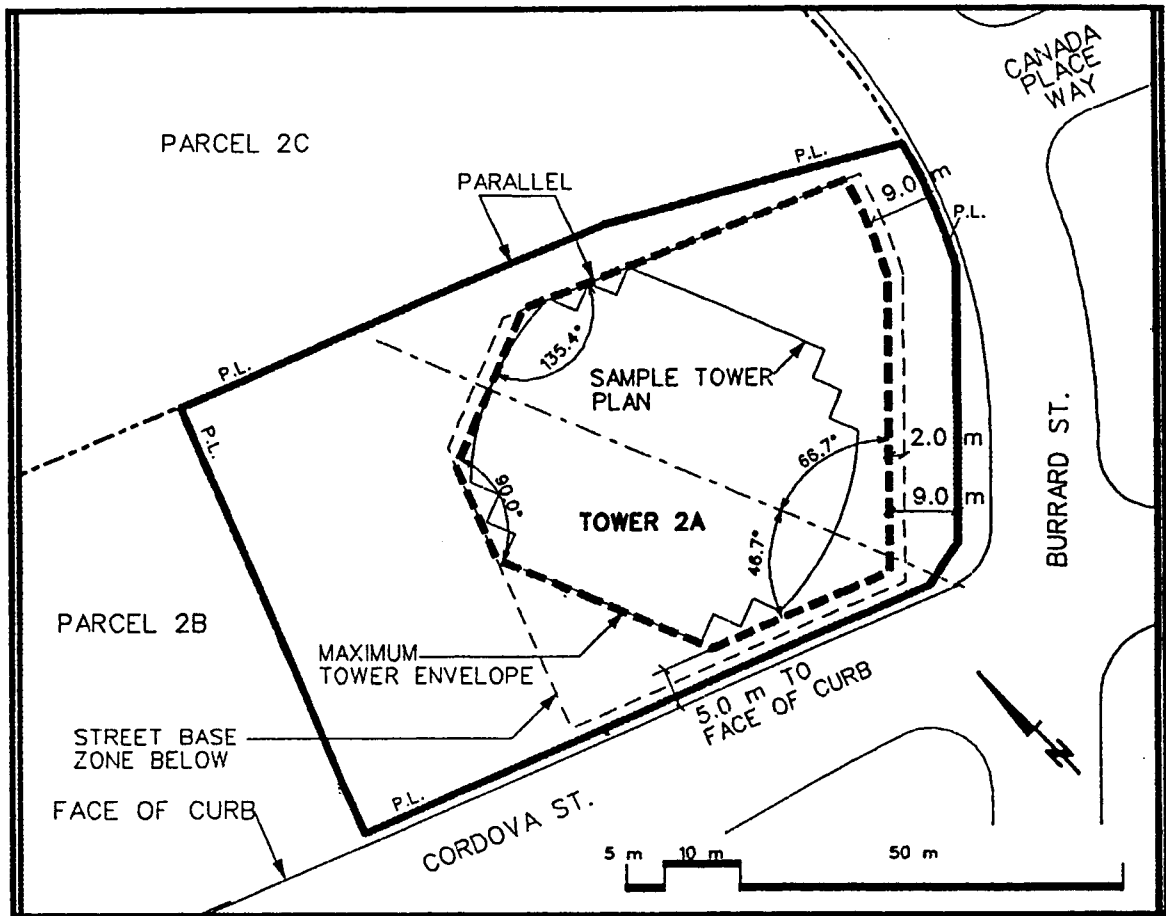


Figure 8. Parcel 2A Tower Zone



#### 4.1.3. Parcel 2B Guidelines

Development of this parcel should generally conform to the building envelopes outlined in Figures 9 and 10, with particular regard to the following:

- (a) The street base zone along Thurlow Street should have a minimum height of 3 storeys and 13.5 m and be set back 10.5 m from the property line. As shown in Figure 9, this setback is a "build to" line for the majority of the Thurlow Street frontage.
- (b) The Thurlow Street setback should be differentiated from the adjacent city sidewalk by such means as steps, low walls, different surfaces or landscaping. A row of street trees should be planted within the setback along the property line.
- (c) The interface between the Thurlow Plaza and the city sidewalk should be defined by steps, low walls, landscaping, or different surfaces. A double row of street trees should be planted within the plaza along the property line to reinforce this definition. Easy public access along a variety of routes through the plaza should be provided.
- (d) The street base zone on Cordova Street should be set back 3.0 m from the curb line and incorporate a pedestrian arcade having a minimum clear width of 3.0 m.
- (e) Along the Commercial Plaza property line, the street base zone should have a minimum frontage of 40.0 m and a minimum height of 3 storeys and 13.5 m.
- (f) If Parcel 2B develops before the Commercial Plaza, a pedestrian connection having a minimum clear width of 3.0 m should be provided adjacent to the Commercial Plaza to link Cordova Street with the Thurlow Street pedestrian crossing.
- (g) As shown in Figure 9, the height of the street base zone adjacent to Parcel 2A should be a minimum of 2 storeys and 10.0 m and yet not exceed 4 storeys, and the roof should be designed to accommodate outdoor play space for the childcare facility.

Figure 9. Parcel 2B Street Base Zone

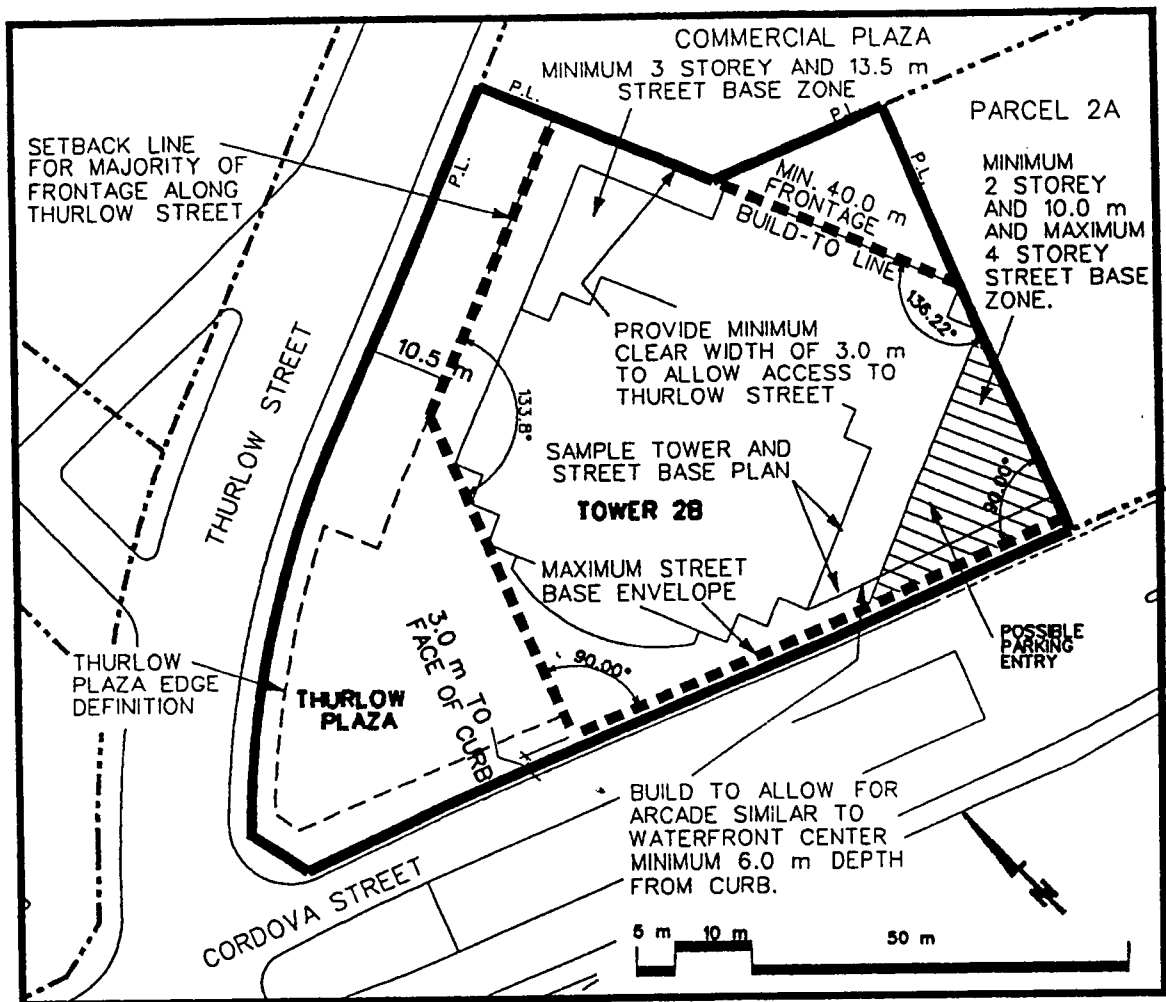
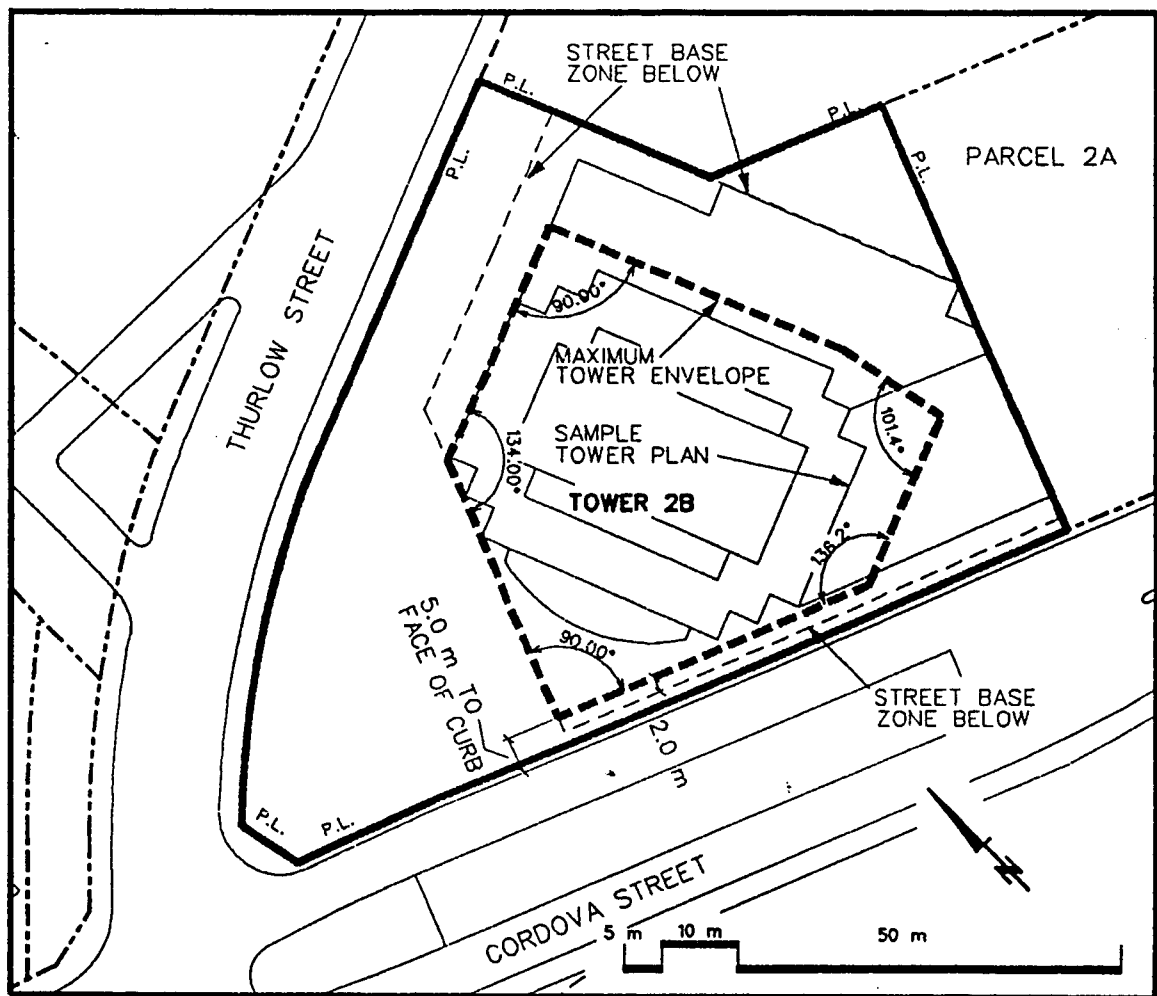


Figure 10. Parcel 2B Tower Zone



#### 4.1.4 Parcel 2C Guidelines

Development of this parcel should generally conform to the building envelopes outlined in Figures 11 and 12, with particular regard to the following:

- (a) The street base zone along Thurlow Street should have a minimum height of 3 storeys and 13.5 m and be setback 10.5 m from the property line. This setback is a "build to" line for the majority of the Thurlow Street frontage.
- (b) The transition from the street base to the tower on Thurlow Street should occur in at least two strong, legible steps.
- (c) The Thurlow Street setback should be differentiated from the adjacent city sidewalk by such means as steps, lower walls, different surfaces, or landscaping. A row of street trees should be planted within the setback along the property line.
- (d) Along the Commercial Plaza property line, the street base zone should have a minimum frontage of 40.0 m and a minimum height of 3 storeys and 13.5 m.
- (e) The street base zone along the Burrard Street extension should be set back 7.6 m from the curb. A row of street trees should be planted within the setback.
- (f) The street base zone flanking the Canada Place Way axis should define the pedestrian connection to the Commercial Plaza. Pedestrian-oriented commercial space should be located at grade to animate this connection, with consistent treatment on both sides. This news should have a minimum width of 15.0 m.

Figure 11. Parcel 2C Street Base Zone

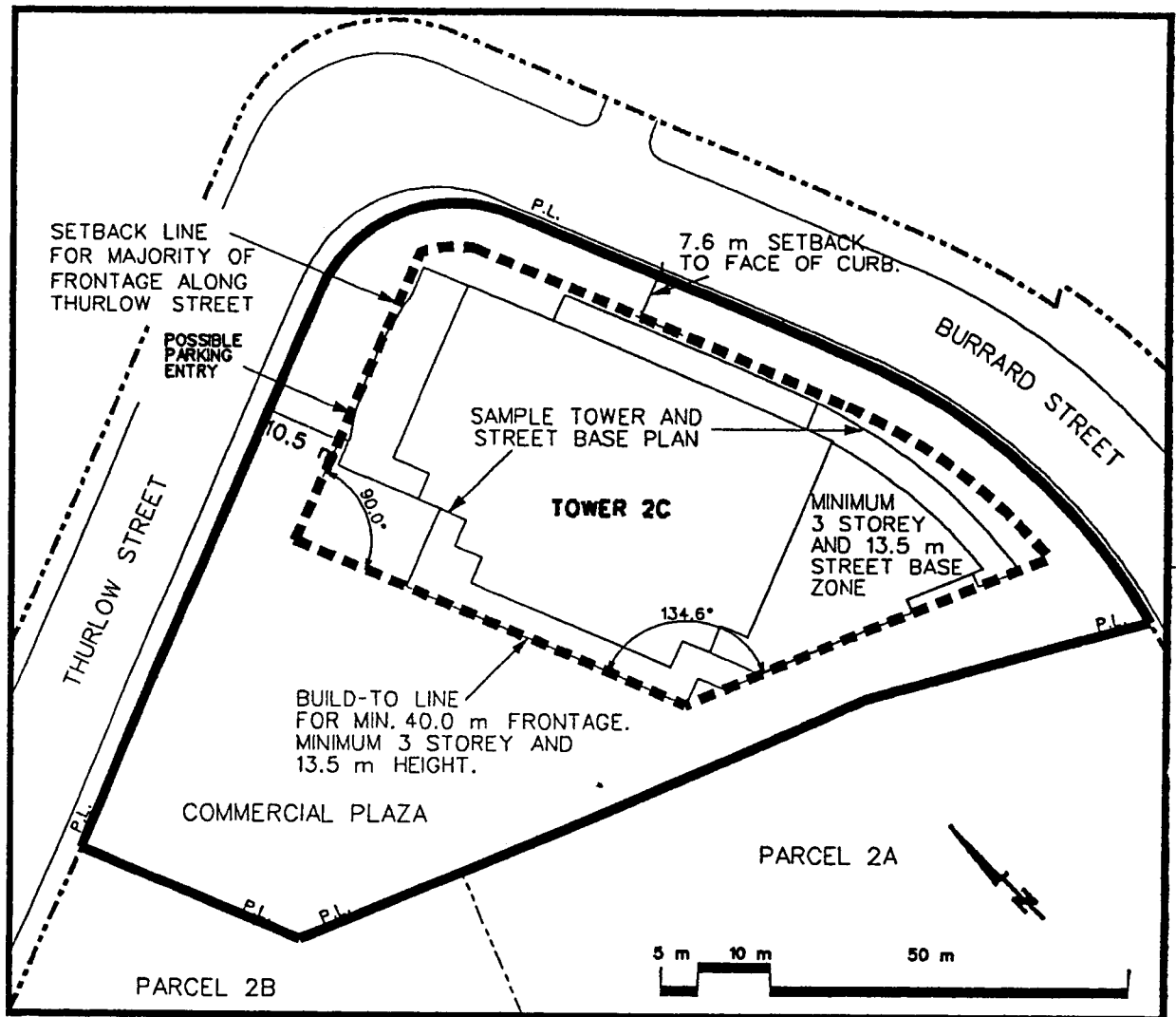
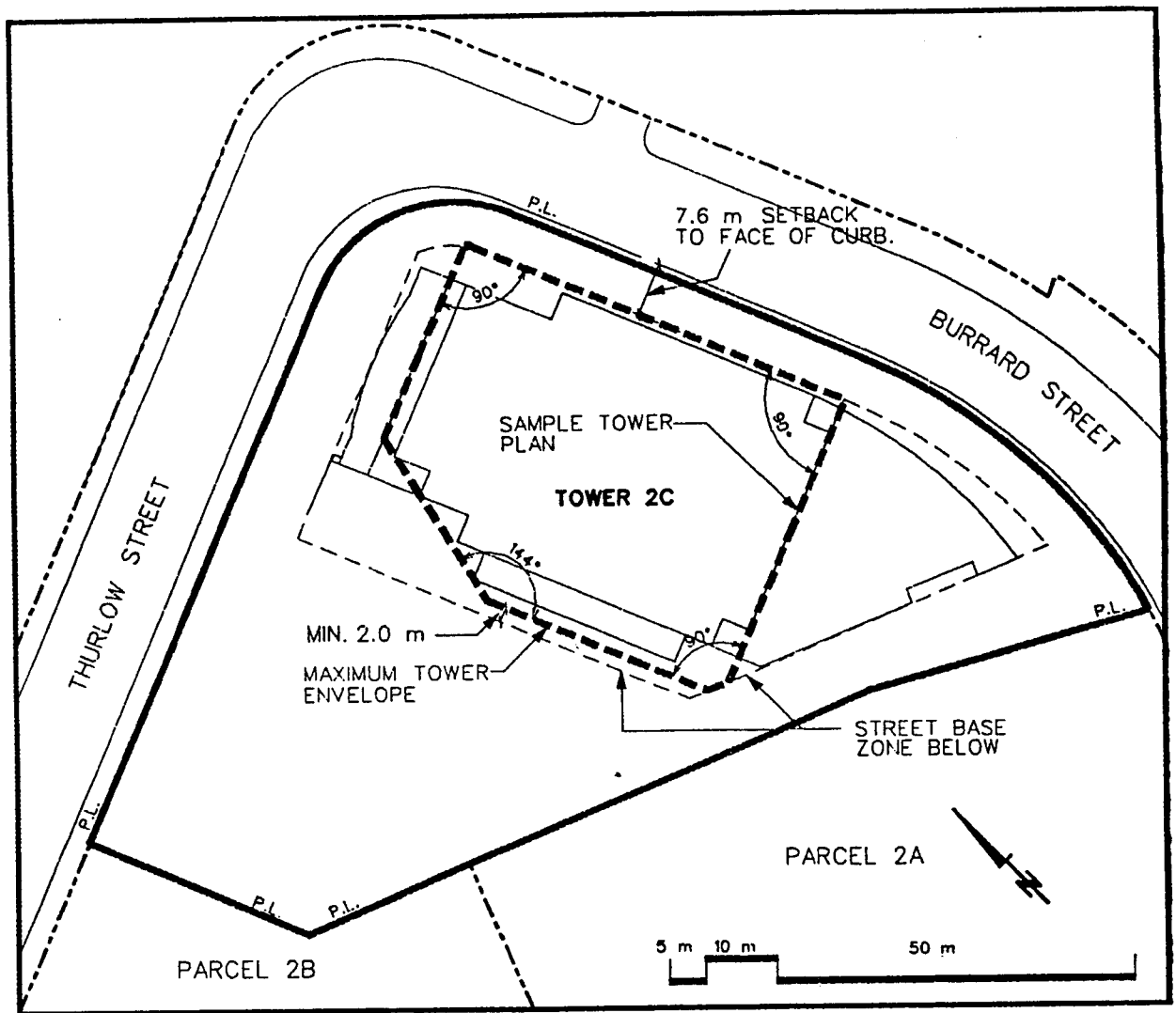


Figure 12. Parcel 2C Tower Zone





#### 4.1.5 Commercial Plaza

The Commercial Plaza is intended as a green counterpoint to the Civic Plaza. It should provide a lunchtime oasis for nearby office workers, accommodate small and large gatherings and facilitate pedestrian movement to and from the waterfront.

Development should generally conform to the concept illustrated in Figures 13 and 14, with particular regard to the following:

- (a) The first development permit application submitted for an office tower should include a detailed design for the entire Commercial Plaza.
- (b) The plaza should consist of paved circulation routes around a central open green space. A public art feature providing a central focus should be located on axis with Canada Place Way.
- (c) The plaza should be raised above Thurlow Street and open to the north to provide a strong visual connection to the Thurlow Steps and to the water and mountains beyond.
- (d) The central green space should be defined by linear planting of mature trees. Steps should be provided around the green space to provide opportunities for seating.
- (e) Steps, grade separation, changes in material, or landscaping elements should be used to differentiate the plaza from surrounding pedestrian routes.
- (f) Continuous weather protection should be provided at grade level surrounding the Commercial Plaza.

Figure 13. Commercial Plaza Plan

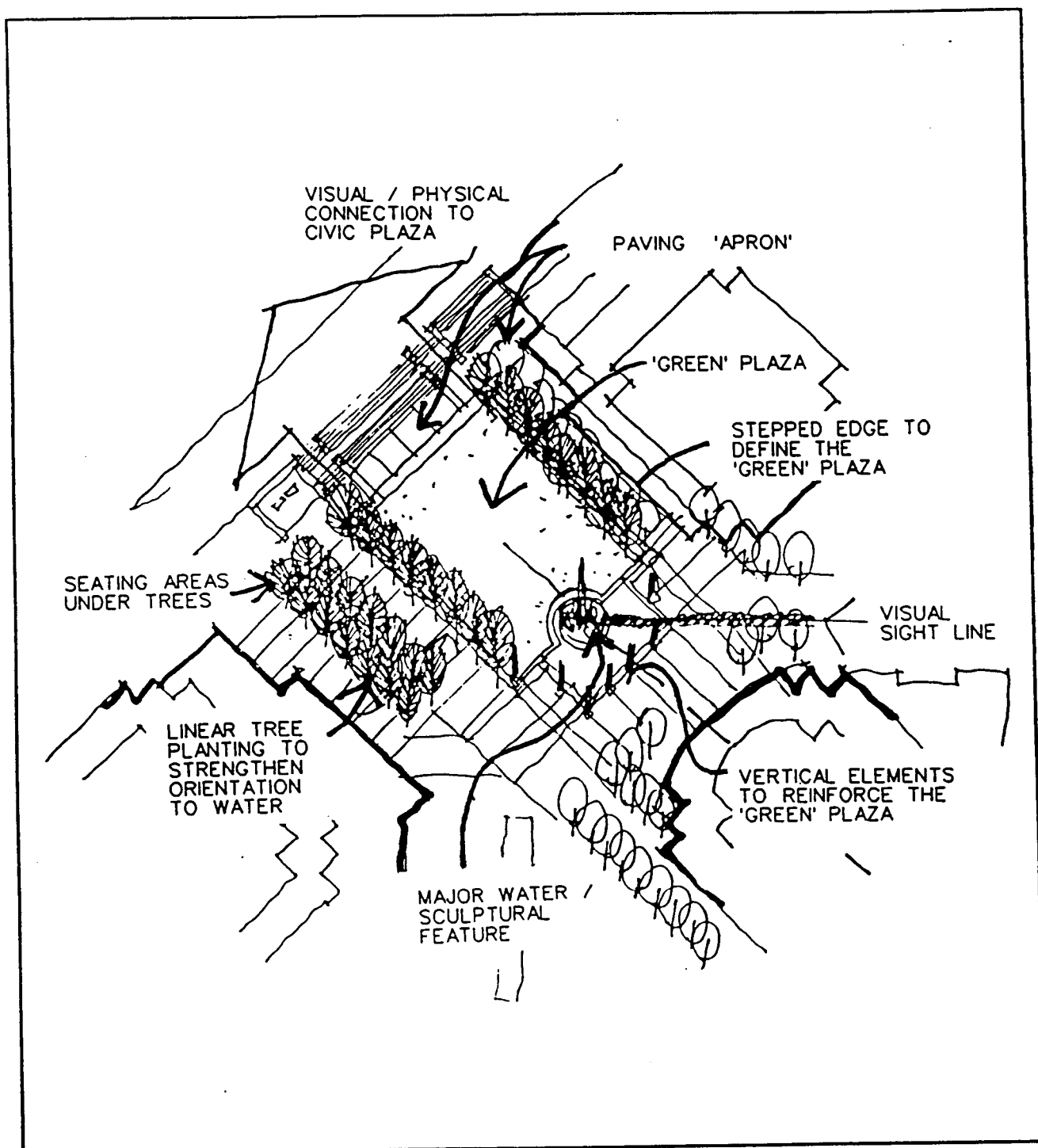


Figure 14. Commercial Plaza Containment

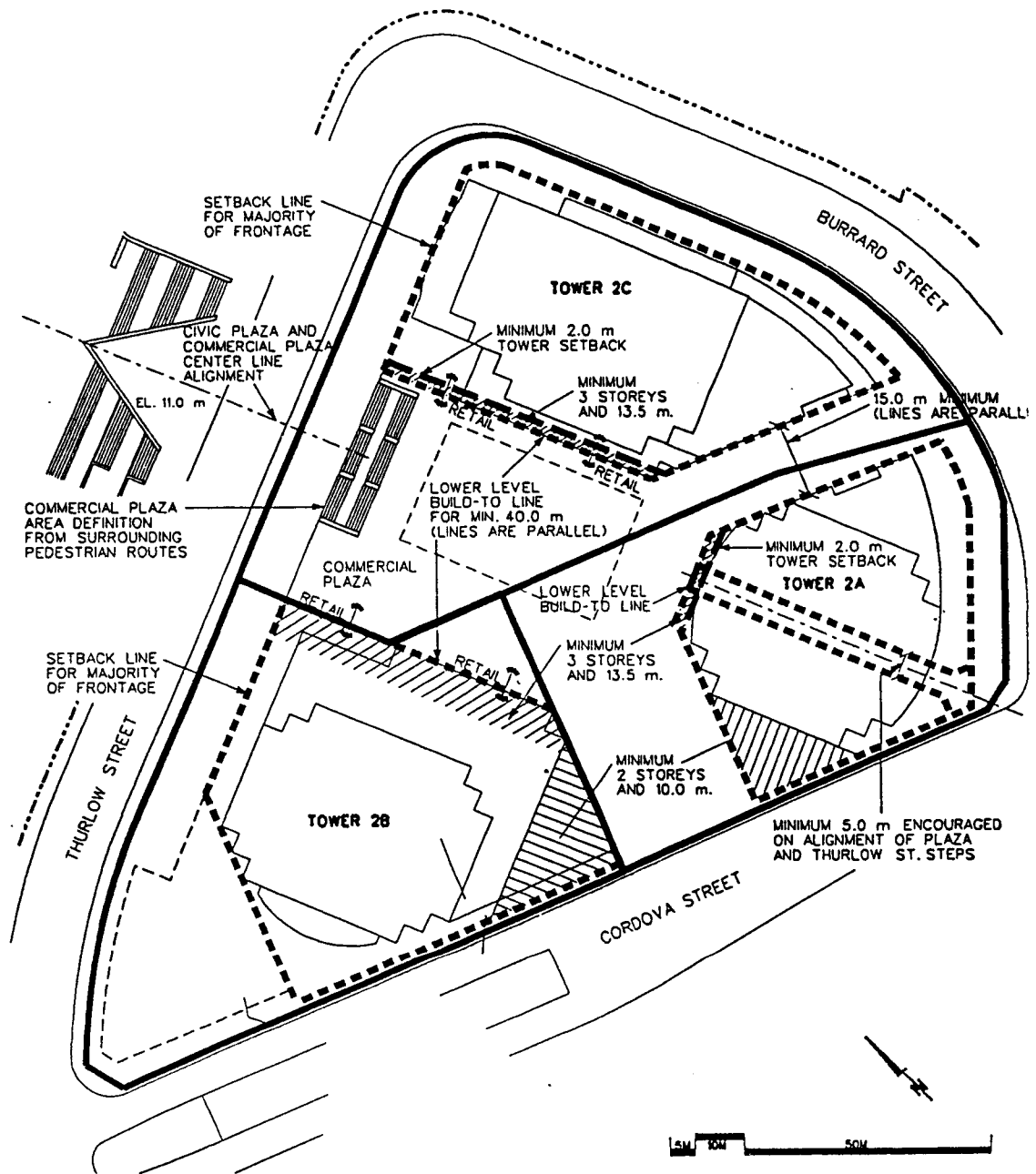
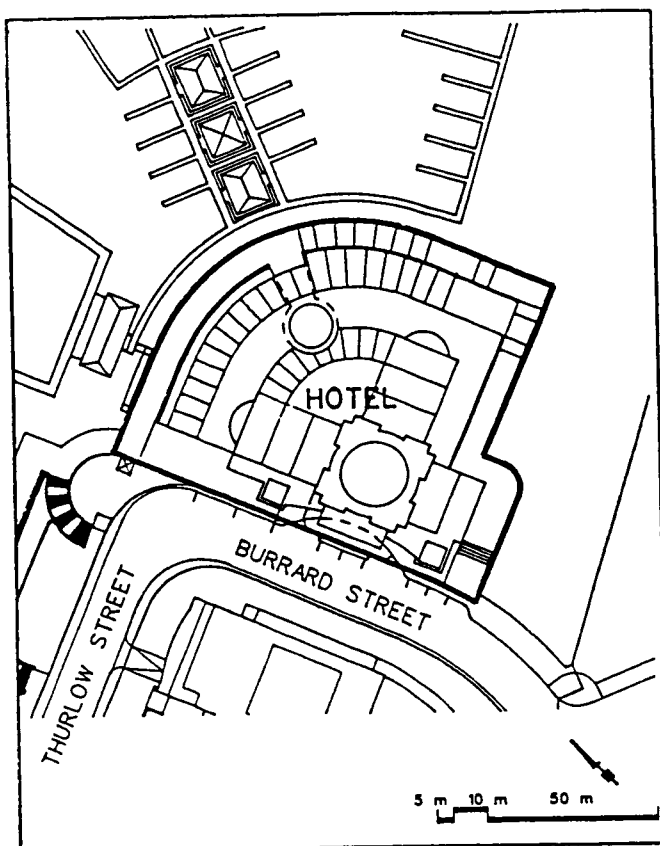


Figure 15. Hotel Precinct



The hotel completes Burrard Landing at the water's edge. It will sit on a promontory surrounded by the waterfront walkway. Given its location and more residential character, it should take a different architectural form from the office towers, one that terraces back from the water and preserves views of the Canada Place sails as seen from Coal Harbour areas to the west. Development should generally conform to the building envelopes outlined in Figures 16 and 17, with particular regard to the following:

- (a) Terracing should be pronounced with each step occurring in minimum 3 storey increments.
- (b) To maintain the Thurlow Street-end view corridor, building mass above 11.0 m geodetic should not extend beyond the extension of the Thurlow Street property line for Parcels 2B and 2C.
- (c) A porte cochere up to 30.0 m wide over the principal hotel entrance may extend to the Burrard Street property line.

- (d) A generous sidewalk comprising both public and private property should be provided at the upper level street system between the building face and the curb, with particular regard to easy pedestrian and bicycle access across the hotel entry/drop-off area.
- (e) The hotel side of the waterfront walkway should be lined with active pedestrian-oriented uses. The waterfront walkway grade transition up to Burrard Street should occur along the east side of the hotel. Care should be taken to detail the hotel facades to avoid blank walls and reduce scale.

Figure 16. Hotel Precinct Street Base Zone

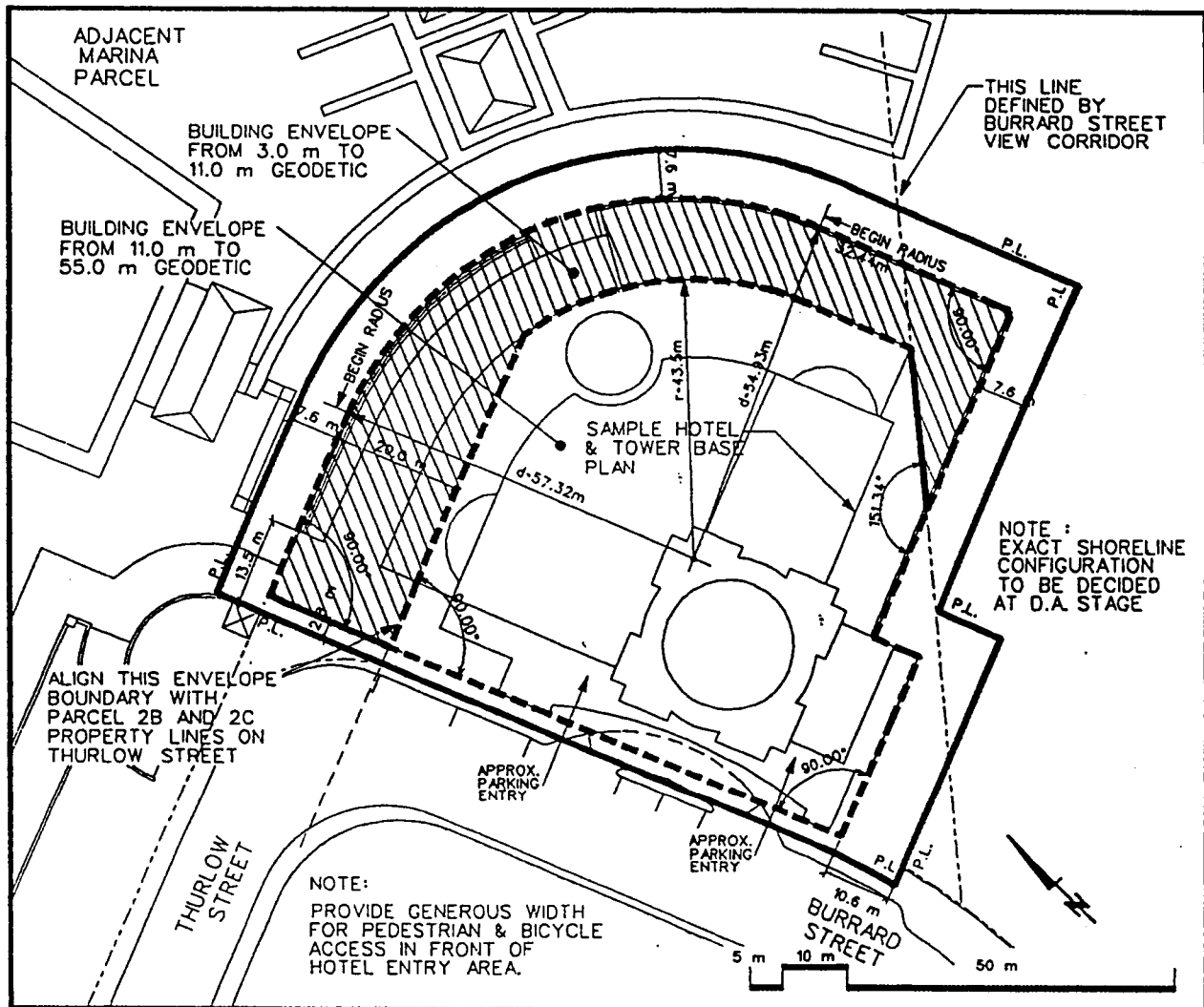


Figure 17. Hotel Precinct Tower Zone

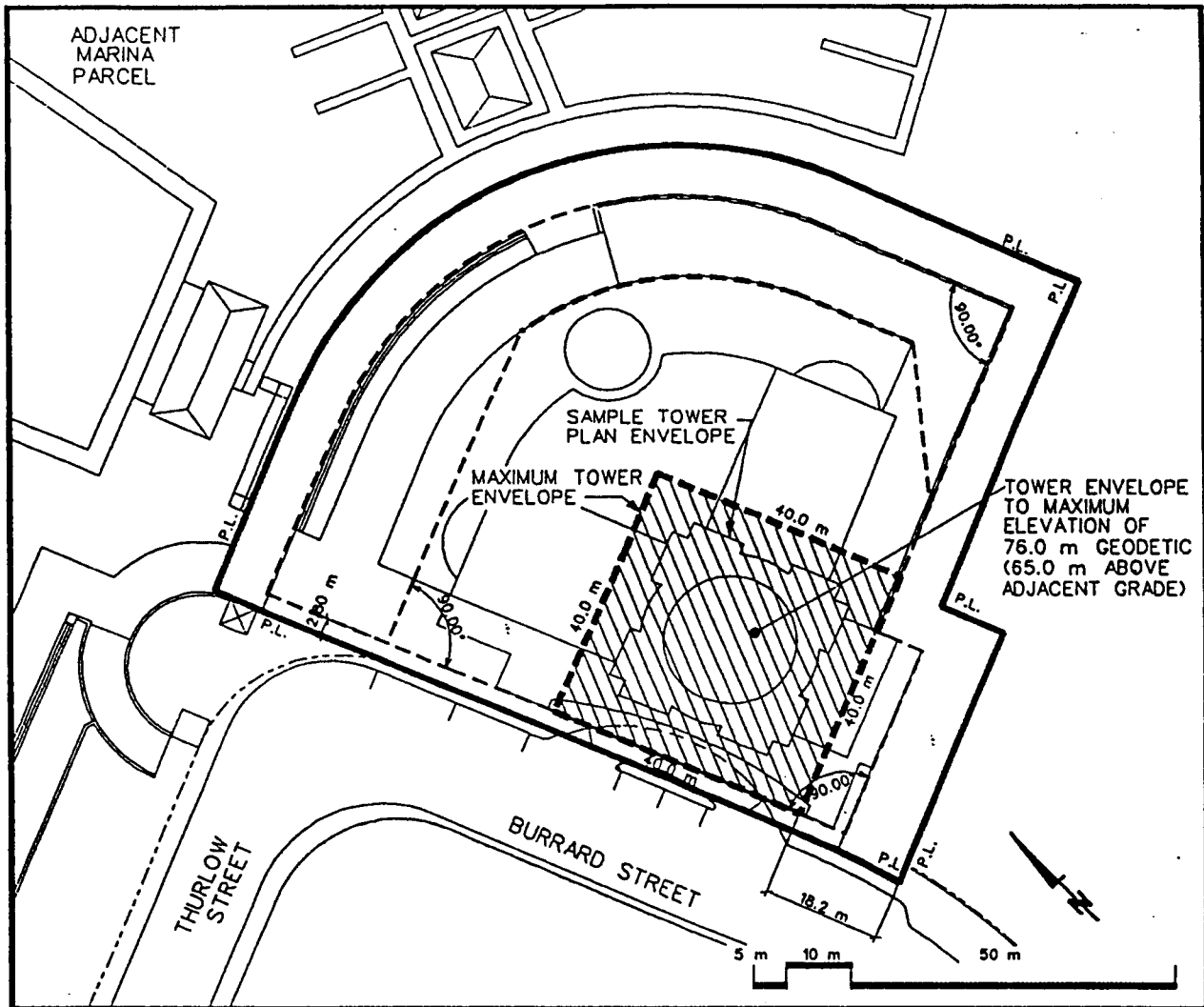
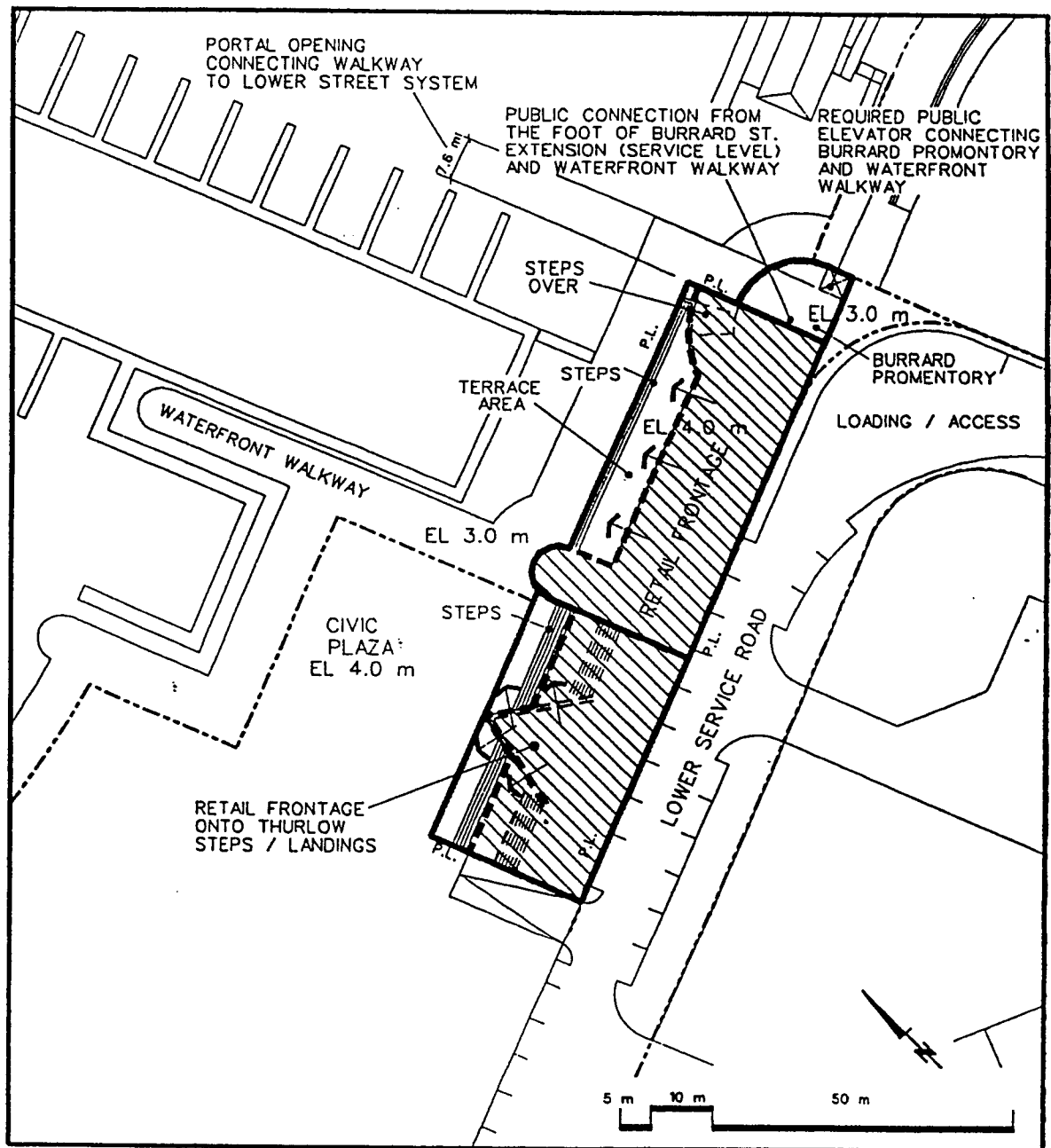


Figure 18. Waterfront Commercial Precinct Plan

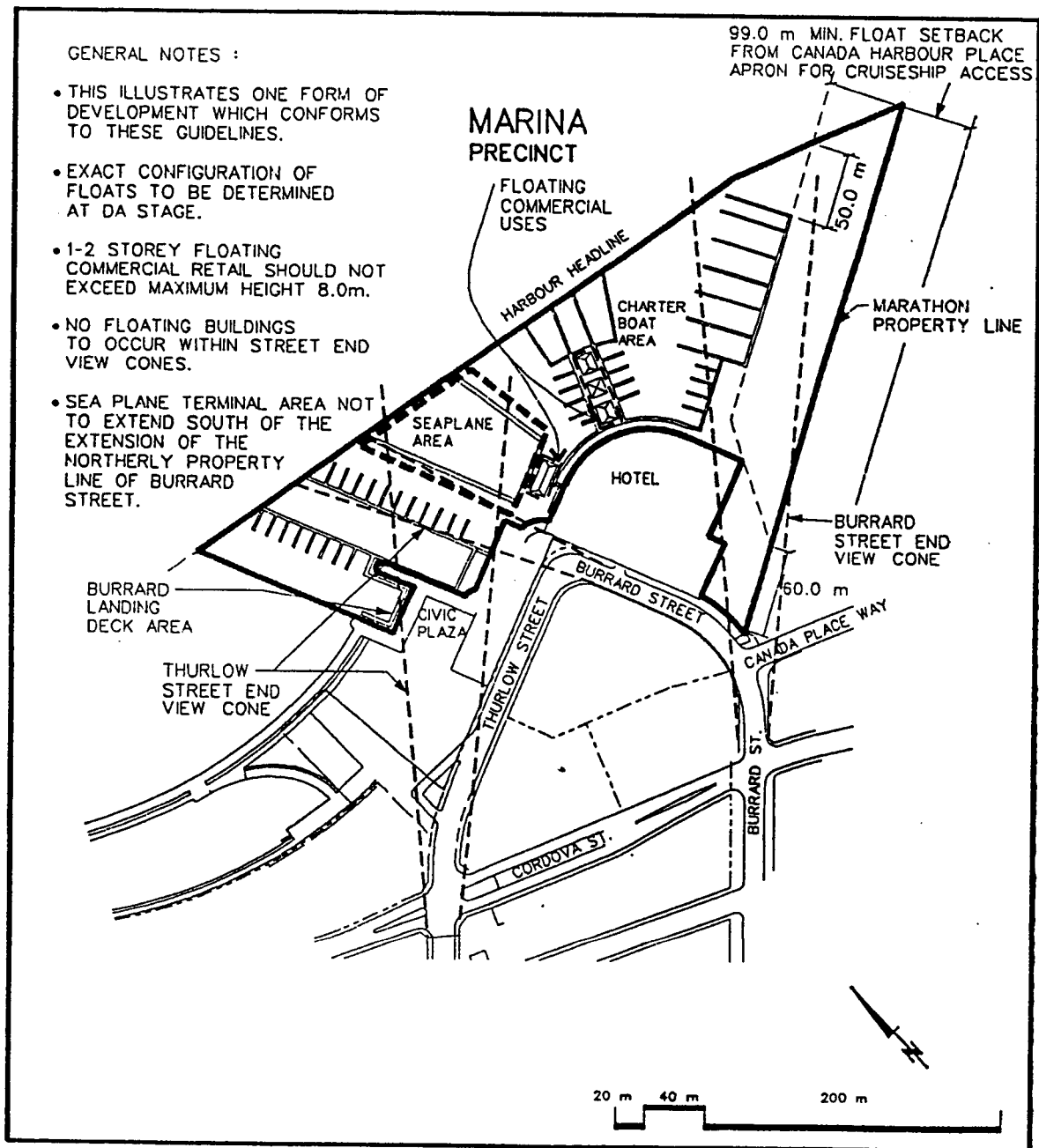


Commercial space should be provided along the waterfront in this precinct to help animate the Civic Plaza and Thurlow Steps and provide pedestrian interest along this portion of the waterfront walkway. Uses including restaurants, shops and marine-oriented retail should be located between the Arts Complex and Burrard Promontory. Development should generally conform to the plan outlined in Figure 18, with particular regard to the following:

- (a) All uses should be directly accessible from the Civic Plaza or waterfront walkway.
- (b) The retail frontage should express a nautical character in the selection of materials, details and colours. Continuous weather protection should be incorporated. Maximum continuous retail frontages should generally not exceed 10.0 m, except where increased frontage is required to accommodate restaurants.
- (c) Given the grade difference between the waterfront walkway and Thurlow Street, a commercial mezzanine level should be provided with secondary access encouraged off the Thurlow Steps.
- (d) Roofs of the mezzanine level should be used as terraces and viewpoints. Mechanical equipment should be grouped and concealed. Plumbing stacks should be located and designed to minimize odours.
- (e) Public access from Thurlow Street to the waterfront should take the form of broad, generous steps designed for seating for events and performances in the Civic Plaza.
- (f) Provision should be made for an access portal to the lower level road system having a minimum width of 7.6 m to provide a comfortable transition for cyclists from the waterfront walkway.
- (g) Commercial uses should be serviced from the lower level street system. Provision should be made for loading and garbage collection, with special garbage provisions for any restaurant uses.



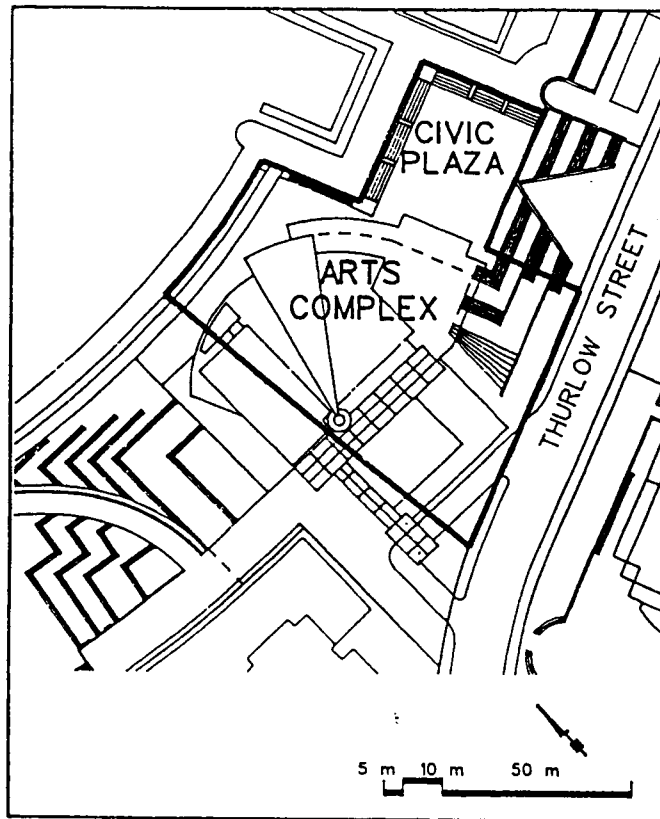
Figure 19. Marina Precinct Plan



This precinct includes a seaplane terminal, a charter boat marina, boat moorage, ancillary offices and some floating commercial. Development should generally conform to the plan outlined in Figure 19, with particular regard to the following:

- (a) All structures should have a marine character as follows:
  - (i) Simple forms and shapes reminiscent of the working waterfront;
  - (ii) Use of painted or stainless steel pipe rails, guards and balustrades; and
  - (iii) Nautical detailing.
- (b) Floating structures should be located to preserve street-end view corridors, and should not be more than 8.0 m in height.
- (c) Public access to the seaplane terminal and floating retail should be generously sized and clearly signed. Public sections of floating walkways should have a clear minimum width of 2.0 m.
- (d) Provision should be made for a public ferry dock in front of the Civic Plaza with public access by means of a wide ramp.
- (e) Seaplanes should be located adjacent to the hotel, as shown on Figure 19, with the Twin Otter aircraft located as far from the Civic Plaza as possible.

Figure 20. Arts Complex/Civic Plaza Precinct Plan



#### 4.5.1 Arts Complex

The Civic Arts Complex is intended to augment the City's cultural and performance facilities in a prominent downtown waterfront location. It will contain a 1500 seat lyric hall, 350 seat studio theatre, and related support facilities.

The facility should not be designed as an architectural landmark that competes with Canada Place. Rather, from the water it should read as a lower scaled building with the Civic Plaza as a forecourt. From the waterfront park, the Arts Complex should visually integrate with the open space so that as much of the building as possible is set below grade. Lower roof areas should be landscaped to appear as part of the park. The facility should generally conform to the plans outlined in Figures 21 and 22, with particular regard to the following:

- (a) Portions of the facility below park grade should be designed to accommodate a minimum of 1.2 m of soil where planting is required. With Park Board staff approval, this may be reduced to 1.0 m in specific areas.
- (b) The facades facing the walkway and waterfront park should be glazed to permit views into active spaces, or be treated with landscaping and/or art.
- (c) Along the Civic Plaza, the Arts Complex should have a minimum frontage of 23.0 m and incorporate the main entrance and related public space to provide interest and security.
- (d) Along Thurlow Street, the building face should be finely detailed and treated to provide pedestrian interest and avoid a blank wall appearance.
- (e) The fly tower and similar elements should be designed as positive architectural features, and impacts on the Portal Park and Thurlow street-end view corridors should be minimized. These elements should be finely detailed and finished to avoid an untreated appearance.
- (f) The passenger drop-off should be as close as possible to the main theatre entrance and the connecting pathway should be weather protected.
- (g) A stage door entrance to backstage areas should be provided, with access from the upper level street system.
- (h) Loading and servicing should be located on the lower level street system, with a ramped access to the main theatre stage floor level.
- (i) Off-street parking should be located in the adjacent office precinct, with access from the upper level street system. In evenings and weekends, office parking should be available to arts complex patrons.
- (j) Additional off-street parking, including parking for staff should be located under the Civic Plaza, with access from the lower level street system.

Figure 21. Arts Complex Lower Level

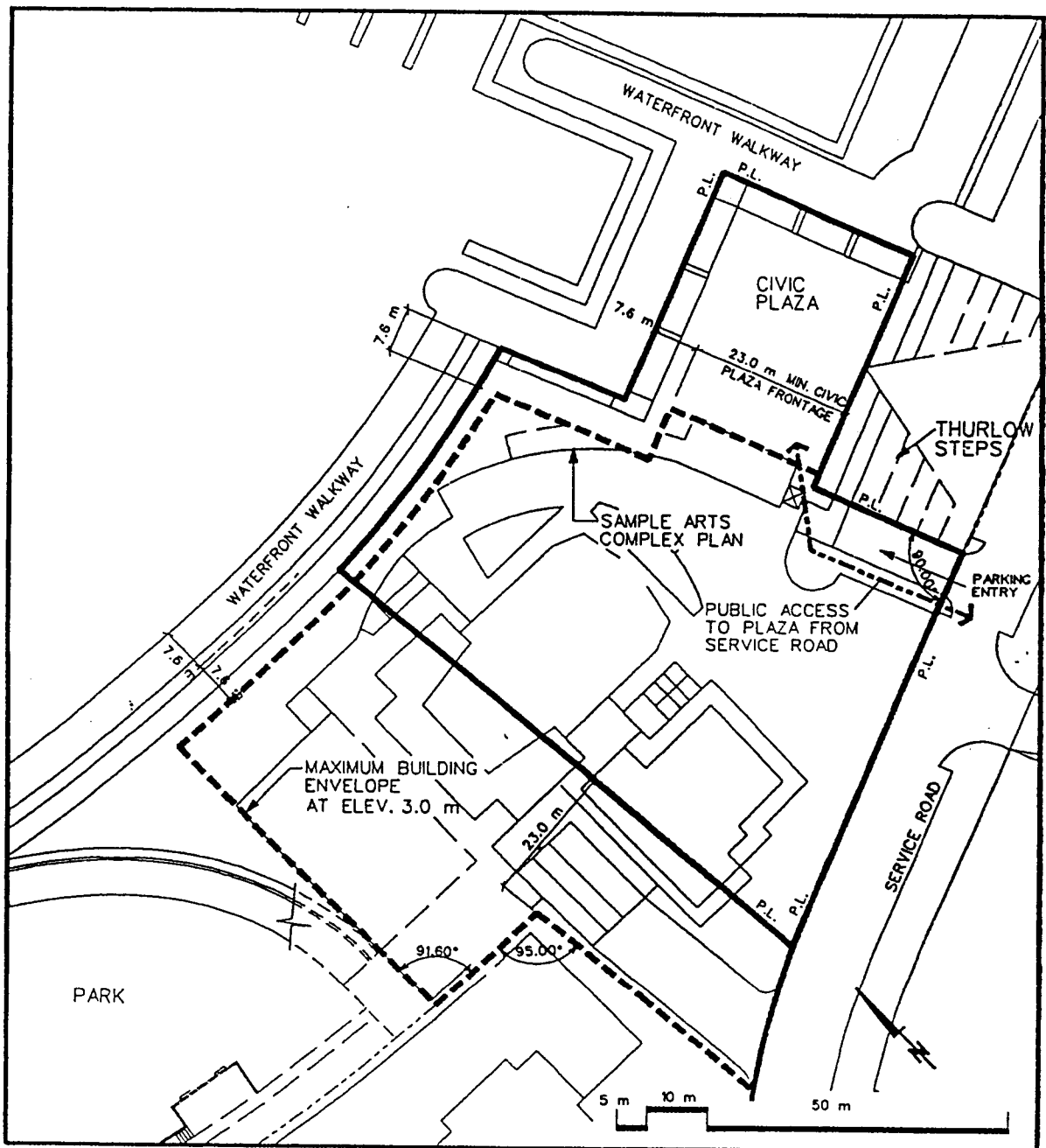
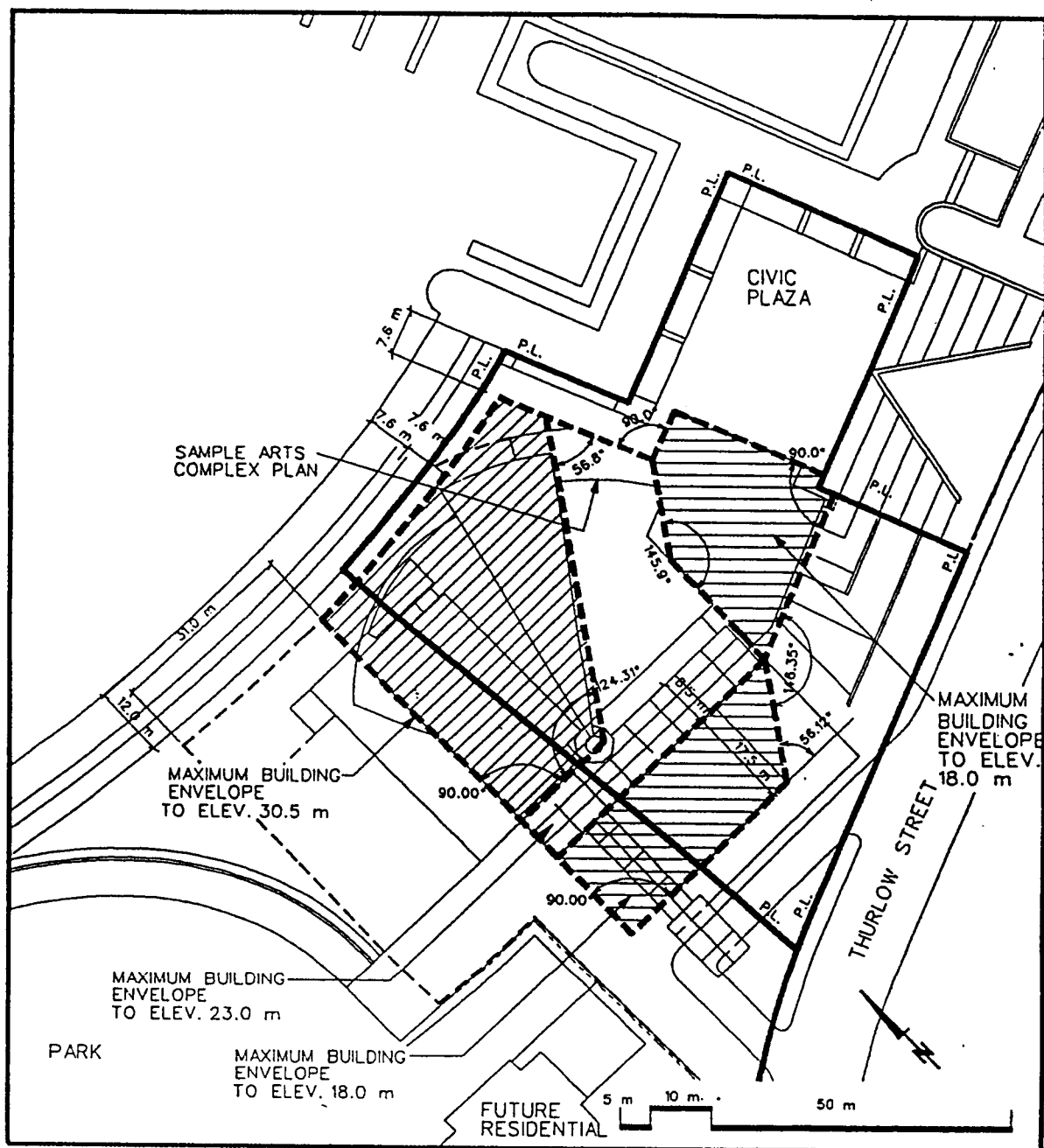


Figure 22. Arts Complex Upper Level

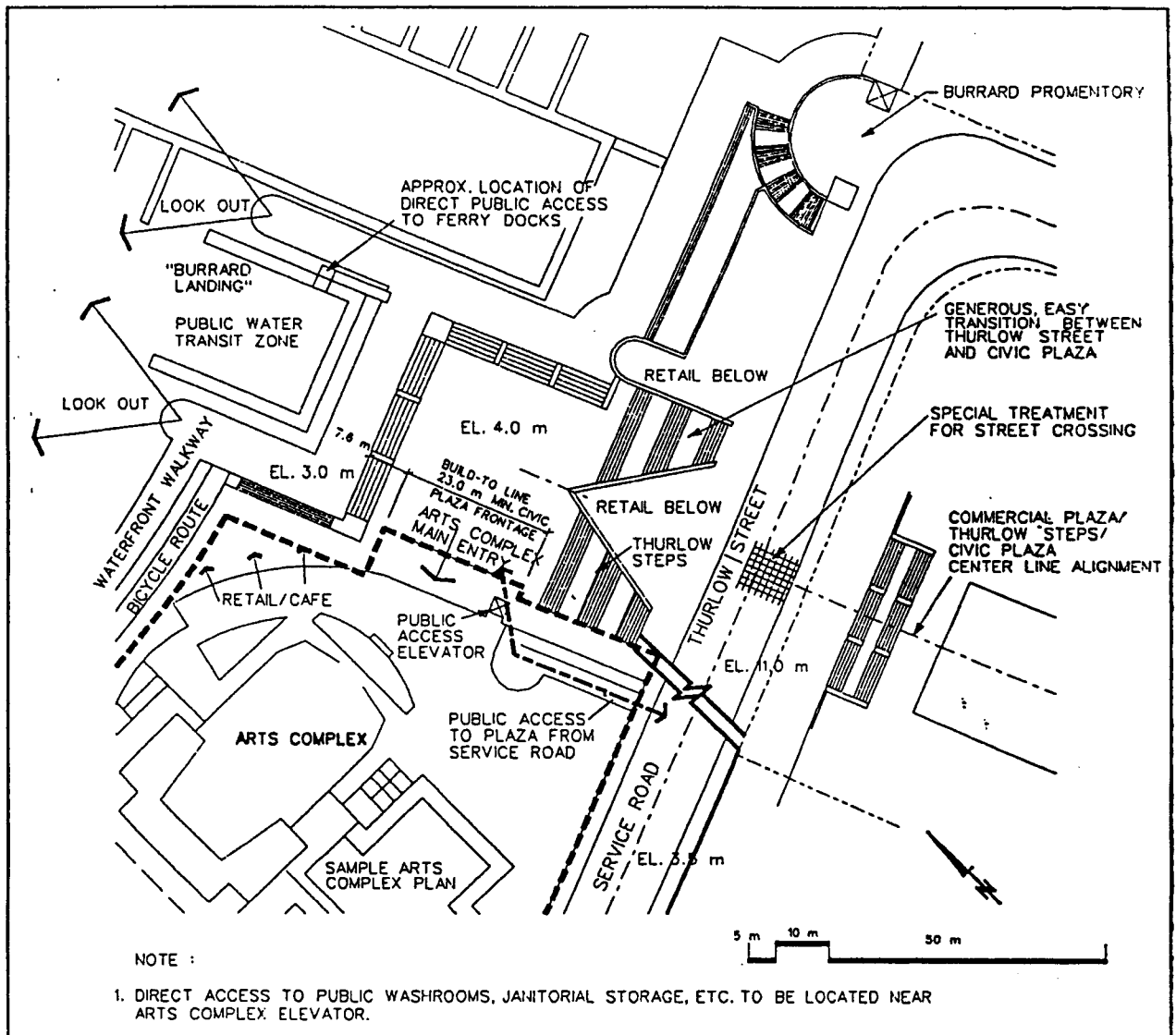


#### 4.5.2 Civic Plaza

The Civic Plaza should be designed to celebrate the City's relationship to the water and accommodate a variety of civic gatherings and functions. The plaza will also be the final open space element in a linear sequence which includes the Commercial Plaza, the Thurlow Street pedestrian crossing, and the Thurlow Steps. It should relate physically and visually to these elements. The design of the plaza should generally conform to the concept outlined in Figure 23, with particular regard to the following:

- (a) The Civic Plaza should be designed to accommodate performances and events in combinations with the Arts Complex and the Commercial Plaza.
- (b) The plaza should be designed to accommodate formal public arrivals from the water for important civic ceremonies as well as day-to-day operation of the public ferry system.
- (c) The plaza should be landscaped in a formal manner, with low level planting and/or trees defining its edges. The plaza should be finished with high quality materials reflecting its context and important public role. A significant public art element could also be incorporated.
- (d) The Civic Plaza should be physically and visually linked to the Commercial Plaza by a generous, easy transition across Thurlow Street and the Thurlow Steps.
- (e) Direct public access via a wide ramp should be provided between the adjacent walkway and the ferry dock.
- (f) The plaza's southerly edge should be defined by a formal facade of the Arts Complex which incorporates the main entrance and related cafe/restaurant/bar spaces and active retail frontages along the Thurlow Steps.
- (g) The Civic Plaza should be connected to the lower level street system by a service and pedestrian route beneath Thurlow Street and adjacent to the promenade and steps. The plaza level should have direct access to public washrooms, janitorial storage, and service facilities for public events.

Figure 23. Civic Plaza Plan





## REZONING DESIGN DEVELOPMENT CONDITIONS

In reviewing the detailed form of development, the Director of Planning shall have particular regard to the following design development conditions:

- (a) further design development of the hotel promontory and walkway to extend the lower level walkway to the northeast corner of the pier, with the grade transition to the upper level to occur via stairs mainly along the eastern side of the hotel and/or a combined stair/ramp system, and a reconfiguration of the eastern walkway section to provide viewing areas and a geometry that reflects the shoreline treatment to the west;
- (b) further design development of the hotel entry area along Burrard Street to provide a more generous sidewalk area with a minimum clearance of 7.6 m; and
- (c) further design development of the Arts Complex access area off Thurlow, to locate the drop-off zone closer to the civic plaza main entry area, integrate shared pedestrian and bicycle paths, and provide a public elevator to the civic plaza.

**NOTE:** In considering height above 92.0 m the Director of Planning shall have particular regard to the following:

### For the Burrard Cordova Tower (2A)

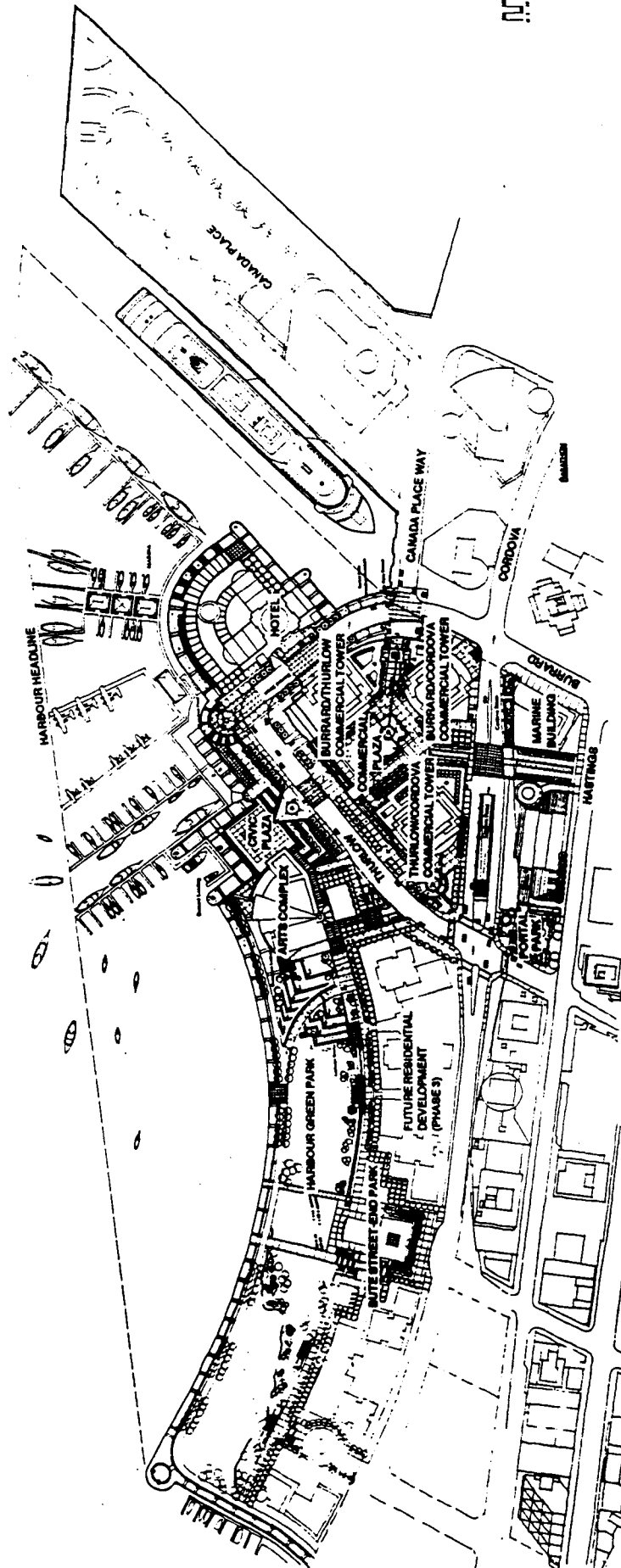
Up to 115.0 m, providing it can be demonstrated that there is significant slimming of the tower, high quality design and finishes, with special shaping and architectural treatment of the tower to create a memorable landmark without significantly increasing the shadow impact on public open space.

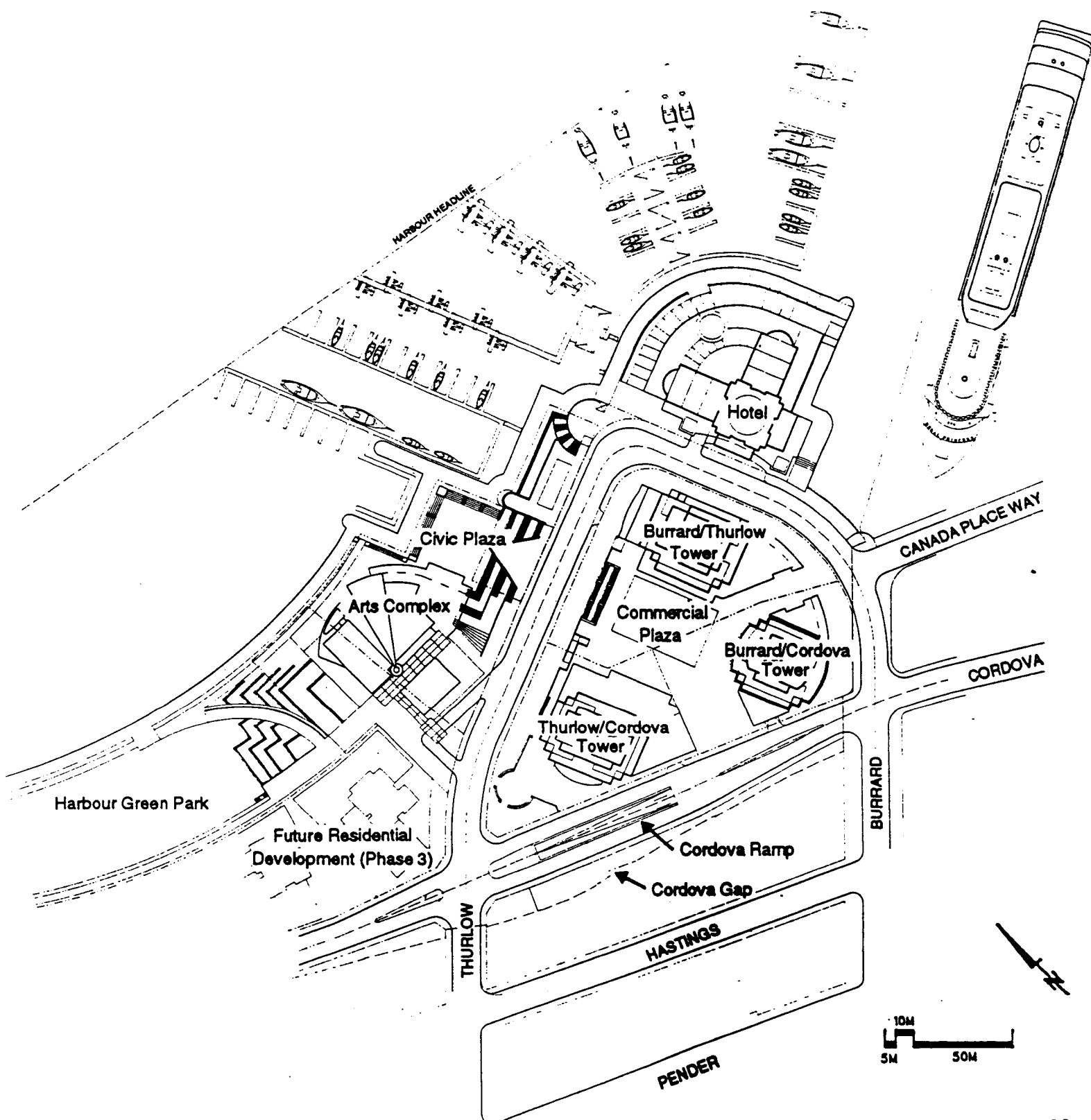
### For the Burrard Thurlow Tower (2C)

Up to 101.0 m, subject to consideration of public and private views, shadowing of public and private open spaces, privacy, effects of scale on the character of open spaces, and form relationships to nearby buildings.

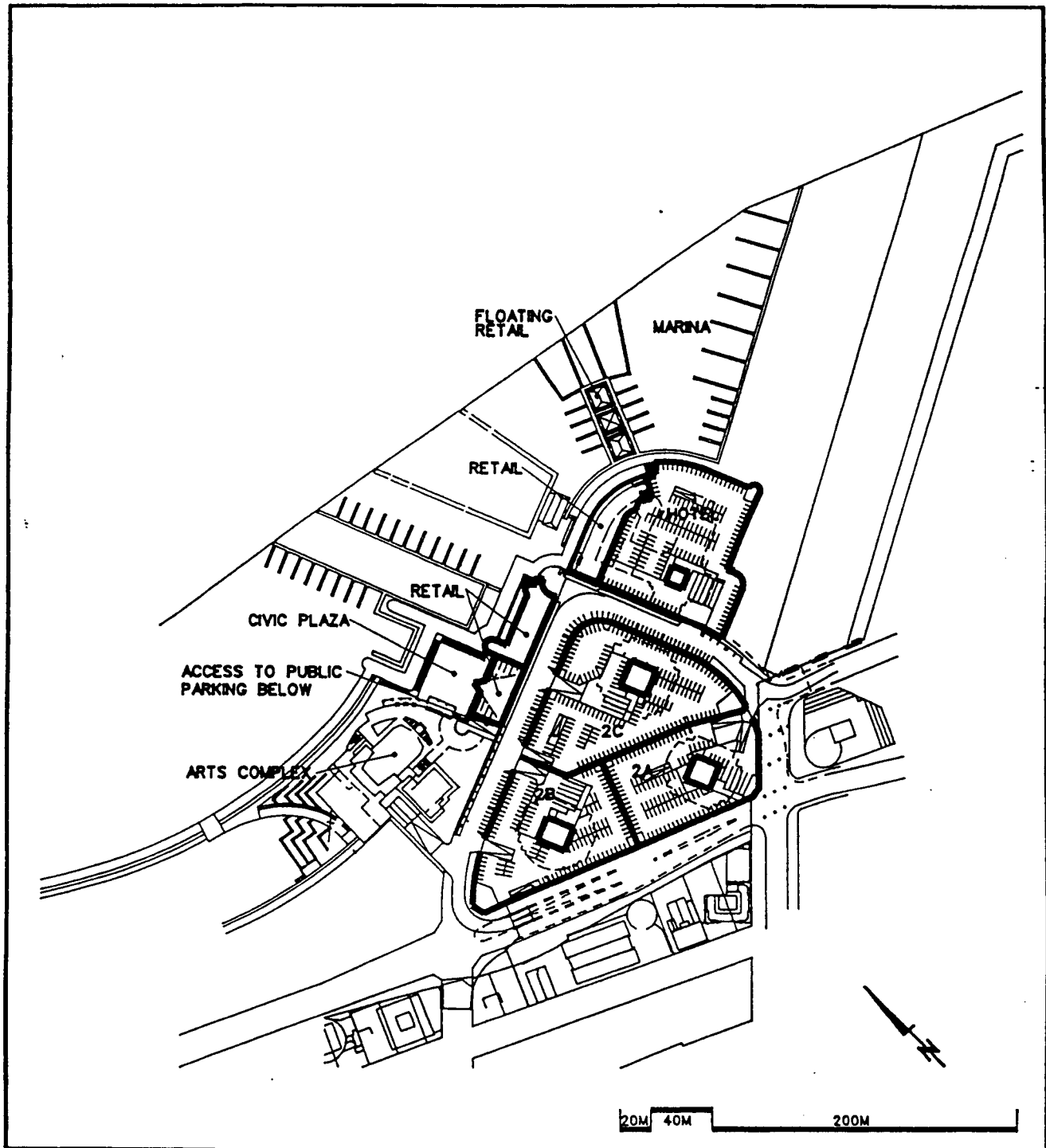
REFERENCE PLAN

BURRARD INLET

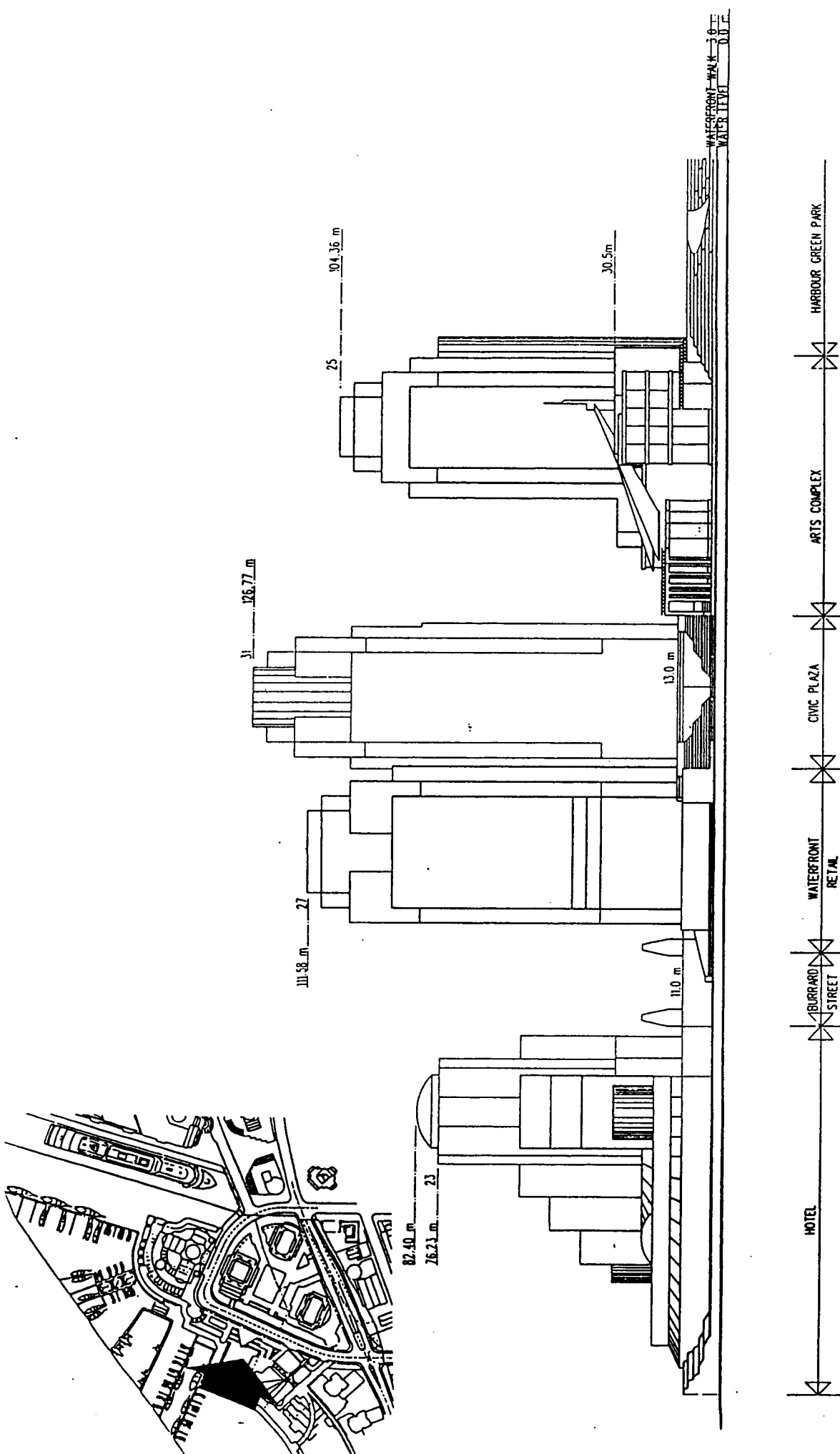




## STREET LEVEL PLAN



**LOWER LEVEL PLAN**



# WATERFRONT ELEVATION NORTH

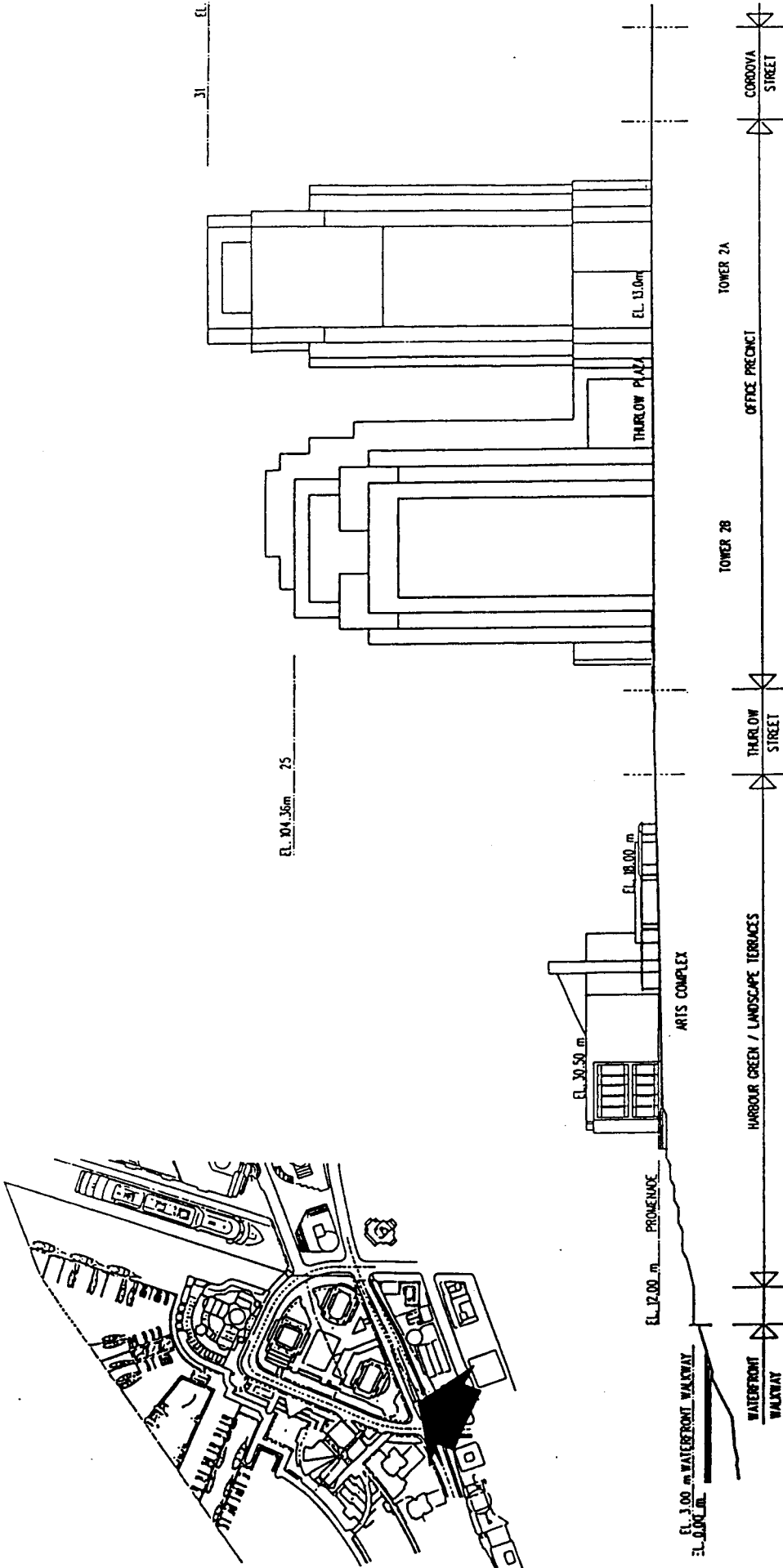


C O A L H A R B O U R

MARATHON

B u r r a r d S t r e e t



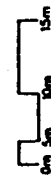


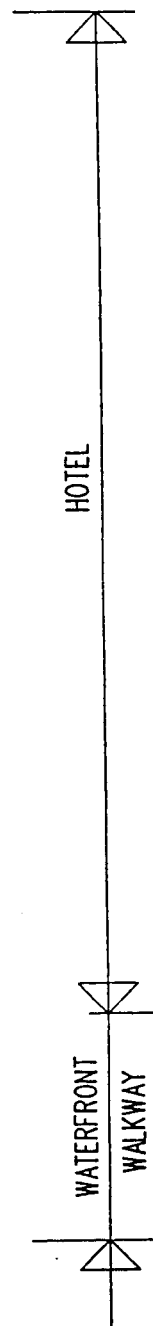
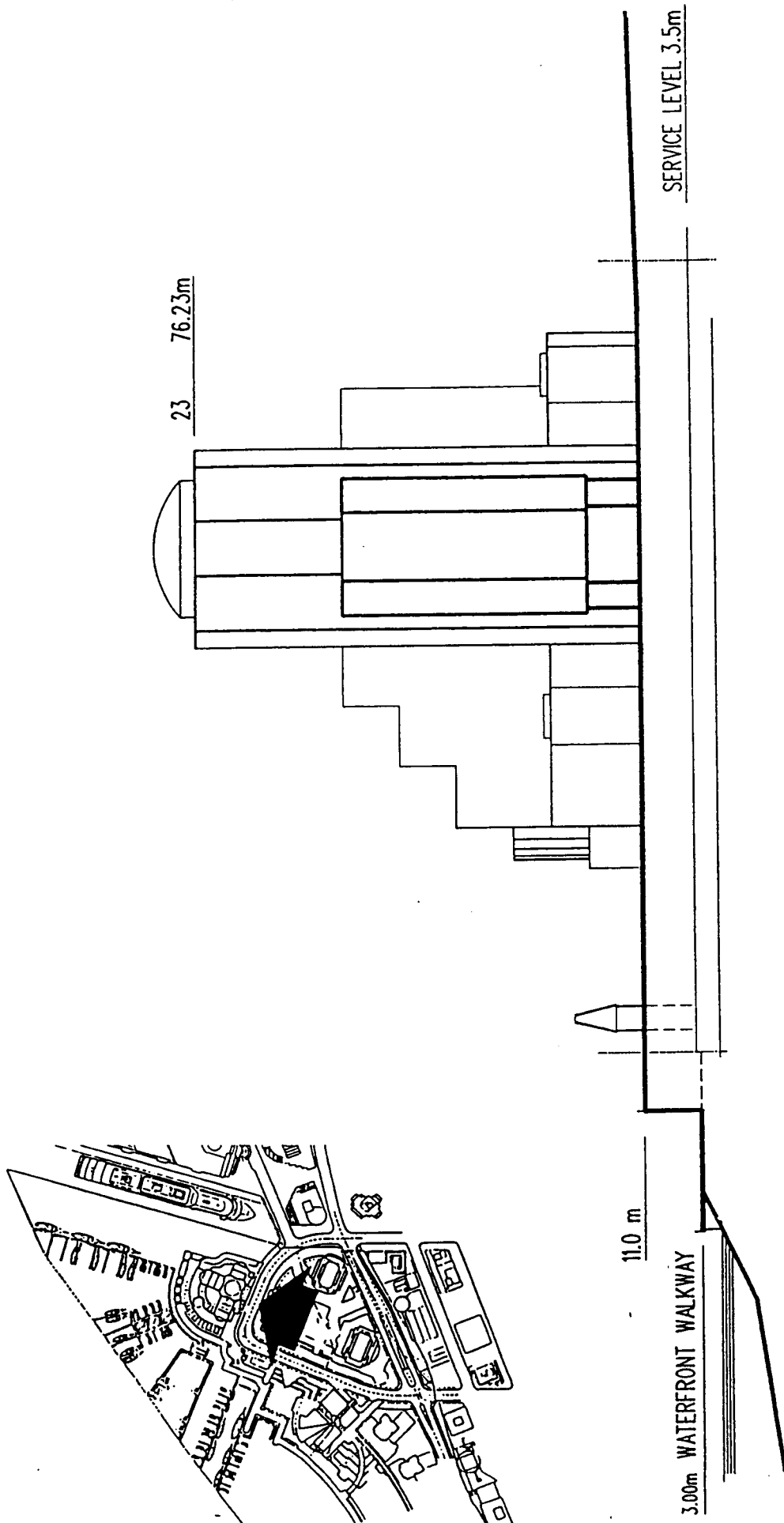
CORDOVA STREET ELEVATION WEST



C O A L H A R B O U R

MARATHON





BURRARD STREET ELEVATION WEST



C O A L H A R B O U R

MARATHON





BY-LAW NO. 7688

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 B to By-law No. 6510 is amended in subclause (i) of clause (d) of section 1.0 by deleting the words "I-1 and" and substituting the words "I-1, I-2 and".

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

|                                 |           |      |        |
|---------------------------------|-----------|------|--------|
| "201 Burrard St.                | CD-1(363) | 7679 | B(DD)  |
| 501 Bute St.                    | CD-1(364) | 7681 | B(DD)  |
| 301 Jervis St.                  | CD-1(365) | 7677 | B(DD)  |
| 500 Pacific St.                 | CD-1(366) | 7675 | B(DD)  |
| 901-967 and 940-990 Seymour St. | CD-1(369) | 7673 | 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 10th day of December  
1996.

"(signed) Philip W. Owen"

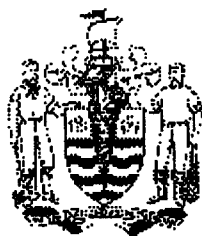
Mayor

"(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 10th day of December 1996, and numbered 7688.

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 amendment 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.

\* \* \* \* \*



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[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 7166 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 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"

201 Burrard Street

BY-LAW NO. 8195

A By-law to amend By-law No. 7679,  
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. 7679 is amended in Section 8 by adding immediately after the words "gross floor area" the following:

"and hotel uses shall provide parking in accordance with Section 4.3.2 of the Parking 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 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 8195.

CITY CLERK"



**Clause 6 Cont'd**

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

(i) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:

- (1) clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and modification, extension or release of any charges deemed necessary by the Director of Legal Services;

Note: This will clarify any servicing requirements that may stem from the various servicing agreements currently charged to title of the land.

- (2) dedication of a 2.0 m strip of land from lots A, B, C and D adjacent Vanness Avenue.

Note: This requirement will not supercede any provisions for a similar dedication that may be required from the servicing agreements charged to the title of the lands.

- CARRIED UNANIMOUSLY

**3. Text Amendment: 201 Burrard Street (Burrard Landing)**

An application by Ron Lea, Baker McGarva Hart Architecture was considered as follows:

Summary: The proposed text amendment would amend the CD-1 By-law No. 7679 and the Coal Harbour Official Development Plan, By-law No. 6754, to allow in Sub-Area 1 increases in the height of two buildings and Hotel and Live/Work uses.

The Director of Current Planning recommended approval of Option A - 122 m (400 feet); subject to the conditions as set out in the agenda before Council this evening, and submitted for Council's consideration Option B - 130.5 m (428 feet); and Option C - Applicant's Request - 135.4 m (444 feet).

## Clause 3 Cont'd

### Staff Comments

Phil Mondor, Rezoning Planner, provided a review of the site and its present zoning, the application, the issues raised by the application, the reasons staff support the application, except for the proposed height of the hotel tower, the public input, and some procedural matters related to the application.

Also before Council was a memorandum dated April 10, 2001, (circulated at the meeting) from Phil Mondor, Rezoning Planner advising of a required revision to the Draft CD-1 By-law to correct an oversight to a portion of one of the CD-1 by-law provisions. If Council were to recommend approval of the application, staff recommended the following amendment to the draft CD-1 By-law:

THAT section 8 in the draft CD-1 By-law is amended by deleting (b) and substituting the following:

“combined residential and general office (live/work) uses shall provide a minimum of 1 space for premises equal to or less than 100 m<sup>2</sup> in gross floor area, a minimum of 2 spaces for premises greater than 100 m<sup>2</sup> in gross floor area, and a maximum that is 10 percent greater than the minimum requirement”.

### Applicant Comments

James Cheng, James K.M. Cheng Architects and Graham McGarva, Baker McGarva Hart Architecture, on behalf of the applicant, introduced team members, described the project with the aid of display boards, and provided Council with a PowerPoint presentation which highlighted the impact of the three height options for the proposed hotel tower at Burrard/Cordova.

### 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 B and C
- one letter opposed to Option C

### Speakers

Mayor Owen called for speakers for and against the application.

### Clause 3 Cont'd

The following delegations spoke in favour of the application and supported either Option B or C for the proposed hotel tower height; their comments are summarized below:

Frank Musson, Musson Cattell Mackey Partnership,  
on behalf of OMERS Realty Corporation (brief filed) (pro Option B or C)  
Charles Brook, Brook Development Planning Inc.  
On behalf of Delta Land Corporation  
V. Philip Boname, Urbanics (pro Option C)

- concern with Option A, as a lower hotel tower height will likely result in the extension of a wing above the ballroom podium level and have major impacts on the view of tenants in the lower floors of both the Marine Building and Guinness Tower
- support in principle for the proposed changes in use and height on Parcels 2A and 2B, Sub Area 1, with either Option B or C
- OMERS are seeking reassurance that any residual density, not absorbed by the proposed Trade and Convention Centre, would be dealt with off site
- the need for a first class major hotel that can serve the proposed Trade and Convention Centre and is best achieved with a tall slim tower
- the need to preserve the silhouettes of the North Shore Mountains and create a skyline of prominence and significance; tall slender buildings would allow for this
- stay away from Option B - it is a compromise

Sue Grant, area resident, spoke in opposition to the application and noted the proposal does not respect the landmark Marine Building. With the aid of photographs (circulated at the meeting and on file) Ms. Grant depicted the views lost, including that of Stanley Park.

### Applicant Closing Comments

Mr. McGarva advised there is no room for precedence in approving Option C; there is only one waterfront. Mr. Cheng had no further comments.

### Staff Closing Comments

In response to comments made related to loss of views, Mr. Mondor advised the recommended Option A would provide residents of the Terminal City Club Tower with a sliver view from many units, as opposed to no view in staff's original proposal.

### Council Decision

Council discussed at length the need to balance equity versus architecture, the erosion of view corridors, the irreversible intrusion of views into the Coast Range, and the need for a design to compliment the adjacent Marine building. Concerns were also raised with

**Clause 3 Cont'd**

respect to the potential of creating a monotonous skyline if all in-fill on the north side of False Creek was built to a uniform level.

MOVED by Cllr. Puil,

THAT the application by Ron Lea, Baker McGarva Hart Architecture for amendments to the Zoning and Development By-law, and the application by the Director of Current Planning to amend the Coal Harbour Official Development Plan, to allow in Sub-Area 1 increases in the height of two buildings and Hotel and Live/Work uses, including the maximum building height on development parcel 2A (proposed hotel tower at Burrard/Cordova) as set out in Option A, be approved subject to the conditions as set out in the agenda.

FURTHER THAT Section 8 in the draft CD-1 By-law be amended by deleting (b) and substituting the following:

"combined residential and general office (live/work) uses shall provide a minimum of 1 space for premises equal to or less than 100 m<sup>2</sup> in gross floor area, a minimum of 2 spaces for premises greater than 100 m<sup>2</sup> in gross floor area, and a maximum that is 10 percent greater than the minimum requirement,"

- LOST

(Councillors Clarke, Kennedy, Sullivan, Daniel Lee, Don Lee, Louis, McCormick, and the Mayor opposed.)

MOVED by Cllr. Sullivan,

A. THAT the application by Ron Lea, Baker McGarva Hart Architecture for amendments to the Zoning and Development By-law, and the application by the Director of Current Planning to amend the Coal Harbour Official Development Plan, to allow in Sub-Area 1 increases in the height of two buildings and Hotel and Live/Work uses, including the maximum building height on development parcel 2A (proposed hotel tower at Burrard/Cordova) as set out in Option C, be approved subject to the following conditions:

**FORM OF DEVELOPMENT**

**APPROVAL** (a) THAT the illustrative form of development for Parcel 2A prepared by Baker McGarva Hart Architecture and the proposed form of development for Parcel 2B prepared by James KM Cheng Architects, and stamped "Received, City Planning Department, February 15, 2001", be approved by Council in principle, provided that the Director of Planning, or

**Clause 3 Cont'd**

Development Permit Board, may allow alterations to the form of development when approving the detailed scheme of development as outlined in (b) below.

[NOTE: The form of development for the proposed hotel on Parcel 2A will be presented to Council for approval when the program requirements for the hotel are finalized by a property owner and submitted in a development application.]

**DEVELOPMENT  
APPROVAL**

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

**DESIGN**

**DEVELOPMENT** For development on Parcels 2A and 2B:

- (i) design development to the lower level massing of both towers, to better relate to one another and to break down the scale of high podium elements, including a lowering of the height of the hotel podium if possible;
- (ii) design development to the lower level facade treatments on both sites, to provide continuous weather protection for pedestrians;
- (iii) design development to the massing and articulation of both towers, to refine and clarify the architectural treatments, and to maximize their slimness, noting their prominence on the skyline;

For Phase 1 development - Parcel 2B (Office and Live/Work):

- (iv) design development to the public open space area adjacent to Thurlow Street on Parcel 2B, to provide a high quality treatment with special paving, seating, lighting, trees and landscaping appropriate to its use and function, taking into account the Plaza Design Guidelines;
- (v) design development to the shared vehicular arrival plaza on Parcel 2B, to provide high quality pedestrian amenity and treatment commensurate with its highly public use and function, and to provide an attractive overlook from neighbouring towers;

Clause 3 Cont'd

- (vi) design development to the northerly interface of the building on Parcel 2B with the future extension of the Canada Place viaduct, to ensure that a normalized, positive, active pedestrian relationship with the street can exist should street grade levels be lowered if the Trade and Convention Centre proposal for Sub-Area 2 does not proceed in future;

For Phase 2 development - Parcel 2A (proposed Hotel):

- (vii) design development to the architectural treatment of the Burrard Street facade of the proposed tower on Parcel 2A, to relate positively to the adjacent Marine Building, noting the landmark role of this heritage building;
- (viii) design development to the architectural treatment and massing of the tower, to maximize the slimness of the tower top and reduce its bulkiness, and to meet view cone height restrictions;

Note to applicant: some massing may be redistributed from the top of the tower to lower floors above the podium while minimizing as much as possible the view blockage of such building mass on Marine Building views.

- (ix) design development to the ground level setbacks and treatment of the exit stairways from the podium levels above, to minimize their impacts on the pedestrian use of the adjacent public realm, and the extent of blank walls along the sidewalks;

CPTED

- (x) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to:
  - keeping the under deck parking visibly open to Waterfront Road and the SkyTrain rail line to maximize surveillance while keeping the parking area secure with decorative grillwork and security measures such as overhead gating, separation of user groups, and glassed-in vestibules for the shuttle elevators serving the parking,
  - locating perimeter exit stairs within the building structure and ensuring that alcoves will not be created on the street, and

**Clause 3 Cont'd**

- reducing opportunities for skateboarding and mischief in the public plazas;

**TRANSPORTATION**

- (xi) Provide a complete Bus Management Plan, to the satisfaction of the General Manager of Engineering Services, to regulate the operation, circulation, loading/unloading, parking and storage of tour buses serving Parcel 2A, as called for in City Council's approval of the Bus Impact Task Force recommendations; and

**PARKING**

- (xii) Parking, loading, bicycle parking and off-street taxi, bus, and car passenger spaces are to be provided according to the provisions of the Parking By-law, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.

**DESIGN  
GUIDELINES**

- (c) THAT the proposed revised designed guidelines entitled "Burrard Landing (201 Burrard Street) CD-1 Guidelines" be adopted by resolution of Council at the time of enactment of the CD-1 By-law.

**AGREEMENTS**

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

**CHARGE  
SUMMARY**

- (i) Make suitable arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of charges shown on title (a charge summary should be provided) and, if necessary, for the modification, release, extension or replacement of such charges, on terms acceptable to the Director of Legal Services.

**SUBDIVISION  
PLAN**

- (ii) Subdivide existing Lots 28, 29 and 30 to create Lots 1, 2 and 3 consistent with the reconfiguration of development parcels 2A, 2B and 2C.

[NOTE: THIS SUBDIVISION WILL OCCUR BEFORE REZONING IS ENACTED, SO THE AGREEMENTS WILL APPLY TO THE NEW LOTS.]

**NO-DEVELOPMENT  
COVENANT FOR PARCELS**

**2A AND 2C**

- (iii) Execute an agreement, on terms acceptable to the Director of Legal Services, that prohibits the development of Parcel 2A (proposed Lot 1) and Parcel 2C (proposed Lot 3) until such time as (1) access to both parcels has been resolved to the satisfaction

Clause 3 Cont'd

of the General Manager of Engineering Services, and (2) any rights of way that may be required, to the satisfaction of the General Manager of Engineering Services, are secured on terms acceptable to the Director of Legal Services.

ACCESS TO  
PARCEL 2B

- (iv) Execute an agreement, on terms acceptable to the Director of Legal Services, to secure access to the service level parking and loading facilities located on Parcel 2B (proposed Lot 2) to the satisfaction of the General Manager of Engineering Services.

SERVICES  
AGREEMENT

- (v) Execute a modification to the existing Services agreement, on terms acceptable to the Director of Legal Services, to secure a temporary walkway adjacent to Parcel 2A and Parcel 2B, on the north side of the 1000 block of Cordova Street between Thurlow Street and Burrard Street, until these parcels are developed and a permanent sidewalk can be provided along the north side of the 1000 block of Cordova Street between Thurlow Street and Burrard Street to the satisfaction of the General Manager of Engineering Services.

RIGHT OF WAY  
FOR SIDEWALKS

- (vi) Execute an agreement, on terms acceptable to the Director of Legal Services, to secure a sidewalk right of way through the lands including the obligations for support and maintenance, to the satisfaction of the General Manager of Engineering Services.

STREET  
LANDSCAPING

- (vii) Execute an agreement, on terms acceptable to the Director of Legal Services, to secure installation, maintenance, irrigation and support of all street trees and landscaping features to be located in the road dedication adjacent to Parcels 2A and 2B, to the satisfaction of the General Manager of Engineering Services.

FIRE ACCESS FOR  
LOTS 1 AND 2

- (viii) Execute an agreement, on terms acceptable to the Director of Legal Services, to secure access and specific construction details for fire and emergency access to Parcels 2A and 2B, via the arrival plaza, off Cordova Street, to the satisfaction of the General Manager of Engineering Services.

RIGHT OF WAY FOR THE  
ARRIVAL PLAZA

- (ix) Execute an agreement, on terms acceptable to the Director of Legal Services, to secure mutual access rights for Parcels 2A and 2B for the shared use of the arrival plaza, including provision for bus parking and loading, to the satisfaction of the General Manager of Engineering Services.



**Clause 3 Cont'd**

**PUBLIC OPEN  
SPACE**

- (x) Execute an agreement, on terms acceptable to the Director of Legal Services, to secure public access rights to, and maintenance of, the Thurlow Street plaza on Parcel 2B, to the satisfaction of the Director of Planning and the General Manager of Engineering Services.

**DAY CARE  
AGREEMENT**

- (xi) Noting that the existing agreement to construct, finish and fit-up a 37-space licensed childcare facility on Parcel 2B will remain in full force and effect, amend the existing agreement respecting the payment-in-lieu contribution, on terms acceptable to the Director of Legal Services, to reflect any changes to the payment-in-lieu amount resulting from the rezoning of Parcels 2A and 2B, to the satisfaction of the Director of Social Planning.

**PUBLIC ART  
AGREEMENT**

- (xii) NOTE: The existing agreement calls for Option C under the City's Public Art for Private Development Program, the owner may, prior to issuance of the Development Permit, amend the existing agreement, to the satisfaction of the Director of Social Planning and on terms acceptable to the Director of Legal Services, to elect Option A, B, or C.

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

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting the subject site as is considered advisable by the Director of Legal Services; and otherwise, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

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

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

**Clause 3 Cont'd**

- B. THAT Section 8 in the draft CD-1 By-law be amended by deleting (b) and substituting the following:

"combined residential and general office (live/work) uses shall provide a minimum of 1 space for premises equal to or less than 100 m<sup>2</sup> in gross floor area, a minimum of 2 spaces for premises greater than 100 m<sup>2</sup> in gross floor area, and a maximum that is 10 percent greater than the minimum requirement,"

- CARRIED

(Councillors Bass, Don Lee, McCormick, Price and Puil opposed)

-----

At this point in the proceedings the Mayor sought direction from Council on whether to proceed with the following item due to the lateness of the hour and the number of registered speakers. Council agreed to continue the Public Hearing on April 24<sup>th</sup>, but allowed those unable to attend on that date to speak this evening. Minutes for Item 5 have been consolidated for ease of reference.

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**5. Rezoning: 1175 Broughton Street**

An application by Studio One Architects was considered as follows:

Summary: The proposed rezoning of 1175 Broughton Street would permit congregate housing, a multi-purpose church hall and parking for the development and the adjacent church.

The Director of Current Planning recommended approval subject to conditions set out in the agenda before Council this evening.

**Staff Comments**

Lynda Challis, Planner, described the proposal and groups supporting the project and provided a brief overview of the zoning issues of use and density. Ms. Challis further outlined the proposed conditions of approval and highlighted where the applicant and City staff are not in agreement. Anne Kloppenborg, Social Planner, spoke on behalf of the congregate working group and advised affordable congregate housing is needed and difficult to achieve in Vancouver. Ms. Kloppenborg recognized the significant contribution the church is making to this project and the crucial support on the part of the Health Board. Paul Pinsker, Parking Engineer, provided comments on parking issues.

**23. A By-law to amend By-law No. 7679, being a By-law which amended Zoning and Development by-law 3575 by rezoning an area to CD-1 (Burrard Landing) (By-law No. 8409)**

MOVED by Councillor Clarke

SECONDED by Councillor Kennedy

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 Kennedy

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

CARRIED UNANIMOUSLY

(Councillors Bass, Don Lee, McCormick, Price and Puil excused from voting)

201 Burrard Street  
(Burrard Landing)

**BY-LAW NO. 8409**

**A By-law to amend By-law No. 7679,  
being a By-law which amended  
Zoning and Development By-law 3575  
by rezoning an area to CD-1**

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

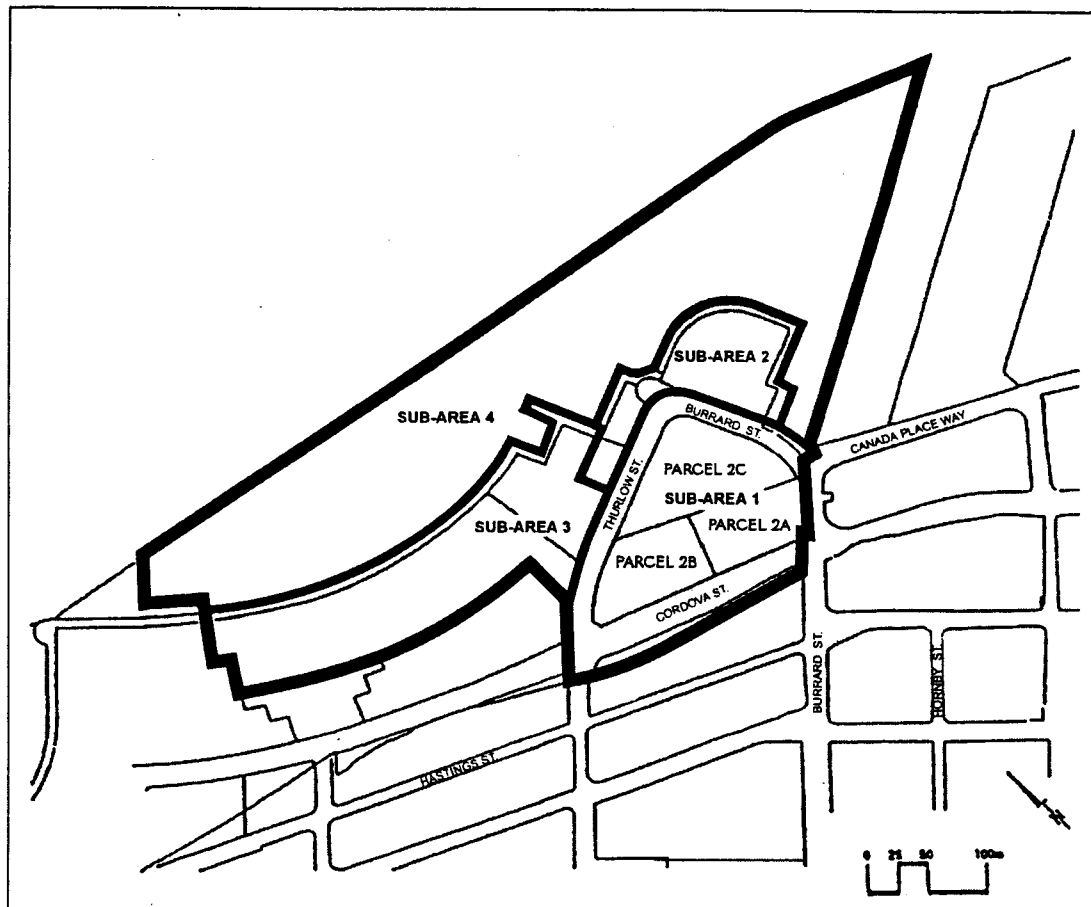
1. Section 2 of By-law No. 7679 is amended by inserting “, combined residential unit and general office use in conjunction with one another in the same premises (live/work)” after “office”.
2. Section 3 is amended by inserting “for the development on sub-area 1, Base Surface shall be a plane which extends outward to the harbour headline from building grades on West Cordova Street at the inland corners;” after “upper level roads”.
3. Section 4 is amended by
  - (a) inserting “and Conditions of Use” in the title to Section 4 after “Use”,
  - (b) inserting “4.1” at the beginning of the paragraph,
  - (c) re-lettering clauses (b) to (k) as (c) to (l),
  - (d) adding a new clause (b) as follows
    - “(b) Combined Residential Unit and General Office Use in conjunction with one another in the same premises,”,
  - (e) adding the following as a new Section 4.2:
    - “4.2 Despite Section 4.1(b), a residential unit shall not be combined, in the same live/work premises, with
      - (a) Health Enhancement Centre, or
      - (b) dating services, entertainment services, exotic dance services, social escort services or similar types of businesses, as determined by the Director of Planning in consultation with the Chief Licence Inspector.”

4. Section 5 is amended by

(a) deleting “below”, and substituting “, and Sub-area 1 shall comprise three development parcels also as illustrated”, and

(b) deleting the diagram entitled “Diagram 1”, and substituting the identically labeled diagram as follows:

201 Burrard - CD-1



5. Section 6.1 is amended by deleting TABLE 1, and substituting the following:

**TABLE 1**

| <b>Use</b>   | <b>Maximum Floor Area</b> |
|--|---------------------------|
| Office   | 43 000 m <sup>2</sup>     |
| Combined Residential Unit and General Office Use (Live/Work) | 21 500 m <sup>2</sup>     |
| Retail and Service, excluding Hotel                          | 9 500 m <sup>2</sup>      |
| Hotel  | 37 000 m <sup>2</sup>     |
| Hotel or Office  | 75 000 m <sup>2</sup>     |
| Cultural and Recreational                                    | 10 000 m <sup>2</sup>     |
| Total  | 196 000 m <sup>2</sup>    |

6. Section 6.3 is amended by

- (a) inserting “to a maximum floor area of 1 000 m<sup>2</sup> in any development” in clause (b) after “profit”,
- (b) inserting “the taking on or discharging of passengers,” in clause (d) after “loading”, and deleting from clause (d) “heating and mechanical equipment”,
- (c) deleting “, except that this clause shall not apply to walls in existence prior to March 14, 2000” from clause (e),
- (d) re-lettering clause (d) as clause (e),
- (e) re-lettering clause (e) as clause (j),
- (f) inserting a new clause (d) as follows:
  - “(d) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;”,
- (g) inserting new clauses (f) to (i) as follows:
  - “(f) amenity areas accessory to the principal uses for the social and

recreational enjoyment of occupants of buildings located on sub-area 1, including facilities for general fitness and general recreation, provided that the total area being excluded in any development shall not exceed the lesser of 20 percent of the permitted floor area of that development or 1 000 m<sup>2</sup>;

- (g) open balconies 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 must not exceed eight percent of the floor area being provided;
- (h) roof decks, including open deck areas under building overhangs, provided that the Director of Planning first approves the design of deck areas and walls;
- (i) residential storage space provided that where such space is located at or above the base surface, the maximum exclusion shall be 3.7 m<sup>2</sup> per dwelling unit; and”,

7. Section 6.4 is amended by deleting the text, and substituting the following:

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

- (a) interior public space, including atria and other similar spaces, subject to the following:
  - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m<sup>2</sup> for each major office or hotel development application located on sub-areas 1 and 2,
  - (ii) the excluded area shall be secured by covenant and statutory right-of-way, in favour of the City of Vancouver, which set out public access and use and which are on terms and conditions and with priority of registration satisfactory to the City of Vancouver, and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council;
- (b) enclosed balconies for dwelling use located in sub-area 1, 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) no more than 50 percent of the excluded balcony floor area may be enclosed, and
- (ii) the total area of all open and enclosed balcony exclusions does not exceed eight percent of the residential floor area being provided.”

8. Section 6.5 is amended by deleting TABLE 2, and substituting the following:

**TABLE 2**  
**MAXIMUM FLOOR AREA BY SUB-AREA (in square metres)**

| Use   | Sub-Areas (from Diagram 1) |        |        |     |
|---|----------------------------|--------|--------|-----|
|   | 1                          | 2      | 3      | 4   |
| Office  | 43 000                     | N/A    | N/A    | N/A |
| Combined Residential Unit and General Office Use (Live/Work) on development Parcel 2B (see Diagram 1) | 21 500                     | N/A    | N/A    | N/A |
| Retail and Service, excluding Hotel   | 3 665                      | 4 905  | N/A    | 930 |
| Hotel   |                            | 37 000 | N/A    | N/A |
| Hotel or Office on development Parcel 2A (see Diagram 1)  | 75 000                     |        |        |     |
| Cultural and Recreational   |                            |        | 10 000 |     |
| <b>Total</b>  | 143 165                    | 41 905 | 10 000 | 930 |

9. Section 6 is further amended by adding the following as Sections 6.6 and 6.7:

“6.6 Despite Sections 6.1 and 6.5, the Development Permit Board may permit on development Parcel 2B the substitution of up to 10 percent of floor area in combined residential and general office premises (live/work) for Office floor area, or the substitution of up to 10 percent of floor area Office use for combined residential and general office premises (live/work) floor area.

6.7 The minimum size of a combined residential and general office



premises (live/work) shall be no less than 47 m<sup>2</sup>. The minimum size of the residential component of such live/work premises, if and when such a residential component is provided, shall be not less than the current City standard set out from time to time in Section 10.21.2 of By-law No. 3575 but there shall be no minimum size for the general office component of such live/work premises.”

10. Section 7.1 is amended by deleting the text prior to TABLE 3, and substituting:

“The maximum building height measured above the base surface to the top of the roof slab, and excluding the mechanical penthouse and roof, shall be as set out in Table 3.”

11. Section 7.2 is amended by deleting the text, and substituting the following:

“The Development Permit Board, provided it first considers the applicable policies and guidelines adopted by Council, may relax the maximum height shown for Sub-Area 1 in section 7.1 to 135.4 m for the tower on development Parcel 2A at the Burrard/Cordova portion of the site, 137 m for the tower on development Parcel 2B at the Thurlow/Cordova portion of the site, and 101.0 m for the tower on development Parcel 2C at the Burrard/Thurlow portion of the site.”

12. Section 8 is amended by deleting the text, and substituting the following:

“Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including Section 7 - Off-Street Passenger Space Regulations, except that:

- (a) offices uses shall provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area, and a maximum of 1 space for each 80 m<sup>2</sup> of gross floor area,
- (b) combined residential and general office (live/work) uses shall provide a minimum of 1 space for premises equal to or less than 100 m<sup>2</sup> in gross floor area, a minimum of 2 spaces for premises greater than 100 m<sup>2</sup> in gross floor area, and a maximum that is 10 percent greater than the minimum requirement;
- (c) hotel uses shall provide parking in accordance with Section 4.3.2 of the Parking By-law, and
- (d) Class A bicycle storage spaces shall be provided at 1 space for every

750 m<sup>2</sup> of gross floor area of office use and 1 space for every 750 m<sup>2</sup> of gross floor area of combined residential and general office (live/work)

13. Section 9 is amended by

- (a) inserting "bedrooms of combined residential and general office premises (live/work) " after "hotel sleeping rooms", and
- (b) deleting "35", and substituting "40".

14. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 4th day of December, 2001

(Signed) Philip W. Owen  
Mayor

(Signed) Syd Baxter  
City Clerk

I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 4th day of December, 2001, and numbered 8409.

CITY CLERK



## ADMINISTRATIVE REPORT

Date: March 12, 2002  
Author/Local: J. Baxter/6656  
RTS No. 02586  
CC File No. 2604  
Council: March 26, 2002

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 1077 West Cordova Street

### RECOMMENDATION

***THAT the form of development for the CD-1 zoned site known as 201 Burrard Street (1077 West Cordova Street being the application address) be approved generally as illustrated in the Development Application Number DE406001, prepared by James Cheng Architects Inc. and stamped "Received, Community Services, Development Services February 6, 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 *Vancouver Charter* requirements, this report seeks Council's approval for the form of development for this portion of the above-noted CD-1 zoned site.

### SITE DESCRIPTION AND BACKGROUND

The site, known as Parcel 2B, is located on the western half of the to-be-created block

bounded by the future viaduct extensions of Cordova and Thurlow Streets, and the existing Burrard Street Viaduct. The site and surrounding zoning are shown on the attached Appendix A.

At a Public Hearing on September 15, 1994, City Council approved a rezoning of this site from CWD (Central Waterfront District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law Number 7679 was enacted on November 26, 1996. Companion Guidelines [Burrard Landing (201 Burrard Street)] were also adopted by Council at that time.

At a subsequent Public Hearing on April 10, 2001 Council approved an amendment to increase the height for development on Parcel 2B from 92 metres (301.8 feet) to 137 metres (449.5 feet) and allow hotel and live/work as conditional uses. This amendment (CD-1 By-law Number 8409) was enacted on December 4, 2001.

The Burrard Landing CD-1 Guidelines, as they apply to the Parcel 2B site describe a highly specific form of development for a particular prime office tenant (Shaw Communications) and a live-work market. Critical to the approval is the need for the north edge of the parcel 2B to respond positively in urban design terms to two future conditions; an extended future Canada Place Viaduct if the Vancouver Convention and Exhibition Centre (VCEC) goes forward, or if the VCEC proposal did not proceed. The proposed form of development responds to both of these conditions.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE406001. 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 4 sub-areas. The proposal (Sub-area 1, Parcel 2B) involves the construction of a 40-storey, mixed-use high rise tower containing retail, office live/work (129 units) and child care uses with 5 levels of underground parking providing 584 parking spaces, with vehicular access from Cordova Street and Waterfront Road.

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 DE406001, 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](#)

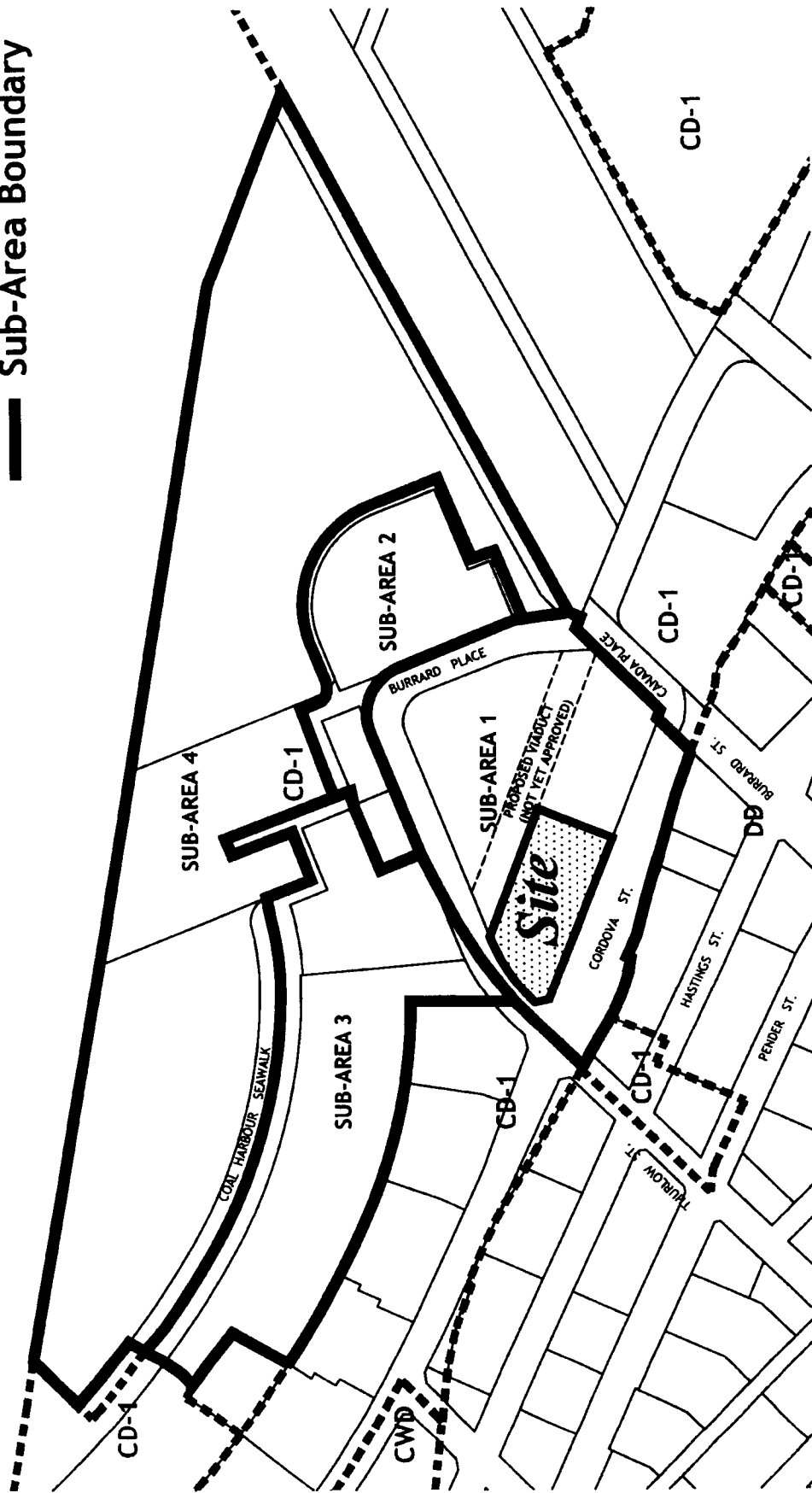
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----- Zoning Boundary  
 — Sub-Area Boundary



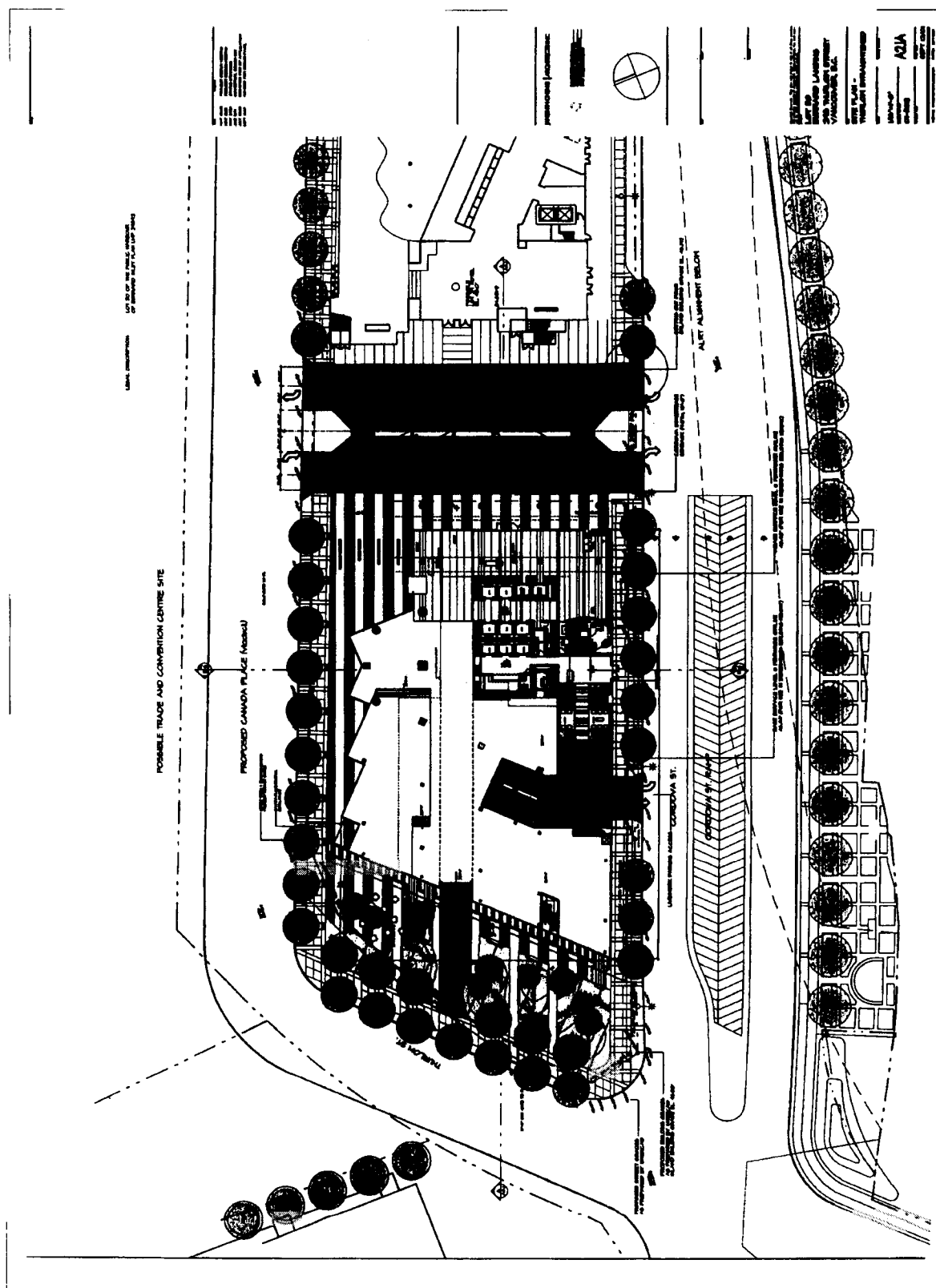
DATE 2002.03.11

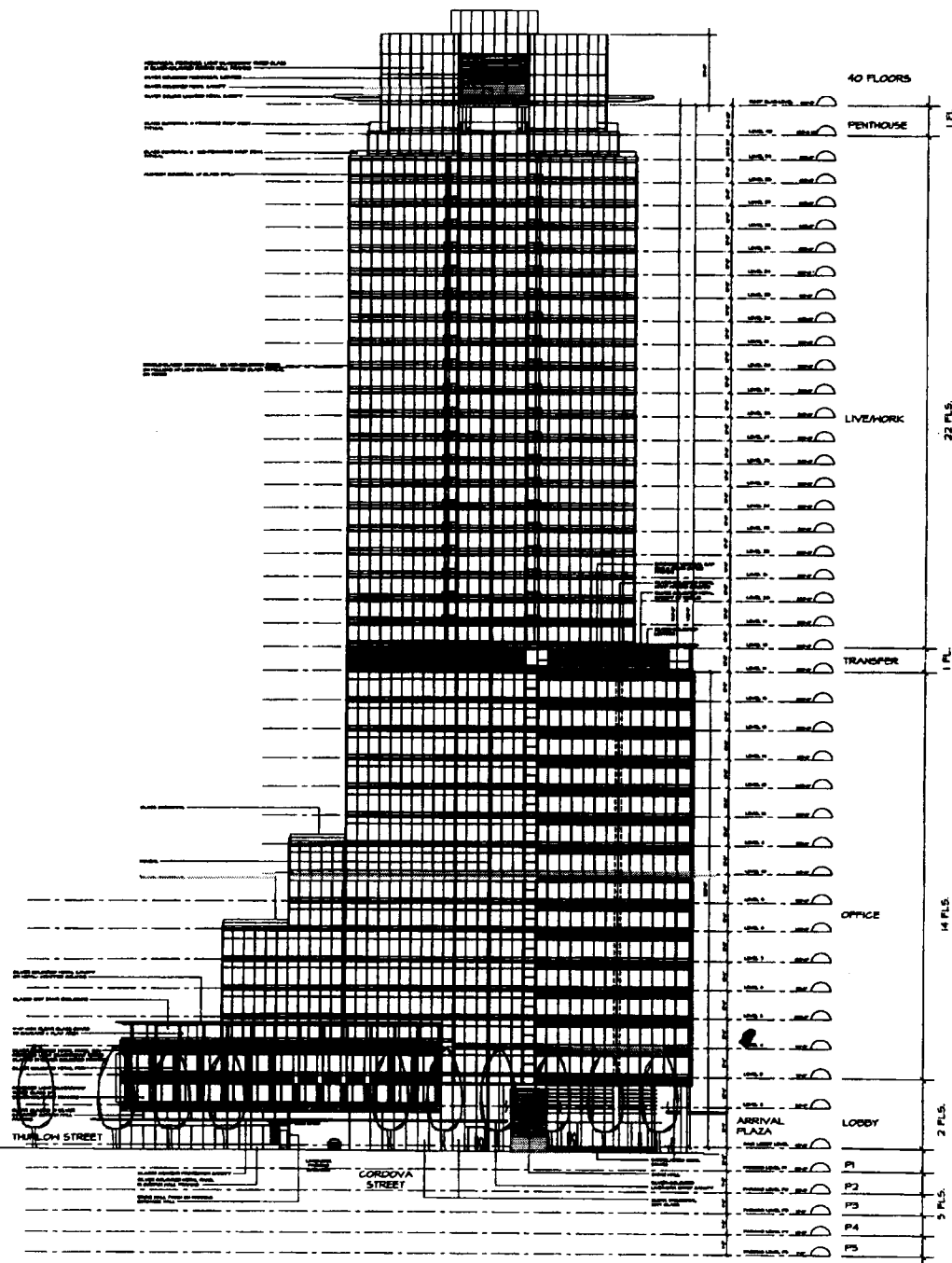
DRAWN EKC



1077 WEST CORDOVA ST. DE 406001

CITY OF VANCOUVER PLANNING DEPARTMENT





LOT 30  
BURNARD LANDINGS  
7048 TILGNER STREET  
VANCOUVER, B.C.

SOUTH ELEVATION

DATE: 11-1-01

U.S. = 1'-0"

01-802

NOT TO SCALE

AS.I

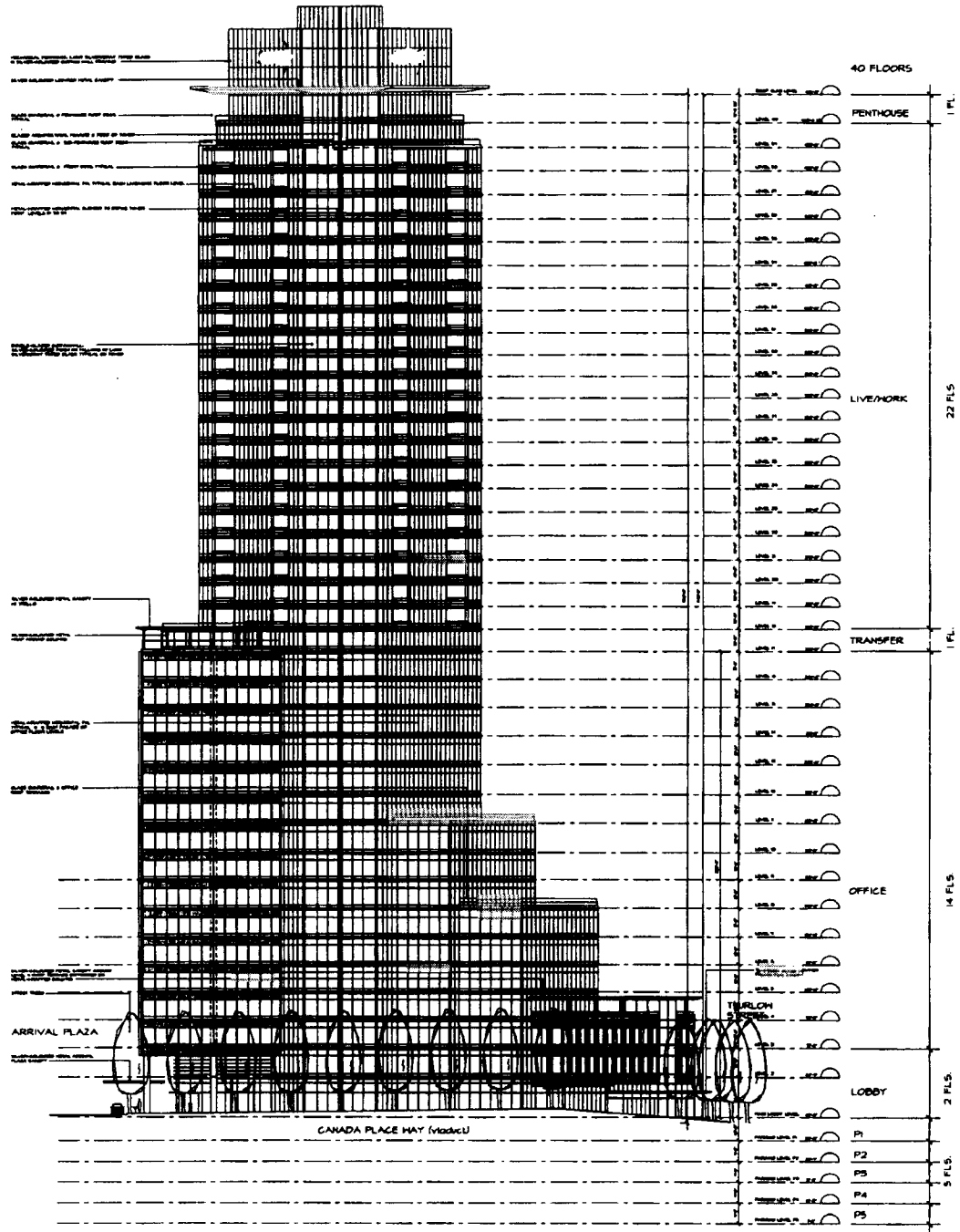
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11-1-01

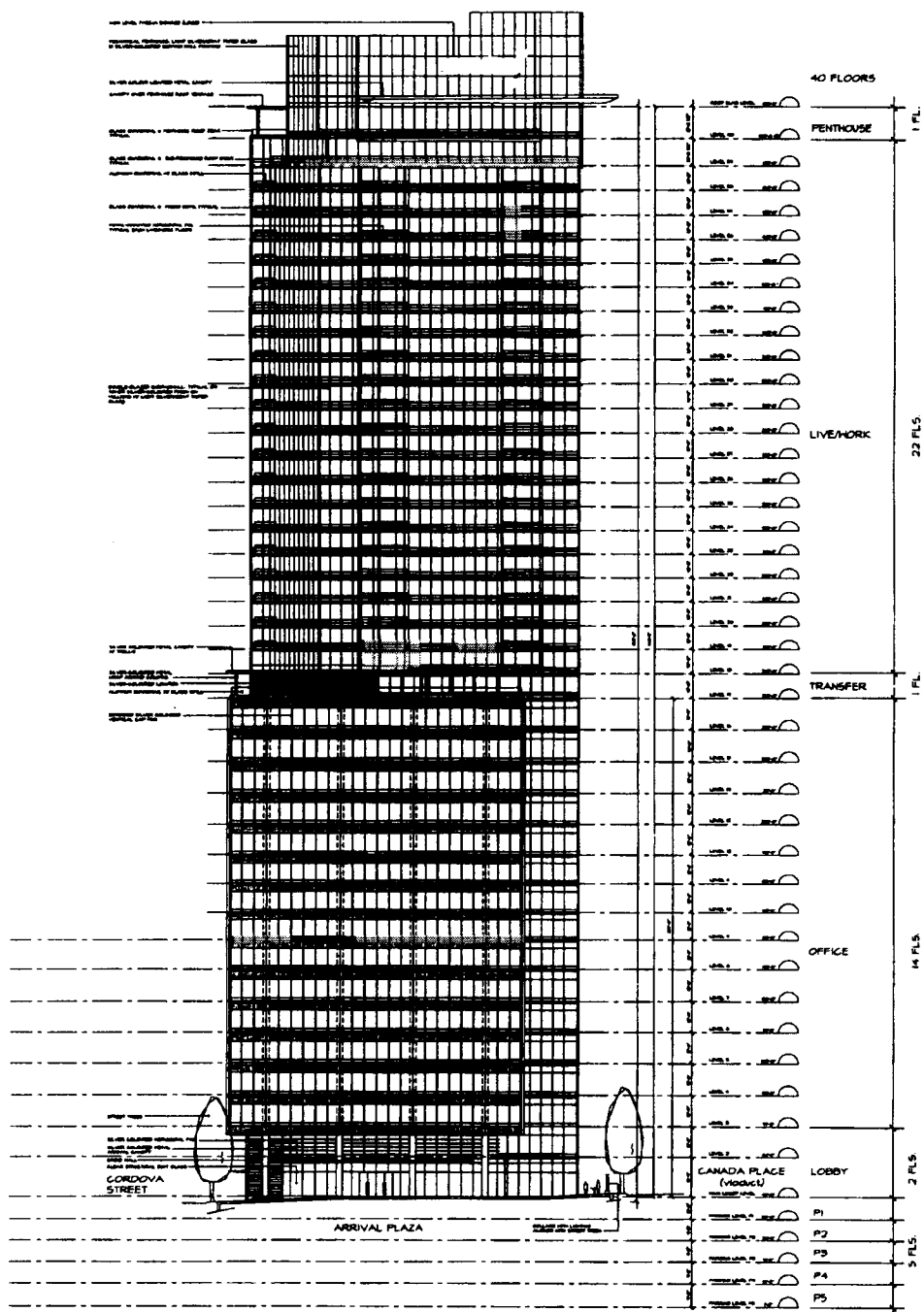
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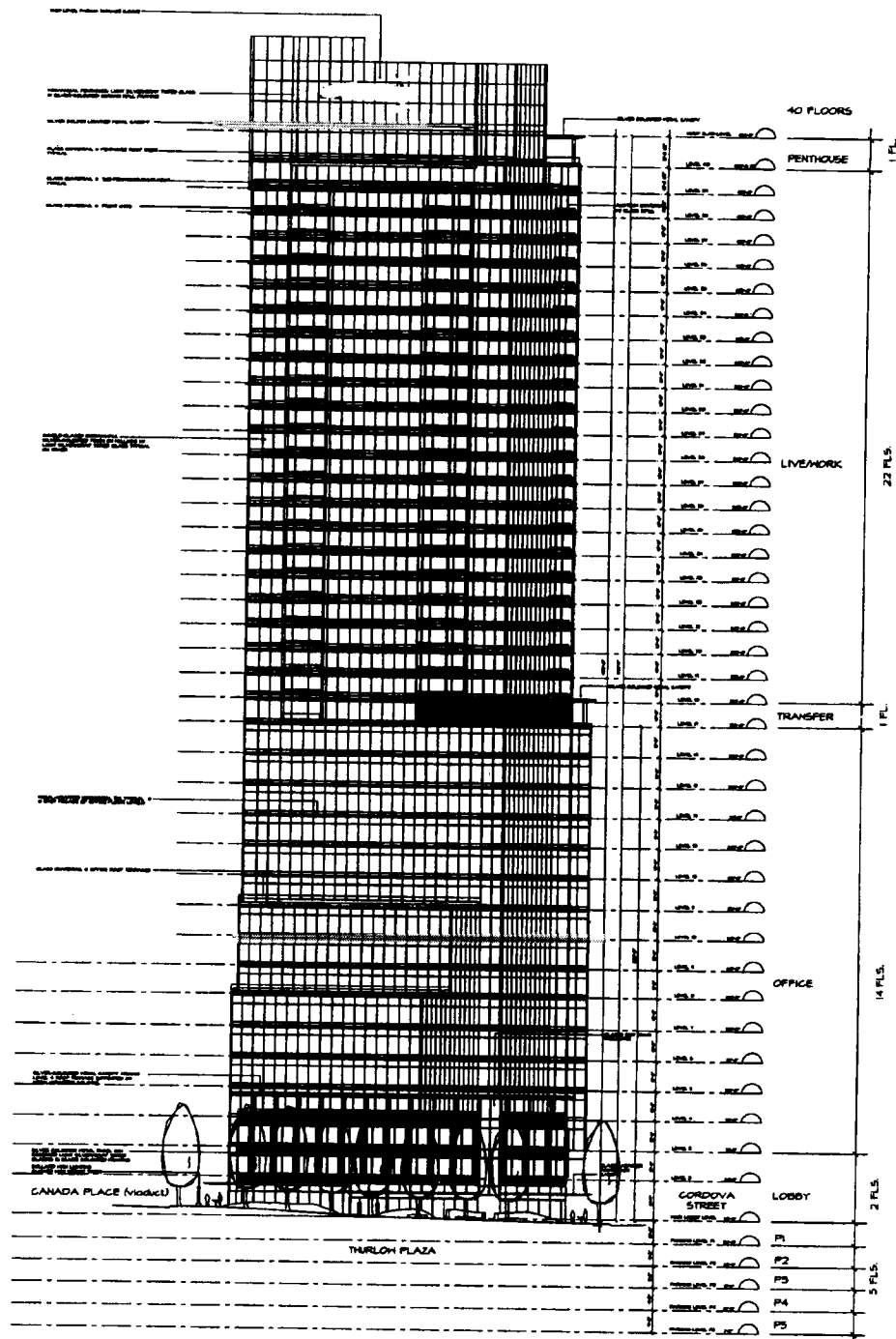
**WU IN ONE MOMENT**





LOT 50  
 2ND TRINCH STREET  
 VICTORIA, B.C.  
 NORTH ELEVATION  
 DATE: 11/11/11  
 DRAWN BY: AS2  
 CHECKED BY: [Signature]  
 PROJECT NO: 1111111111  
 SHEET NO: 1111111111





WEST ELEVATION  
SCALE: 1/8" = 1'-0"  
DATE: 01-03-03  
DRAWN BY: A5.4  
CHECKED BY: [Signature]  
PROJECT: 200 THURLOW STREET  
VANCOUVER, B.C.

ARCHITECT: [Signature]  
ENGINEER: [Signature]

STRUCTURAL: [Signature]  
MECHANICAL: [Signature]  
ELECTRICAL: [Signature]

# **LATE DISTRIBUTION FOR COUNCIL - JULY 30, 2002**

**4**



## **CITY OF VANCOUVER SPECIAL COUNCIL MEETING MINUTES JULY 23, 2002**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 23, 2002, at 7:45 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 and Zoning and Development By-laws, the Coal Harbour Official Development Plan, and enter into Heritage Revitalization Agreements.

### **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 George Puil  
\*Councillor Sam Sullivan

### **ABSENT:**

Councillor Gordon Price (Sick Leave)

### **CITY CLERK'S OFFICE:**

Denise Salmon, Meeting Coordinator

\*denotes presence for a portion of the meeting

### **COMMITTEE OF THE WHOLE**

MOVED by Councillor Daniel Lee  
SECONDED by Councillor McCormick

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Heritage and Zoning and Development By-laws, the Coal Harbour Official Development Plan, and to enter into Heritage Revitalization Agreements.

**CARRIED UNANIMOUSLY**

Special Council (Public Hearing), July 23, 2002 ..... 7

**5. Text Amendment: 201 Burrard Street (100 Thurlow Street)**

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

**Summary:** The proposed text amendment to the CD-1 by-law and Coal Harbour Official Development Plan would permit a Convention and Exhibition Centre. Draft Vancouver Convention and Exhibition Centre Guidelines are also put forward for adoption in principle by Council.

The Director of Current Planning recommended approval, subject to the conditions set out in the agenda of the Public Hearing.

**Staff Comments**

Larry Beasley, Director of Current Planning, described the application and noted this rezoning is initiated to simplify and shorten the process necessary to achieve form of development approvals when funding has been secured and a design has been developed. Mr. Beasley further advised this rezoning does not remove the development rights for development according to the Burrard Landing concept if the trade and convention proposal falls through on this particular site.

Tom Phipps, Planner, noted the proposed amendments relate to use and density necessary to accommodate the convention centre and guidelines provided in the package are based upon conceptual planning issues. Mr. Phipps provided additional details of public realm opportunities related to the project.

**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.

The following speakers supported approval of the application:

Dave Park, Assistant Managing Director and  
Chief Economist, Vancouver Board of Trade  
Larry Belseeto, Renaissance Hotel and Chair of the Hotel Association

John McLean, Executive Director,  
Vancouver Convention Centre Expansion Task Force

Following are some of the comments made in support of the application:

- this project is essential to community growth; benefits include jobs and revenue streams to governments;
- without the expansion volumes, convention centre business will decline;
- the design will complement and be integrated with the existing facility and will complete the regeneration of the downtown waterfront;
- the proposal is well founded, with a comprehensive business plan;
- this new activity will help with declining hotel occupancy; and
- many local, provincial and national groups have expressed support for the expansion.

#### **Council Decision**

A. THAT the application of the Director of Current Planning to amend CD-1 By-law No.7679 for Burrard Landing (100 Thurlow Street), to permit Convention and Exhibition Centre and provide floor area and height limits to accommodate this use generally as contained in Appendix A of the Policy Report dated May 16, 2002, entitled "Burrard Landing CD-1 Text Amendment - Vancouver Convention and Exhibition Centre (VCEC) - 100 Thurlow Street", and to amend the Coal Harbour Official Development Plan By-Law No. 6754 generally as contained in Appendix B of the Policy Report be approved subject to the following conditions:

- (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 or Development Permit Board, who shall have particular regard to the design response to Burrard Landing Convention and Exhibition Centre Development Guidelines approved by Council in respect to this CD-1 text amendment.
- (b) That, prior to the enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

#### **CHARGE SUMMARY**

Make suitable arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of charges shown on title (a charge summary should be provided) and, if necessary, for the modification, release, extension, or replacement of such charges, on terms acceptable to the Director of Legal Services.

## LAND EXCHANGE

Make suitable arrangements to the satisfaction of the City Manager, the Director of Legal Services and the General Manager of Engineering Services to complete a land exchange as required to complete establishment of a 20 metre wide road (Canada Place) between Burrard Street and Thurlow Street.

These arrangements are to include all other things as necessary to create land parcels and street establishments as required by the City Manager, the Director of Legal Services and the General Manager of Engineering Services.

## NO DEVELOPMENT COVENANT FOR THE VCEC EXPANSION SITE LOCATED IN SUB-AREA 2

Execute an agreement, on terms acceptable to the Director of Legal Services, that prohibits the development of the VCEC expansion site located in Sub-area 2 until such time as

- (A) the owner has paid to the City the rezoning fees in accordance with the City's rezoning schedule related to the Vancouver Convention and Exhibition Centre CD-1 Rezoning;
- (B) the form of development has been approved by the City of Vancouver;
- (C) the owner has entered into an agreement or agreement(s), acceptable to the Director of Legal Services and the General Manager of Engineering Services that outlines, without limitation, the design, construction, demolition, ownership, maintenance, passage, and usage rights and responsibilities for the Canada Place viaduct and the 1000 block of Canada Place; and
- (D) the owner has prepared a series of Transportation Studies, Parking Studies and Transportation Management Plans to the satisfaction of the General Manager of Engineering Services and made the appropriate arrangements for their implementation, including registration of any agreements as may be required, to the satisfaction of the Director of Legal Services and the General Manager of Engineering Services.

## RIGHT OF WAY FOR PEDESTRIAN PASSAGE (BLANKET ACROSS THE VCEC EXPANSION SITE LOCATED IN SUB-AREA 2)

Execute an agreement, on terms acceptable to the Director of Legal Services, to

secure a blanket right of way through the VCEC expansion site located in Sub-area 2 for the future Canada Place Sidewalk including the obligations for design, construction, support and maintenance, to the satisfaction of the General Manager of Engineering Services.

**RIGHT OF WAY FOR SHORELINE WALKWAY (BLANKET ACROSS THE VCEC EXPANSION SITE LOCATED IN SUB-AREA 2)**

Execute an agreement, on terms acceptable to the Director of Legal Services, to secure, at the option of the General Manager of Engineering Services an establishment as street or a blanket right of way through the VCEC expansion site located in Sub-area 2 for the future Shoreline Walkway including the obligations for design, construction, support and maintenance, to the satisfaction of the General Manager of Engineering Services.

**RIGHT OF WAY FOR THURLOW WATERFRONT PLAZA (BLANKET ACROSS THE VCEC EXPANSION SITE LOCATED IN SUB-AREA 2)**

Execute an agreement, on terms acceptable to the Director of Legal Services, to secure a blanket right of way through the VCEC expansion site located in Sub-area 2 for the future Thurlow Plaza including the obligations for design, construction, support and maintenance, to the satisfaction of the General Manager of Engineering Services.

**RIGHT OF WAY FOR BURRARD STREET END (BLANKET ACROSS THE VCEC EXPANSION SITE LOCATED IN SUB-AREA 2)**

Execute an agreement, on terms acceptable to the Director of Legal Services, to secure, at the option of the General Manager of Engineering Services an establishment as street or a blanket right of way through the VCEC expansion site located in Sub-area 2 for the future Burrard Street End including the obligations for design, construction, support and maintenance, to the satisfaction of the General Manager of Engineering Services.

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



Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting the subject site as is considered advisable by the Director of Legal Services; and otherwise, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

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

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

- B. THAT the draft Vancouver Convention and Exhibition Centre Guidelines generally in accordance with Appendix E of the Policy Report dated May 16, 2002, entitled "Burrard Landing CD-1 Text Amendment - Vancouver Convention and Exhibition Centre (VCEC) - 100 Thurlow Street" be approved in principle.

## **RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Don Lee

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

## **ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Daniel Lee

SECONDED by Councillor 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

**BY-LAWS**

MOVED by Councillor McCormick  
SECONDED by Councillor Sullivan

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 6 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. **A By-law to amend License By-law No. 4450 with respect to license fees, classes, and terms, vending machines, and other miscellaneous matters (By-law No.8578)**
2. **A By-law to amend Electrical By-law No. 5563 to regulate the City Electrician's inspection of electrical installations (Subject to approval of Report A8) (By-law 8579 No.)**
3. **A By-law to amend By-law No. 7679 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (201 Burrard Street [100 Thurlow Street]) (By-law No. 8580)**
4. **A By-law to amend Coal Harbour Official Development Plan By-law No. 6754**  
  
(By-law No. 8581)
5. **A By-law to amend Vehicles for Hire By-law No. 6066 to increase the private impoundment towing rate and drop charge (By-law No. 8582)**
6. **A By-law to Impose a Development Cost Levy in Respect of Development within the Grandview Boundary Industrial Area (By-law No. 8583)**

DN

201 Burrard Street  
(100 Thurlow Street)

**BY-LAW NO. 8580**

**A By-law to amend By-law No. 7679 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 and schedules of and adds provisions to By-law No. 7679.
2. Delete section 3, and substitute:

“3. Words which the Zoning and Development By-law defines will have the same meanings in this By-law except that, in this By-law:

**Base Surface** means, for development in:

- (a) sub-area 1, a plane that extends outward to the harbour headline from building grades on West Cordova Street at the inland corners, and
- (b) sub-area 2, a horizontal plane that extends outward to the harbour headline from a 14 m (geodetic) elevation on the Canada Place viaduct,

calculated from the building grades on the upper level roads except for the marina development in respect of which calculation of base surface will be from the adjacent grade of the floating access docks;

**Convention and Exhibition Centre** means a facility that services the convention, meeting, exhibition, and event markets, that provides assembly and ancillary areas for those purposes, and that accommodates the exchange of information, the display of products or services, and, as a function of such displays, the sale or rental of products or services;

**Decorative Roof** means a roof form that the Development Permit Board or Director of Planning determines to be of a landmark quality of architecture compatible with a location adjacent to the “sails” of Canada Place and with the “sails”; and

**Exhibition Hall** means a facility that forms an integral part of the convention and exhibition centre, that comprises exhibition space for the display of products or services, and that consists of a minimum of 23 225 m<sup>2</sup> with a minimum ceiling clearance of 8 m.”

3. To clause (e) of section 4.1, after “Office Uses,” add:  
  
“unless sub-area 2 contains a convention and exhibition centre.”
4. Re-letter clauses (c) to (k) of section 4.1 as clauses (d) to (l) respectively.
5. To section 4.1, add:  
  
“(c) Convention and Exhibition Centre in sub-area 2 only,”.
6. From section 5, delete:
  - (a) “three development parcels”, and substitute “two development parcels”; and
  - (b) Diagram 1, and substitute the diagram attached to this By-law as Schedule A.
7. From section 6.1, delete Table 1, and substitute the following as the new Table 1, in respect of which the maximum floor areas set out in the “Non VCEC Option” column will apply exclusively to the site if construction of a convention and exhibition centre (including exhibition hall) does not occur, and the maximum floor areas set out in the “VCEC Option” column will apply exclusively to the site if construction of a convention and exhibition centre (including exhibition hall) does occur.

**Table 1**  
**Maximum Floor Area**

| Use  | Non VCEC Option        | VCEC Option            |
|--|------------------------|------------------------|
| Office   | 43 000 m <sup>2</sup>  | 20 338 m <sup>2</sup>  |
| Combined residential Unit and General Office (Live/Work)     | 21 500 m <sup>2</sup>  | 21 500 m <sup>2</sup>  |
| Retail and Service, excluding Hotel                          | 9 500 m <sup>2</sup>   | 14 165 m <sup>2</sup>  |
| Hotel  | 37 000 m <sup>2</sup>  | N/A                    |
| Hotel or Office  | 75 000 m <sup>2</sup>  | 75 000 m <sup>2</sup>  |
| Cultural and Recreational                                    | 10 000 m <sup>2</sup>  | 10 000 m <sup>2</sup>  |
| Convention and Exhibition Centre (including Exhibition Hall) | N/A                    | 78 222 m <sup>2</sup>  |
| Total  | 196 000 m <sup>2</sup> | 219 225 m <sup>2</sup> |

8. To section 6.5, after “opposite such uses”, add “in one of the two charts below”.

9. From section 6.5, delete Table 2, and substitute the following as the new Table 2, in respect of which the maximum floor areas set out in Chart A will apply exclusively to the site if construction of a convention and exhibition centre (including Exhibition Hall) does not occur, and the maximum floor areas set out in Chart B will apply exclusively to the site if construction of a convention and exhibition centre (including exhibition hall) does occur.

**Table 2**  
**Chart A**  
**Maximum Floor Area (in square metres)**

Sub-Areas (from Diagram 1)

| Use   | 1      | 2      | 3      | 4   |
|---|--------|--------|--------|-----|
| Office  | 20 312 | 22 688 | N/A    | N/A |
| Combined Residential Unit and General Office Use (Live/Work) on development Parcel 2B (see Diagram 1) | 21 500 | N/A    | N/A    | N/A |
| Retail and Service, excluding Hotel   | 3 665  | 5 835  | N/A    | N/A |
| Hotel   | N/A    | 37 000 | N/A    | N/A |
| Hotel or Office on development Parcel 2A  | 75 000 | N/A    | N/A    | N/A |
| Cultural/ Recreational (Arts Complex)   | N/A    | 10 000 | 10 000 | N/A |

**Table 2**  
**Chart B**  
**Maximum Floor Area (in square metres)**

Sub-Areas (from Diagram 1)

| Use  | 1      | 2      | 3      | 4   |
|--|--------|--------|--------|-----|
| Office   | 20 312 | N/A    | N/A    | N/A |
| Combined Residential Unit and General Office Use (Live/Work) on development Parcel 2B        | 21 500 | N/A    | N/A    | N/A |
| Hotel or Office on Development Parcel 2A   | 75 000 | N/A    | N/A    | N/A |
| Retail and Service, excluding Hotel  | 3 665  | N/A    | N/A    | N/A |
| Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel     | N/A    | 8 500  | N/A    | N/A |
| Retail and Service in conjunction with Cultural/Recreational (Arts Complex), excluding Hotel | N/A    | 2 000  | N/A    | N/A |
| Convention and Exhibition Centre   | N/A    | 54 997 | N/A    | N/A |
| Exhibition Hall in conjunction with Convention and Exhibition Centre                         | N/A    | 23 225 | N/A    | N/A |
| Cultural/ Recreational (Arts Complex)  | N/A    | 10 000 | 10 000 | N/A |

10. To section 6, add:

“6.8 Construction of an exhibition hall is subject to locating it on the site, to the satisfaction of the Director of Planning, so as to minimize the elevation of the uppermost structural element of the exhibition hall.”

11. To section 7.1, after “maximum building height”, add “for buildings not comprising or including a convention and exhibition centre”.

12. From section 7.2, delete “101.0 m for the tower on development Parcel 2C at the Burrard/Thurlow portion of the site”, and substitute “99.0 m for any tower located in sub-area 2”.

13. To section 7, add:

“7.3 If sub-area 2 contains a convention and exhibition centre, the building height for any building in sub-area 2, measured above the base surface, and including a decorative roof, must not exceed 29.5 m, except that the Development Permit Board or Director of Planning may allow an increase in height for architectural appurtenances forming a part of that roof after considering:

- (a) the intent of this By-law;
- (b) the intent of the Coal Harbour Official Development Plan;
- (c) all applicable policies and guidelines adopted by Council; and
- (d) the submission of any advisory group, property owner, or tenant.

7.4 Except for an architectural feature, any structure located in sub-area 2, between the harbour headline and any waterfront pathway, must not exceed the elevation of the Base Surface.”

14. Number the text below section 8 as “8.1”.

15. To section 8, add:

“8.2 Convention and exhibition centre uses must comply with the requirements of the Parking By-law, except that the Director of Planning, in consultation with the General Manager of Engineering Services, will determine the number, size, and location of parking, loading, bicycle, and passenger spaces.

8.3 The relaxations and exemptions in the Parking By-law will be available.”

16. The schedule attached to this By-law forms part of this By-law.
17. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 5th day of November , 2002

(Signed) "Philip W. Owen"  
Mayor

(Signed) "Syd Baxter"  
City Clerk

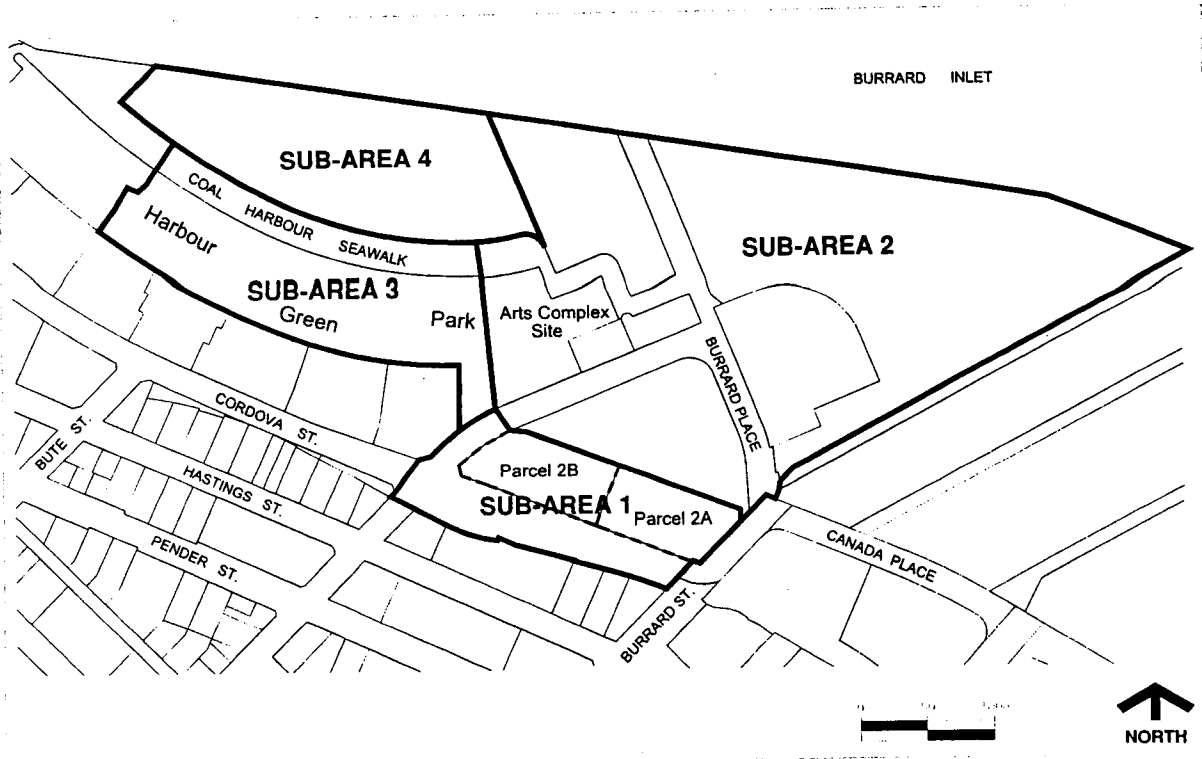
I certify that this is a true copy of By-law No. 8580 enacted by the Council of the City of Vancouver on November 5, 2002.

CITY CLERK



## SCHEDULE A

Diagram 1





**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)

201 Burrard Street  
(1055 Canada Place)

**BY-LAW NO. 8958**

**A By-law to amend By-law No. 7679 which amended  
Zoning and Development By-law No. 3575  
by rezoning a certain area to CD-1**

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

1. This By-law amends the indicated provisions of By-law No. 7679.
2. From section 3, Council repeals the definition of "Base Surface", and substitutes:  
  
"Base Surface means, for development in:
  - (a) sub-area 1, a plane that extends outward to the harbour headline from building grades on West Cordova Street at the inland corners, and
  - (b) sub-area 2, a horizontal plane that extends outward to the harbour headline from a 14.5 m geodetic elevation on the Canada Place viaduct."
3. From the definition of "Exhibition Hall" in section 3, Council:
  - (a) strikes out "23 225" and substitutes "21 000"; and
  - (b) after "8 m", adds "for all display areas".

4. From section 6.5, Council repeals Table 2 Chart B, and substitutes:

**Table 2**  
**Chart B**  
**Maximum Floor Area (in square metres)**

| Use  | Sub-Areas (from Diagram 1) |        |        |     |
|--|----------------------------|--------|--------|-----|
|  | 1                          | 2      | 3      | 4   |
| Office   | 20 312                     | N/A    | N/A    | N/A |
| Combined Residential Unit and General Office (Live-Work) on development Parcel 2B            | 21 500                     | N/A    | N/A    | N/A |
| Hotel or Office on Development Parcel 2A   | 75 000                     | N/A    | N/A    | N/A |
| Retail and Service, excluding Hotel  | 3 665                      | N/A    | 600    | N/A |
| Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel     | N/A                        | 9 900  | N/A    | N/A |
| Retail and Service in conjunction with Cultural/Recreational (Arts Complex), excluding Hotel | N/A                        | N/A    | N/A    | N/A |
| Convention and Exhibition Centre   | N/A                        | 54 997 | N/A    | N/A |
| Exhibition Hall in conjunction with Convention and Exhibition Centre                         | N/A                        | 23 225 | N/A    | N/A |
| Cultural/Recreational (Arts Complex)   | N/A                        | 10 000 | 10 000 | N/A |

5. From section 7.4, Council strikes out "the elevation of the base surface", and substitutes "9.0 m geodetic elevation".

6. After section 7.4, Council adds:

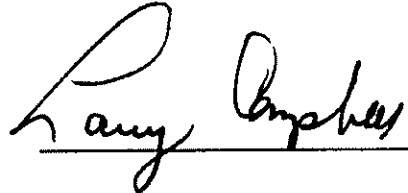
"7.5 Despite section 7.4, the Development Permit Board may permit an increase in the maximum height in sub-area 2 between the harbour headline and any waterfront pathway, for intermittent, widely spaced structures up to a maximum 14.0 m geodetic elevation including architectural appurtenances, if it first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the relationship between the development and the adjacent convention and exhibition centre and commercial areas; and
- (b) the height, bulk, location, and design of the structure and its effect on the site, surrounding buildings and open space, the waterfront pathway, streets, and existing views."

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 30<sup>th</sup> day of November, 2004

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

BY-LAWS

MOVED by Councillor Louis  
SECONDED by Councillor Bass

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 6 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Building By-law No. 8057 regarding miscellaneous permit requirements (By-law No. 8954)
2. A By-law to designate certain real property as protected heritage property (2239 Stephens Street) (By-law No. 8955)
3. A By-law to designate certain real property as protected heritage property (2728 Pandora Street) (By-law No. 8956)
4. A By-law to designate certain real property to protected heritage property (2404 Carolina Street) (By-law No. 8957)
5. A By-law to amend By-law No. 7679 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (201 Burrard Street) (By-law No. 8958)
6. A By-law to amend Coal Harbour Official Development Plan By-law No. 6754 (201 Burrard Street) (By-law No. 8959)



#### 4. Text Amendment: 201 Burrard Street (1055 Canada Place)

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

**Summary:** The proposed amendments to the CD-1 By-law and the Coal Harbour Official Development Plan would revise definitions, reallocate maximum floor areas within sub-areas, and permit minor intrusions into the Burrard and Thurlow street-end view corridors.

The Director of Current Planning recommended approval.

Also before Council was a Memorandum dated November 15, 2004, from Tom Phipps, Senior Planner, Major Projects Group, in which he put forward a revised recommendation in order to clarify the intent of the amendments to the Coal Harbour Official Development Plan and the Burrard Landing CD-1 By-law.

#### Staff Opening Comments

Tom Phipps, Senior Planner, Major Projects Group, provided a brief overview of the application and explained the rationale for the proposed amendments.

#### Summary of Correspondence

Council was advised that no correspondence had been received on this item since referral to Public Hearing.

#### Speakers

The following expressed concerns related to the relocation of the float plan terminal:

Gerry Sieben, Coal Harbour Resident's Association & Carina Strata  
Betty Rumpel  
Glen Patterson, Coal Harbour Resident's Association

Comments provided by the foregoing speakers included the following:

- we studied the Coal Harbour Official Development Plan prior to buying in this area and looked forward to the Harbour Green Neighbourhood which was designated residential - now an airport is in the process of being moved right into our front yard and a piece of Harbour Green Park being appropriated for fuel bunkers, buildings and airport infrastructure;
- concerned Coal Harbour residents won't be consulted on the relocation of the float planes until the last minute when there is no longer an opportunity to make submissions; and
- Council must ensure the float planes are moved east to the industrial area where they belong, along with the other modes of transportation such as trains, helicopters and the SeaBus.

Mr. Phipps, together with Larry Beasley, Director of Current Planning, responded to questions regarding the proposed intrusions, pedestrian access to the site and concerns raised by the foregoing speakers. Mr. Beasley advised that the relocation of the float plane terminal was not part of the application before Council that evening and added that staff could meet with the delegations separately to discuss what the various parameters are and what the process will be to assist them in participating when the time is more appropriate for this issue.

#### Council Decision

MOVED by Councillor Louie

THAT the application by the Director of Current Planning to amend the text of:

i) the Coal Harbour Official Development Plan By-law No. 6754 to permit minor intrusions into the Burrard and Thurlow Street-end view corridors for feature building and landscape elements; and

ii) CD-1 By-law No. 7679 (#363) to reflect refinements to the design of the proposed convention centre expansion by revising definitions, reallocating Retail and Service floor area, and specifying heights, while remaining consistent with the intent of the By-law;

generally as set out in Appendices A & B to Policy Report "Text Amendments to the Coal Harbour ODP (By-law No. 6754) and Burrard Landing CD-1 (By-law No. 7679)" dated September 28, 2004, be approved.

CARRIED UNANIMOUSLY

6117  
201 Burrard Street  
(1055 Canada Place)

**BY-LAW NO. 8958**

**A By-law to amend By-law No. 7679 which amended  
Zoning and Development By-law No. 3575  
by rezoning a certain area to CD-1**

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

1. This By-law amends the indicated provisions of By-law No. 7679.
2. From section 3, Council repeals the definition of "Base Surface", and substitutes:  
  
"Base Surface means, for development in:
  - (a) sub-area 1, a plane that extends outward to the harbour headline from building grades on West Cordova Street at the inland corners, and
  - (b) sub-area 2, a horizontal plane that extends outward to the harbour headline from a 14.5 m geodetic elevation on the Canada Place viaduct."
3. From the definition of "Exhibition Hall" in section 3, Council:
  - (a) strikes out "23 225" and substitutes "21 000"; and
  - (b) after "8 m", adds "for all display areas".

4. From section 6.5, Council repeals Table 2 Chart B, and substitutes:

**Table 2**  
**Chart B**  
**Maximum Floor Area (in square metres)**

| Use  | Sub-Areas (from Diagram 1) |        |        |     |
|--|----------------------------|--------|--------|-----|
|  | 1                          | 2      | 3      | 4   |
| Office   | 20 312                     | N/A    | N/A    | N/A |
| Combined Residential Unit and General Office (Live-Work) on development Parcel 2B            | 21 500                     | N/A    | N/A    | N/A |
| Hotel or Office on Development Parcel 2A   | 75 000                     | N/A    | N/A    | N/A |
| Retail and Service, excluding Hotel  | 3 665                      | N/A    | 600    | N/A |
| Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel     | N/A                        | 9 900  | N/A    | N/A |
| Retail and Service in conjunction with Cultural/Recreational (Arts Complex), excluding Hotel | N/A                        | N/A    | N/A    | N/A |
| Convention and Exhibition Centre   | N/A                        | 54 997 | N/A    | N/A |
| Exhibition Hall in conjunction with Convention and Exhibition Centre                         | N/A                        | 23 225 | N/A    | N/A |
| Cultural/Recreational (Arts Complex)   | N/A                        | 10 000 | 10 000 | N/A |

5. From section 7.4, Council strikes out "the elevation of the base surface", and substitutes "9.0 m geodetic elevation".

6. After section 7.4, Council adds:

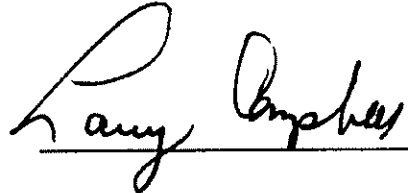
"7.5 Despite section 7.4, the Development Permit Board may permit an increase in the maximum height in sub-area 2 between the harbour headline and any waterfront pathway, for intermittent, widely spaced structures up to a maximum 14.0 m geodetic elevation including architectural appurtenances, if it first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the relationship between the development and the adjacent convention and exhibition centre and commercial areas; and
- (b) the height, bulk, location, and design of the structure and its effect on the site, surrounding buildings and open space, the waterfront pathway, streets, and existing views."

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 30<sup>th</sup> day of November, 2004

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

BY-LAWS

MOVED by Councillor Louis  
SECONDED by Councillor Bass

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 6 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Building By-law No. 8057 regarding miscellaneous permit requirements (By-law No. 8954)
2. A By-law to designate certain real property as protected heritage property (2239 Stephens Street) (By-law No. 8955)
3. A By-law to designate certain real property as protected heritage property (2728 Pandora Street) (By-law No. 8956)
4. A By-law to designate certain real property to protected heritage property (2404 Carolina Street) (By-law No. 8957)
5. A By-law to amend By-law No. 7679 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (201 Burrard Street) (By-law No. 8958)
6. A By-law to amend Coal Harbour Official Development Plan By-law No. 6754 (201 Burrard Street) (By-law No. 8959)

#### 4. Text Amendment: 201 Burrard Street (1055 Canada Place)

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

**Summary:** The proposed amendments to the CD-1 By-law and the Coal Harbour Official Development Plan would revise definitions, reallocate maximum floor areas within sub-areas, and permit minor intrusions into the Burrard and Thurlow street-end view corridors.

The Director of Current Planning recommended approval.

Also before Council was a Memorandum dated November 15, 2004, from Tom Phipps, Senior Planner, Major Projects Group, in which he put forward a revised recommendation in order to clarify the intent of the amendments to the Coal Harbour Official Development Plan and the Burrard Landing CD-1 By-law.

#### Staff Opening Comments

Tom Phipps, Senior Planner, Major Projects Group, provided a brief overview of the application and explained the rationale for the proposed amendments.

#### Summary of Correspondence

Council was advised that no correspondence had been received on this item since referral to Public Hearing.

#### Speakers

The following expressed concerns related to the relocation of the float plan terminal:

Gerry Sieben, Coal Harbour Resident's Association & Carina Strata  
Betty Rumpel  
Glen Patterson, Coal Harbour Resident's Association

Comments provided by the foregoing speakers included the following:

- we studied the Coal Harbour Official Development Plan prior to buying in this area and looked forward to the Harbour Green Neighbourhood which was designated residential - now an airport is in the process of being moved right into our front yard and a piece of Harbour Green Park being appropriated for fuel bunkers, buildings and airport infrastructure;
- concerned Coal Harbour residents won't be consulted on the relocation of the float planes until the last minute when there is no longer an opportunity to make submissions; and
- Council must ensure the float planes are moved east to the industrial area where they belong, along with the other modes of transportation such as trains, helicopters and the SeaBus.

Mr. Phipps, together with Larry Beasley, Director of Current Planning, responded to questions regarding the proposed intrusions, pedestrian access to the site and concerns raised by the foregoing speakers. Mr. Beasley advised that the relocation of the float plane terminal was not part of the application before Council that evening and added that staff could meet with the delegations separately to discuss what the various parameters are and what the process will be to assist them in participating when the time is more appropriate for this issue.

#### Council Decision

MOVED by Councillor Louie

THAT the application by the Director of Current Planning to amend the text of:

i) the Coal Harbour Official Development Plan By-law No. 6754 to permit minor intrusions into the Burrard and Thurlow Street-end view corridors for feature building and landscape elements; and

ii) CD-1 By-law No. 7679 (#363) to reflect refinements to the design of the proposed convention centre expansion by revising definitions, reallocating Retail and Service floor area, and specifying heights, while remaining consistent with the intent of the By-law;

generally as set out in Appendices A & B to Policy Report "Text Amendments to the Coal Harbour ODP (By-law No. 6754) and Burrard Landing CD-1 (By-law No. 7679)" dated September 28, 2004, be approved.

CARRIED UNANIMOUSLY



614

201 Burrard Street

**BY-LAW NO. 9039**

**A By-law to amend By-law No. 7679 which amended  
Zoning and Development By-law No. 3575  
by rezoning a certain area to CD-1**

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

1. This By-law amends the indicated provisions of By-law No. 7679.
2. To section 3, after the definition of "Exhibition Hall", Council adds:  
  
"General Office Live-Work means the use of premises for a dwelling unit, general office, or both uses in conjunction with one another, provided that:
  - (a) any such use must not include 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 shall be for dwelling units, general office, and dwelling unit combined with general office."
3. Council repeals section 4.1(b), and substitutes:  
  
"(b) General Office Live-Work,".
4. Council repeals section 4.2.

5. From section 6.1, Council deletes Table 1, and substitutes:

**Table 1**  
**Maximum Floor Area (in square metres)**

| Use  | Non VCEC Option  | Maximum Floor Area   |
|--|--|--|
| Office   | 43 000   | 20 338   |
| General Office Live-Work   | 21 500   | 21 500   |
| Retail and Service,<br>excluding Hotel                                 | 9 500  | 14 165   |
| Hotel  | 37 000   | N/A  |
| Hotel, Office, General Office<br>Live-Work, Retail and Service<br>Uses | 75 000 except that General<br>Office Live-Work is limited to<br>37 160 and Retail and Service<br>Uses combined are limited to<br>4 875 | 75 000 except that General<br>Office Live-Work is limited to<br>37 160 and Retail and Service<br>Uses combined are limited to<br>4 875 |
| Cultural and Recreational  | 10 000   | 10 000   |
| Convention and Exhibition<br>Centre (including Exhibition<br>Hall)     | N/A  | 78 222   |
| Total  | 196 000  | 219 225  |

6. From section 6.5, Council repeals Charts A and B of Table 2, and substitutes:

**Table 2**  
**Chart A**  
**Maximum Floor Area (in square metres)**

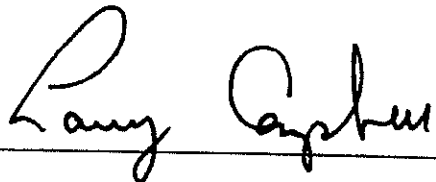
| Use   | Sub-Areas (from Diagram 1)   |        |        |     |
|---|--|--------|--------|-----|
|   | 1  | 2      | 3      | 4   |
| Office  | 20 312   | 22 688 | N/A    | N/A |
| General Office Live-Work on development Parcel 2B (see Diagram 1)   | 21 500   | N/A    | N/A    | N/A |
| Retail and Service, excluding Hotel   | 3 665  | 5 835  | N/A    | N/A |
| Hotel   | N/A  | 37 000 | N/A    | N/A |
| Hotel or Office or General Office Live-Work, Retail and Service Uses on development Parcel 2A (see Diagram 1) | 75 000 except that General Office Live-Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875 | N/A    | N/A    | N/A |
| Cultural/Recreational (Arts Complex)  | N/A  | 10 000 | 10 000 | N/A |


**Table 2**  
**Chart B**  
**Maximum Floor Area (in square metres)**

| Use  | Sub-Areas (from Diagram 1)   |        |        |     |
|--|--|--------|--------|-----|
|  | 1  | 2      | 3      | 4   |
| Office   | 20 312   | N/A    | N/A    | N/A |
| General Office Live-Work on development Parcel 2B  | 21 500   | N/A    | N/A    | N/A |
| Hotel, Office, General Office Live-Work , Retail and Service Uses on Development Parcel 2A   | 75 000 except that General Office Live-Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875 | N/A    | N/A    | N/A |
| Retail and Service, excluding Hotel  | 3 665  | N/A    | N/A    | N/A |
| Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel     | N/A  | 9 900  | N/A    | N/A |
| Retail and Service in conjunction with Cultural/Recreational (Arts Complex), excluding Hotel | N/A  | N/A    | N/A    | N/A |
| Convention and Exhibition Centre   | N/A  | 54 997 | N/A    | N/A |
| Exhibition Hall in conjunction with Convention and Exhibition Centre                         | N/A  | 23 225 | N/A    | N/A |
| Cultural/Recreational (Arts Complex)   | N/A  | 10 000 | 10 000 | N/A |

7. Council repeals section 6.7, and re-numbers section 6.8 as section 6.7.
8. Council repeals section 7.2, and substitutes:
  - "7.2 If the Development Permit Board first considers the applicable policies and guidelines adopted by Council, it may relax the maximum height shown for sub-area 1 in section 7.1 to:
    - (a) 139.7 m, including all appurtenances, for the tower on development parcel 2A at the Burrard/Cordova portion of the site, unless subsection (b) applies;
    - (b) 143.9 m, including all appurtenances, for the tower on development parcel 2A at the Burrard/Cordova portion of the site, if the whole use of the tower is Hotel; and
    - (c) 137 m for the tower on development parcel 2B at the Thurlow/Cordova portion of the site."
9. After section 8.3, Council adds:
  - "8.4 For the purpose of calculating any required or permitted parking, loading, bicycle, or passenger spaces, Council deems general office live-work to be a multiple dwelling use."
10. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.
11. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 24<sup>th</sup> day of May, 2005

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Louis  
SECONDED by Councillor Cadman

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Sullivan  
SECONDED by Councillor Stevenson

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 3 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

1. A By-law to amend By-law No. 7679 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (re 201 Burrard Street) (By-law No. 9039)

(Councillors Louie, Stevenson, Woodsworth and Mayor Campbell excused from voting on By-law 1)

2. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding fees (By-law No. 9040)

3. A By-law to designate certain real property as protected heritage property (By-law No. 9041)

(Councillors Sullivan and Woodsworth excused from voting on By-law 3)

**MOTIONS**

**A. Administrative Motions**

None.

**B. Motions on Notice**

1. Air India Inquiry (File 1263)

MOVED by Councillor Woodsworth  
SECONDED by Councillor Louis

WHEREAS



*These minutes will be adopted at the Regular Council meeting on February 1, 2005.*



## CITY OF VANCOUVER

### SPECIAL COUNCIL MEETING MINUTES

JANUARY 20, 2005

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 20, 2005, 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 Downtown District Official Development Plan.

#### PRESENT:

Deputy Mayor Anne Roberts  
Councillor Fred Bass  
Councillor David Cadman  
Councillor Jim Green  
Councillor Peter Ladner  
Councillor Tim Louis  
Councillor Sam Sullivan

#### ABSENT:

Mayor Larry Campbell (Leave of Absence - Civic Business)  
Councillor Raymond Louie (Leave of Absence - Civic Business)  
Councillor Tim Stevenson (Leave of Absence)  
Councillor Ellen Woodsworth (Leave of Absence - Civic Business)

#### CITY CLERK'S OFFICE:

Tarja Tuominen, Meeting Coordinator

#### 3. Text Amendment: 201 Burrard Street (299 Burrard Street)

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

Summary: Amendments to the CD-1 By-law would permit General Office Live-Work, Retail and Services uses in addition to Hotel and Office uses on parcel 2A (299 Burrard Street).

The Director of Current Planning recommended approval.

Also before Council was a memorandum dated January 19, 2005 from Larry Beasley, Director of Current Planning, reporting back on three questions regarding the proposed text amendment to permit General Office Live-work use (400,000 sq. ft.) and Retail and Service uses (52,475 sq. ft.) within the 807,320 sq. ft. Office and/or Hotel tower which the CD-1 zoning allows on Parcel 2A:

- impact on commercial capacity in the downtown,
- property tax implications, and
- community amenity contribution.

In addition, the Director of Current Planning advised the developer has offered a Community Amenity Contribution of \$1 Million and is prepared to work with the City to settle how this contribution will be allocated. The Director further advised should Council wish to consider and then approve this offer, staff put forward the following resolution:

(c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, make arrangements to the satisfaction of the Director of Current Planning,

on terms and conditions satisfactory to the Director of Legal Services, for a Community Amenity Contribution in the amount of \$ 1 Million [as offered by the applicant, or some other figure as set by City Council].

#### Staff Comments

Phil Mondor, Rezoning Planner, presented an overview of the application and reviewed the information submitted by the Director of Current Planning in his memorandum of January 19, 2005.

In response to questions, Mr. Beasley clarified Council's rights to request a community amenity contribution and provided a rationale for the amount of the contribution offered.

#### Applicant Comments

Ian Gillespie and James Cheng, representing the applicant, described the financial component of the proposal and responded to questions on costs, implications to the developer of an additional community amenity contribution, the maximum contribution which could be offered, and the economic viability of the mixed use project, with a hotel component, at that site.

#### Summary of Correspondence

The following correspondence was received on this application since the date the application was referred to Public Hearing:

- 11 letters in support of the application

#### Speakers

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

#### Council Decision

MOVED by Councillor Green

THAT the application by Via Architecture and James KM Cheng Architects to amend CD-1 By-law No. 7679 (#363), to allow General Office Live-Work, Retail and Service uses in addition to Hotel and Office uses on Parcel 2A (299 Burrard Street) in Sub-Area 1 and to allow a change in the form of development previously approved in principle generally as outlined in Appendix A to Policy Report "201 Burrard Street (Burrard Landing) - CD-1 Text Amendment (Parcel 2A at 299 Burrard Street)" dated November 30, 2004 be approved, subject to the following conditions:

#### FORM OF DEVELOPMENT

(a) THAT the revised form of development for Parcel 2A prepared by James KM Cheng Architects and stamped "Received, City Planning Department, November 30, 2004", be approved by Council in principle, provided that the Director of Planning, or Development Permit Board, may allow alterations to the form of development when approving the detailed scheme of development as outlined in (b) below.

[Note: This would replace the "illustrative form of development" previously approved at Public Hearing of April 10, 2001.]

(b) THAT, prior to approval by Council of the form of development for Parcel 2A, the applicant shall obtain approval of a development application by the Development Permit Board, who shall have particular regard to the following:



#### DESIGN DEVELOPMENT

- (i) design development to the lower level massing, to better relate to Tower 2B and to break down the scale of high podium elements;
- (ii) design development to the lower level facade treatments, to provide continuous weather protection and pedestrian interest, and to clarify the details of these amenity features;
- (iii) design development to the ground level setbacks to enhance pedestrian interest and amenity;
- (iv) design development to the architectural treatment of the Burrard Street facade, to relate more strongly to the Marine Building character and scale, and its existing role as a landmark icon for the area; and
- (v) design development to the architectural treatment and articulation of the tower, to refine and clarify the architectural treatments, and to maximize its sense of slimness.

#### AGREEMENTS

No further legal agreements or amendments to existing agreements are required, prior to enactment of the CD-1 By-law.

(c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, make arrangements to the satisfaction of the Director of Current Planning, on terms and conditions satisfactory to the Director of Legal Services, for a Community Amenity Contribution in the amount of \$ 1 Million [as offered by the applicant].

Carried

AMENDMENT MOVED by Councillor Louis

THAT the Community Amenity Contribution offered by the applicant be \$2.4 million.

LOST

(Councillors Cadman, Green, Ladner, Sullivan and Deputy Mayor Roberts opposed)

The amendment having lost, the Motion was put and CARRIED with Councillor Louis opposed.

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201 Burrard Street

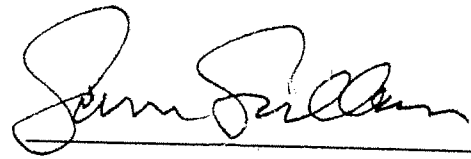
BY-LAW NO. 9270


A By-law to amend CD-1 By-law No. 7679

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

1. From the fourth column of Chart B of Table 2 in section 6.5 of By-law No. 7679, in the row dealing with "Retail and Service, excluding Hotel", Council strikes out "N/A", and substitutes "600", which is to be the maximum floor area in sub-area 3.
2. In section 7.2 of By-law No. 7679, from:
  - (a) subsection (a), Council strikes out "139.7", and substitutes "140.3"; and
  - (b) subsection (b), Council strikes out "143.9", and substitutes "144.5".
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 18<sup>th</sup> day of April, 2006

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

## **BY-LAWS**

MOVED by Councillor Stevenson  
SECONDED by Councillor Deal

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 6 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

**CARRIED UNANIMOUSLY**

1. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re: 51 East Pender Street) (By-law No. 9267) (Councillors Ball, Cadman and Ladner ineligible to vote)
2. A Heritage Taxation Exemption By-law for 51 East Pender Street (By-law No. 9268)
3. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re: 101 West Hastings Street and 100 West Cordova Street) (By-law No. 9269)
4. A By-law to amend CD-1 By-law No. 7679 (re 201 Burrard Street) (By-law No. 9270)
5. A By-law to amend Vehicles for Hire By-law No. 6066 to extend the advanced training deadline for taxicab drivers (By-law No. 9271)
6. A By-law to repeal Granville Mall By-law No. 4792 and to create a new Granville Mall By-law to accommodate construction of the Canada Line and to modernize the language (By-law No. 9272)

## **MOTIONS**

### **A. Administrative Motions**

1. Establishing Road on the east side of Knight Street, between East 49<sup>th</sup> Avenue and East 51<sup>st</sup> Avenue, adjacent to 1398 East 49th Avenue, for installation of left turn bays on Knight Street at 49<sup>th</sup> Avenue (VanRIMS No. 13-2000-30)

MOVED by Councillor Stevenson  
SECONDED by Councillor Ladner

THAT WHEREAS the registered owner will be conveying to the City of Vancouver for road purposes lands in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot D, Block 2, District Lot 739, Group 1, New Westminster District, Plan LMP2313, as shown heavy outlined on plan of survey completed March 13, 2006, attested to by Eric I. Kaardal, B.C.L.S. and marginally numbered LB860.

*These Minutes will be adopted at the Regular Council Meeting on April 18, 2006*



**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**

**MARCH 21, 2006**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 21, 2006, at 7:36 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-laws.

**PRESENT:**

Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor Elizabeth Ball  
Councillor David Cadman  
\*Councillor Kim Capri  
\*Councillor George Chow  
Councillor Heather Deal  
\*Councillor Peter Ladner  
Councillor B.C. Lee  
\*Councillor Raymond Louie  
Councillor Tim Stevenson

**CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Anton

SECONDED by Councillor Stevenson

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the Zoning and Development and Official Development Plan By-laws and Heritage By-laws.

CARRIED UNANIMOUSLY

(Councillors Capri, Louie and Ladner absent for the vote)

**1. TEXT AMENDMENT: 201 Burrard Street (Burrard Landing)**

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

Summary: To amend the CD-1 By-law No. 7679 (# 363) for Burrard Landing to correct errors recently uncovered during the processing of a development application for the site at 1011 West Cordova Street.

The Director of Current Planning recommended approval.

### **Staff Comments**

Phil Mondor, Senior Rezoning Planner, was available to respond to questions.

### **Summary of Correspondence**

There was no correspondence received on this application since the date it 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 Stevenson

THAT the application of the Director of Current Planning to amend CD-1 By-law No. 7679 for 201 Burrard Street, generally in accordance with Appendix A of the Policy Report dated February 14, 2006 entitled "CD-1 Text Amendment: 201 Burrard Street (Height)", be approved.

CARRIED UNANIMOUSLY

## **2. HERITAGE REVITALIZATION AGREEMENT: 101 West Hastings Street**

An application by Henriquez Partners Architects on behalf of Westbank Projects Corp. and Peterson Investment Group Inc. was considered as follows:

Summary: Heritage Revitalization Agreement to provide incentives to secure the proposed Heritage Conservation Plan for the site. The Plan includes, in part, the rehabilitation and long term conservation of the "W" sign and the 1903-08 portion of the Woodward's Building at 101 West Hastings Street (corner of Hastings and Abbott). Recommended incentives include transferable density, Development Cost Levy relief, property tax exemption and façade grants.

The Director of Current Planning in consultation with the Director of Real Estate Services recommended approval.

### **Staff Opening Comments**

Gerry McGeough, Senior Heritage Planner, was available to respond to questions.

### **Applicant Comments**

Gregory Henriquez, Henriquez Partners Architects, was available to respond to questions.

Miscellaneous text amendments

BY-LAW NO. 9311

A By-law to amend CD-1 By-law No.'s 7679, 8536, 8546, 8587, 8592, 8740, 8819, 8896, 8943, 8978, 8993, 9081, 9088, 9116, 9154, 9167, 9170, 9173, 9184, 9190, 9195, and 9204

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


1. Council repeals section 3.5 of By-law No.'s 8536 and 8546, and section 4.9 of By-law No. 8740.
2. To By-law No. 7679 as section 6.8, By-law No.'s 8587, 9154 and 9167 as section 4.6, By-law No.'s 8592, 8536, 8546, 8978 and 9116 as section 3.5, By-law No. 8740 as section 4.9, By-law No.'s 8819, 8896, 9184, 9190 and 9195 as section 5.5, By-law No.'s 8993, 9088 and 9204 as section 4.5, and By-law No. 9173 as section 5.6, Council adds:

"The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion."
3. To Section 3 of By-law No.'s 8536 and 8546, Section 4 of By-law No.'s 8587, 9088, 9170 and 9204, and Section 5 of By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190 and 9195, after "Computation of floor space ratio", wherever it appears, Council adds "and floor area".
4. To section 5.4(c) of By-law No. 9173, section 5.3(c) of By-law No.'s 9190 and 9195, and section 4.3(c) of By-law No. 9204, after "bicycle storage,", wherever it appears, Council adds "heating and mechanical equipment,".
5. Council repeals section 6.2 of By-law No.'s 8943 and 9195.
6. Council re-numbers section 7 of By-law No. 8740 as section 7.1, section 6 of By-law No.'s 8896, 9081, 9173, 9184 and 9190 as section 6.1, section 4 of By-law No. 8978 as section 4.1, and section 5 of By-law No.'s 9088, 9170 and 9204 as section 5.1.
7. To By-law No. 7679 as section 7.6, By-law No. 8536 as section 4.3, By-law No.'s 8546, 8592 and 8978 as section 4.2, By-law No. 8587 as section 5.3, By-law No. 8740 as section 7.2, By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190, and 9195 as section 6.2, and By-law No.'s 9088, 9170 and 9204 as section 5.2, Council adds:

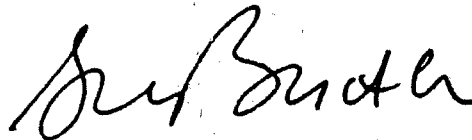
"Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law."

8. To section 6.1 of By-law No. 8943, after "191.7 m", Council adds:
- " , except that mechanical appurtenances and decorative roof may increase the building height to no more than 196.9 m".
9. To section 6.1 of By-law No. 9195, after "178 m", Council adds:
- " , except that mechanical appurtenances and decorative roof may increase the building height to no more than 182.9 m".
10. Council repeals section 7(a)(ii) and (iii) of By-law No. 9190 and section 6(a)(ii) and (iii) of By-law No. 9204, and substitutes:
- "(ii) for dwelling units of more than 80 m<sup>2</sup> of gross floor area, a minimum of one parking space for each unit plus one additional parking space for each 125 m<sup>2</sup> of gross floor area in excess of the initial 80 m<sup>2</sup>, except that there need not be more than two spaces for each unit, and
  - (iii) for all dwelling units, the maximum permitted parking must not exceed 0.2 spaces for each unit more than the required minimum number of parking spaces;"
11. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
12. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 13<sup>th</sup> day of June, 2006



Mayor



City Clerk

7. **CD-1 Rezoning: 311 West 2<sup>nd</sup> Avenue  
May 31, 2006 (VanRIMS.No. 11-3600-03)**

The Policy Report *CD-1 Rezoning: 311 West 2<sup>nd</sup> Avenue*, dated May 31, 2006, is postponed.

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Chow

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Ladner  
SECONDED by Councillor Anton

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Louie  
SECONDED by Councillor Cadman

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 4 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. **A By-law to amend Parking Meter By-law No. 2952 to implement a pay by phone system (By-law No. 9309)**
2. **A By-law to amend Development Permit Board and Advisory Panel By-law No. 5869 regarding designation of members (By-law No. 9310)**
3. **A By-law to amend CD-1 By-law No.'s 7679, 8536, 8546, 8587, 8592, 8740, 8819, 8896, 8943, 8978, 8993, 9081, 9088, 9116, 9154, 9167, 9170, 9173, 9184, 9190, 9195 and 9204 (By-law No. 9311)**  
(Councillors Ball, Chow and the Mayor ineligible to vote)
4. **A By-law to amend Sign By-law No. 6510 (re 798 Granville Street) (By-law No. 9312)**  
(Councillors Ball, Chow and the Mayor ineligible to vote)



**4. Text Amendment: Miscellaneous Text Amendments**

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

Summary: To amend various downtown CD-1 By-laws to add missing standard provisions and to correct an error in the Sign By-law

The Director of Current Planning recommended approval.

**Staff Comments**

Phil Mondor, Rezoning Planner, was present to respond to questions.

**Summary of Correspondence**

No correspondence was received on this application since it was referred to Public Hearing.

**Speakers**

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

**Council Decision**

MOVED by Councillor Stevenson

THAT the application by the Director of Current Planning to amend several CD-1 By-laws and the Sign By-law generally as described in Appendix A to Policy Report "Miscellaneous Text Amendments" dated April 4, 2006, be approved.

CARRIED UNANIMOUSLY

*These minutes will be adopted by Council on May 30, 2006.*

**CITY OF VANCOUVER**

**5**



**SPECIAL COUNCIL MEETING MINUTES**

**MAY 16, 2006**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 2006, at 7:38 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to various CD-1 By-laws, the Sign By-law, and the Heritage By-law.

**PRESENT:**

Deputy Mayor David Cadman  
Councillor Suzanne Anton  
Councillor Kim Capri  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**ABSENT:**

Mayor Sam Sullivan (Sick Leave)  
Councillor Elizabeth Ball (Sick Leave)  
Councillor George Chow (Leave of Absence)

**CITY CLERK'S OFFICE:**

Laura Kazakoff, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Cadman in the Chair, to consider proposed amendments to various CD-1 By-laws, the Sign By-law, and the Heritage By-law.

**CARRIED UNANIMOUSLY**

**1. Heritage Revitalization Agreement/Heritage Designation: 73-91 East 27<sup>th</sup> Avenue**

An application by Robert Brown, Resource Rethinking Building Inc., was considered as follows:

Summary: Heritage Revitalization Agreement and designation to permit strata titling in exchange for rehabilitation and conservation of five houses on this lot.

The Director of Current Planning recommended approval.

Special needs residential facilities

**BY-LAW NO. 9674**

**A By-law to amend CD-1 By-law No.'s 3869, 3897, 4271, 4580, 4634, 4671, 5343, 6041, 6070 6072, 6919, 7114, 7193, 7196, 7204, 7210, 7461, 7647, 7679, 7682, 7723, 7852, 8055, 8088, 8111, 8326, 8369, 8457, 8479, 8546, 8880, 9190, 9204, 9454, 9463, 9573, 9594, and 9600**

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

1. From each of the CD-1 by-laws listed in Column 1 of Table 1, Council strikes out, from each of the sections listed in Column 2, the words set out in Column 3, and variations of those words, and substitutes the words set out in Column 4:

**Table 1**

| <b>Column 1</b> | <b>Column 2</b>  | <b>Column 3</b>  | <b>Column 4</b>                                       |
|-----------------|------------------|--|---|
| 3869            | 2 (b)<br>5.1 (a) | Special Needs Residential Facility - Community Care - Class B  | Community Care Facility - Class B                     |
| 3897            | 2 (c)<br>6 (a)   | Special Needs Residential Facility - Community Care - Class B  | Community Care Facility - Class B                     |
| 4271            | 2 (a)            | special needs residential facility (Community Care Facility)   | Community Care Facility                               |
| 4580            | 3.1              | Special Needs Residential Facility: Community Care Facility  | Community Care Facility                               |
| 4634            | 2 (e)            | special needs residential facility (community care facility)   | community care facility                               |
|                 | 3 Table A        | Special Needs Residential Facilities (Community Care Facilities)   | Community Care Facilities                             |
|                 | 4(c)             | special needs residential facility   | community care facility                               |
| 4671            | 2.2 (a)          | Special Needs Residential Facility - Community Care - Class B, and Special Needs Residential Facility - Group Living | Community Care Facility - Class B and Group Residence |
| 5343            | 2 (a)            | Special Needs Residential Facility - Community Care - Class B  | Community Care Facility - Class B                     |

|      |             |   |   |
|------|-------------|---|---|
| 6041 | 2 (c)       | Special needs residential facility - community care - Class B | Community care facility - class B                               |
| 6070 | 2 (a) (iii) | special - needs residential facility                          | community care facility or group residence                      |
| 6072 | 2 (b)       | and Special Needs Residential Facility                        | Community Care Facility and Group Residence                     |
| 6919 | 2 (a)       | Special Needs Residential Facility (Community Care Facility)  | Community Care Facility   |
| 7114 | 2 (b)       | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B                               |
| 7193 | 2 (a)       | Special Needs Residential Facility - Community Care           | Community Care Facility   |
| 7196 | 2 (a)       | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B                               |
| 7204 | 10 (b) (iv) | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B                               |
| 7210 | 2 (a)       | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B                               |
| 7461 | 6.4 (b)     | and special needs residential uses                            | community care facilities and group residences                  |
| 7647 | 2.1 (a)     | Special Needs Residential Facilities                          | of the following: Community Care Facilities or Group Residences |
| 7679 | 4.1 (d)     | and Special Needs Residential Facility                        | , Community Care Facility and Group Residence                   |
| 7682 | 2 (e)       | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B                               |
|      | 10 (d)      | Special Needs Residential Facility                            | Community Care Facility   |
| 7723 | 2 (a)       | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B                               |
| 7852 | 2.1 (b)     | Special Needs Residential Facility - Class B                  | Community Care Facility - Class B                               |
|      | 5           | Special Needs Residential Facility                            | Community Care Facility   |
| 8055 | 2 (a)       | Special Needs Residential Facility                            | Community Care Facility and Group Residence                     |
| 8088 | 2 (b)       | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B                               |

|      |              |   |   |
|------|--------------|---|---|
| 8111 | 2 (a)<br>5.1 | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B           |
| 8326 | 2 (b)        | Special Needs Residential Facility - Group Living             | Group Residence                             |
| 8369 | 2 (a)        | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B           |
| 8457 | 2 (b)        | Special Needs Residential Facility - Community care - Class B | Community Care Facility - Class B           |
| 8479 | 2 (b)        | Special Needs Residential Facility - Group Living             | Group Residence                             |
| 8546 | 2.2 (b)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 8880 | 3            | Special Needs Residential Facility                            | Community Care Facility, Group Residence    |
| 9190 | 3 (c)        | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9204 | 3 (b)        | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9454 | 3.2 (c)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9463 | 3.2 (b)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9573 | 2.2 (b)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9594 | 3.2 (c)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9600 | 3.2 (b)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |

2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 24<sup>th</sup> day of June, 2008

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Mayor

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City Clerk

## EXPLANATION

### **A By-law to amend certain CD-1 By-laws re special needs residential facilities**

After the public hearing on June 10, 2008, Council resolved to amend certain CD-1 By-laws to refer to community care facilities rather than special needs residential facilities. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
June 24, 2008

17. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2978 West 5<sup>th</sup> Avenue) (By-law No. 9687)**  
(Councillors Ball, Cadman and Louie ineligible to vote)
18. **A By-law to designate certain real property as protected heritage property (re 2978 West 5<sup>th</sup> Avenue) (By-law No. 9688)**  
(Councillors Ball, Cadman and Louie ineligible to vote)

MOVED by Councillor Lee  
SECONDED by Councillor Stevenson

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 3 to 7, 9, 10 and 16, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

3. **A By-law to amend Zoning and Development By-law No. 3575 (re special needs residential facilities) (By-law No. 9673)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
4. **A By-law to amend certain CD-1 By-laws re special needs residential facilities (By-law No. 9674)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
5. **A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re special needs residential facilities) (By-law No. 9675)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
6. **A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re special needs residential facilities) (By-law No. 9676)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
7. **A By-law to amend By-law No. 9488 Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts (re special needs residential facilities) (By-law No. 9677)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
9. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 125 Boundary Road) (By-law No. 9679)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
10. **A By-law to designate certain real property as protected heritage property (re 125 Boundary Road) (By-law No. 9680)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)



## **ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee  
SECONDED by Councillor Deal

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

## **BY-LAWS**

MOVED by Councillor Anton  
SECONDED by Councillor Stevenson

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, 2, 8, 11, 12, 14, 15, 17 and 18, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

1. **A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$5,722.78 for certain local improvement lane lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9671)**
2. **A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$554,777.99 for certain local improvement street work projects, including pavement, curbs, trees and bulges, and lane pavement and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9672)**
8. **A By-law to amend Parking By-law No. 6059 (re special needs residential facilities) (By-law No. 9678)**
11. **A By-law to amend Subdivision By-law No. 5208 regarding miscellaneous amendments (By-law No. 9681)**
12. **A By-law to amend Parking By-law No. 6059 (re bicycle spaces) (By-law No. 9682)**
14. **A By-law to amend Subdivision By-law No. 5208 (re 5475 Dunbar Street and 3625 and 3641 West 39<sup>th</sup> Avenue) (By-law No. 9684)**
15. **A By-law to amend CD-1 By-law No. 8131 (re Great Northern Way Campus) (By-law No. 9685)**

#### **4. TEXT AMENDMENT: SNRF ZONING AND DEVELOPMENT BY-LAW REVISIONS**

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

**Summary:** To amend the definitions of Special Need Residential Facilities (SNRF) in the Zoning & Development By-law and make consequential changes to the Zoning & Development By-law and relevant CD-1 By-laws; amend references in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws; and amend the Parking By-law. These are housekeeping amendments to update the definitions.

The Directors of Social Planning, Planning, Development Services, Housing Centre, Legal Services, and General Manager of Engineering Services recommended approval.

Also before Council was a memorandum from Anne Kloppenborg, Social Planning, dated May 20, 2008, which noted an addition to Appendix B of the Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines" dated April 15, 2008, in order to conform with the draft By-laws prepared by staff.

#### **Staff Opening Comments**

Anne Kloppenborg, Social Planning, reviewed the application, including the memo distributed with the agenda package for the Public Hearing.

#### **Summary of Correspondence**

No correspondence had been received on this application since referral to Public Hearing.

#### **Speakers**

Sister Elizabeth Kelliher and Johnn Olldym spoke in opposition to the application.

#### **Council Decision**

MOVED by Councillor Chow

A. THAT the application to:

- i) amend the definitions of Special Needs Residential Facilities in section 2 of the Zoning and Development By-law, and make the necessary consequential changes to the Zoning and Development By-law and to the CD-1 By-laws listed in Appendix A; and
- ii) amend references to "Special Needs Residential Facilities" in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws,

generally in accordance with Appendix A and B to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008, be approved with the following changes to Appendix B noted in the Memorandum dated May 20, 2008, from Anne Kloppenborg, Social Planning:

In Section 1.1 of the Official Development Plan Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts, delete *special needs residential facility* and substitute *community care facility or group residence*; and in Section 2.5, delete the reference to *Special Needs Residential Facility Guidelines* and substitute *Community Care Facility and Group Residence Guidelines*.

- B. THAT Council approve amendments to the Parking By-law, generally in accordance with Appendix C to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.
- C. THAT if approved at Public Hearing, the by-laws be accompanied at the time of enactment by the Community Care Facilities and Group Residences Guidelines and the Application Procedures for Development Permits for Community Care Facilities and Group Residences, as outlined in Appendix D to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.

CARRIED UNANIMOUSLY

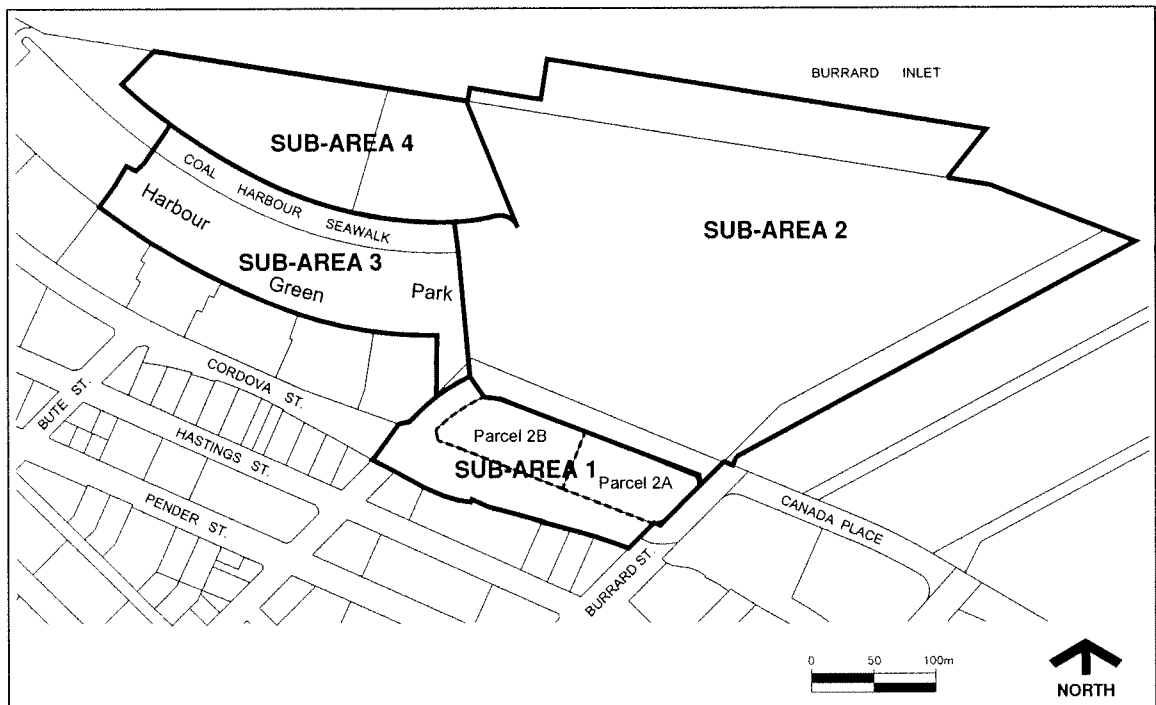
201 Burrard Street  
(1001 Canada Place)

## BY-LAW NO. 9752

### A By-law to amend CD-1 By-law No. 7679

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

1. In By-law No. 7679, Council repeals:
  - (a) Schedule A, and substitutes Schedule A attached to this By-law; and
  - (b) Diagram 1 set out in section 5, and substitutes:



which new Schedule A and Diagram 1 are to form part of this By-law and By-law No. 7679.

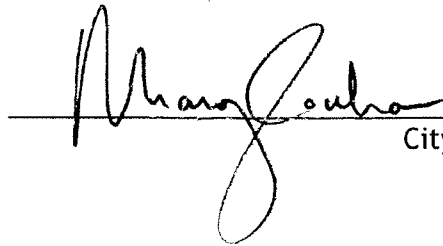
2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

3. This By-law is to come into force and take effect on the date of its enactment.

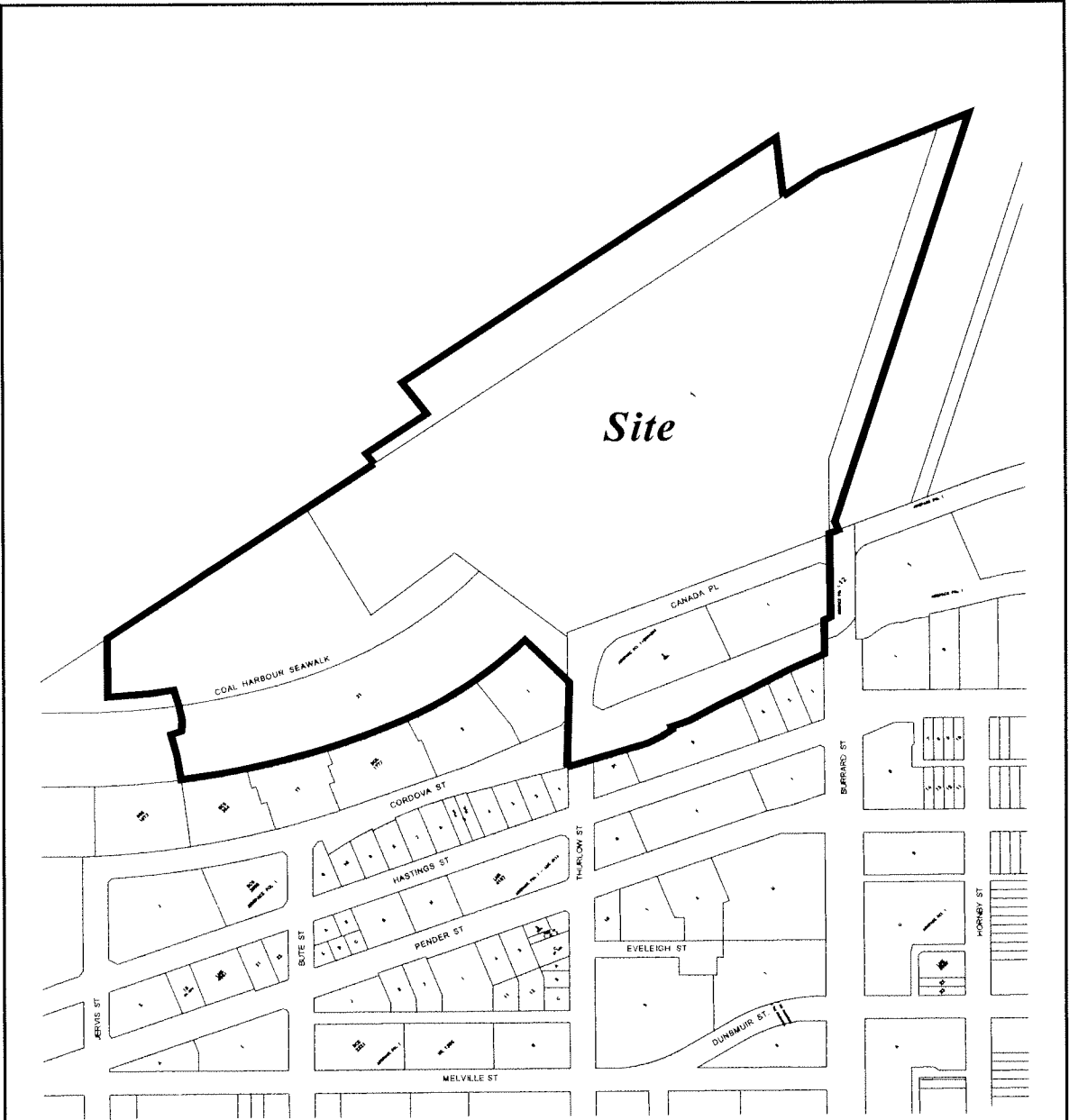
ENACTED by Council this 28<sup>th</sup> day of October, 2008

A handwritten signature in black ink, appearing to read "Dan Allen", written over a horizontal line.

Mayor

A handwritten signature in black ink, appearing to read "Marianne Souza", written over a horizontal line.

City Clerk



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

**Z-605 (a)**

|                         |  |                      |  |
|-------------------------|--|----------------------|--|
| RZ - 201 Burrard Street |  | map: 1 of 1          |  |
|                         |  | scale: NTS           |  |
| City of Vancouver       |  | date: September 2008 |  |



CITY OF VANCOUVER

**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**

**OCTOBER 16, 2008**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 16, 2008, 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 By-law, Sign By-law and Zoning and Development By-law. Subsequently, the meeting reconvened at 7:55 p.m. on October 28, 2008, 7:35 p.m. on October 30, 2008, 6:05 p.m. on November 4, 2008, 6:15 p.m. on November 7, 2008, and 6:12 p.m. on November 18, 2008. The minutes are consolidated for ease of reference.

**PRESENT:**

Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor Elizabeth Ball\*  
Councillor David Cadman  
Councillor Kim Capri\*  
Councillor George Chow\*  
Councillor Heather Deal  
Councillor Peter Ladner\*  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**ABSENT:**

Councillor Elizabeth Ball (**October 16** - Leave of Absence - Item 3) (**November 7 and 18** - Item 4)  
Councillor Kim Capri (**November 18** - Item 4)  
Councillor George Chow (**November 7 and 18** - Item 4)  
Councillor Peter Ladner (**November 4, 7 and 18** - Item 4)

**CITY MANAGER'S OFFICE:** James Ridge, Deputy City Manager (October 16 and 28 only)

**CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**1. TEXT AMENDMENT: 1001 Canada Place (201 Burrard Street)**

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

Summary: A plan amendment to Comprehensive Development District (CD-1) By-law No. 7679 (#363) to extend the zoning boundary beyond the current harbour headline for Sub-Area 2 (1001 Canada Place) to accommodate the development of a Marine Terminal (Sea Plane operations) and Marina in front of the Vancouver Convention and Exhibition Centre as approved (subject to conditions) in Development Permit DE412140.

The Director of Planning recommended approval.

**Staff Opening Comments**

Michelle McGuire, Rezoning Centre, explained the application and along with Brent Toderian, Director of Planning, and Vicki Potter, Assistant Director of Development Services, responded to questions throughout the hearing of speakers.

**Summary of Correspondence**

No correspondence had been received since this item was referred to Public Hearing.

**Speakers**

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application, noting concerns with sea planes and the rowing club:

Keith Steeves (brief distributed - on file)  
Dimas Craveiro  
Peter Klinkow

**Applicant Comments**

Graham Clarke, Clarke Group of Companies responded to concerns raised by the speakers, and along with Frank Musson, Musson Cattell Mackey Partnership responded to questions.

**Staff Closing Comments**

Staff responded to questions and, in response to concerns raised by speakers, provided an additional recommendation for Council's consideration.



### Council Decision

MOVED by Councillor Cadman

THAT decision on this item be postponed to the Regular Council meeting on October 28, 2008, to allow staff time to report back on the issues raised by speakers tonight.

LOST (Tie Vote)

(Councillors Anton, Capri, Ladner, Lee and Mayor Sullivan opposed)

MOVED by Councillor Anton

- A. THAT the application by Musson Cattell Mackey Partnership (MCM), to amend Comprehensive Development District (CD-1) By-law No. 7679 (reference No. 363, 201 Burrard Street) for 1001 Canada Place (Parcel 1 of the Public Harbour Burrard Inlet Plan, BCP 30843), generally as set out in Appendix A of policy report "CD-1 Plan Amendment: 201 Burrard Street (1001 Canada Place)" dated September 4, 2008 be approved.
- B. THAT Council urge senior levels of government to establish a forum for ongoing discussion regarding harbour activities in Burrard Inlet, and specifically Coal Harbour, and

FURTHER THAT Council urge discussions between the Port Harbourmaster, the Developer and the Vancouver Rowing Club to find a satisfactory solution to retaining an adequate rowing course.

CARRIED UNANIMOUSLY

### ~~SIGN BY LAW AMENDMENT: 700 Hamilton Street (CBC)~~

~~An application by Kent Allen Design Group, on behalf of the CBC was considered as follows:~~

~~Summary: To amend the Sign By-law provisions to permit four automatic changeable copy signs, including one video sign on the site of the Canadian Broadcasting Corporation (CBC) Vancouver Broadcasting Centre that will include third-party advertising, and to permit a stand-alone way-finding sign adjacent to the corner of Robson and Hamilton Streets.~~

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

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman  
SECONDED by Councillor 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

**BY-LAWS**

MOVED by Councillor Capri  
SECONDED by Councillor Louie

THAT Council 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  
(Councillor Ball did not vote)

MOVED by Councillor Stevenson  
SECONDED by Councillor Anton

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 2, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

- ➔ 1. A By-law to amend CD-1 By-law No. 7679 re 201 Burrard Street (1001 Canada Place) (By-law No. 9752)
2. A By-law to amend False Creek North Official Development Plan By-law No. 6650 re BC Place Stadium (By-law No. 9753)



*Note from Meeting Coordinator: By-law 1 was enacted on October 28, 2008, and By-law 2 was enacted on October 30, 2008.*

The Special Council recessed at 10:05 p.m. on October 16, 10:12 p.m. on October 28, 10:36p.m. on October 30, 10:36 p.m. on November 4, 2008, 10:08 p.m. on November 7, 2008 and adjourned at 9:31 p.m. on November 18, 2008.

\*\*\*\*\*

201 Burrard Street  
(1011 West Cordova Street)

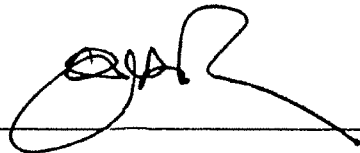
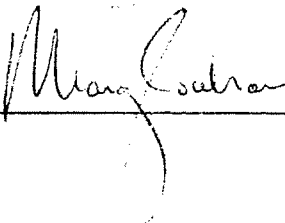
**BY-LAW NO. 9842**

**A By-law to amend CD-1 By-law No. 7679**

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

1. In By-law No. 7679, from each of Table 1 in section 6.1, Chart A of Table 2 in section 6.5, and Chart B of Table 2 in section 6.5, Council strikes out "75 000", and substitutes "75 832".
2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 21<sup>st</sup> day of April, 2009

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk



REPORT TO COUNCIL  
REGULAR COUNCIL MEETING MINUTES

APRIL 21, 2009

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 21, 2009, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Gregor Robertson  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor George Chow  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Tim Stevenson  
Councillor Ellen Woodsworth

**ABSENT:** Councillor Andrea Reimer (Leave of Absence - Civic Business)

**CITY MANAGER'S OFFICE:** Penny Ballem, City Manager  
James Ridge, Deputy City Manager

**CITY CLERK'S OFFICE:** Marg Coulson, Acting City Clerk  
Tina Hildebrandt, Meeting Coordinator

**PRAYER**

The proceedings in the Council Chamber were opened with a prayer read by Councillor Anton.

**ACKNOWLEDGEMENT - PRESIDENT, WOMEN'S SKI JUMPING USA**

The Mayor acknowledged Deedee Corradini, President of Women's Ski Jumping USA and former Mayor of Salt Lake City, who was present.

**ANNOUNCEMENTS - KEEP VANCOUVER SPECTACULAR**

The Mayor announced the start of this year's Keep Vancouver Spectacular program, noting the official kick-off will be on Saturday, May 2, 2009, from 9 a.m. to 12 Noon, at Lord Roberts Elementary School - 1400 Bidwell Street in the West End.

**PROCLAMATIONS**

The Mayor proclaimed the week of May 3 to 9, 2009, as Emergency Preparedness Week.

~~ADOPT REPORT OF COMMITTEE OF THE WHOLE~~

~~MOVED by Councillor Cadman  
SECONDED by Councillor Deal~~

~~THAT the report of the Committee of the Whole be adopted.~~

~~CARRIED UNANIMOUSLY~~

**BY-LAWS**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT Council, except for those members excused as noted in the agenda, enact the by-law(s) listed on the agenda for this meeting as numbers 1 to 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 By-law No. 6429 (re 2040 - 2080 West 10<sup>th</sup> Avenue)  
(By-law No. 9837)  
(Councillor Cadman ineligible to vote.)
2. A By-law to amend CD-1 By-law No. 7045 (re York House School) (By-law No. 9838)  
(Councillors Cadman, Chow and Meggs ineligible to vote.)
3. A By-law to amend the Zoning and Development By-law to rezone an area from Victoria Drive to Semlin Drive from the M-2 District Schedule to the I-2 District Schedule (By-law No. 9839)  
(Councillor Cadman and Mayor Robertson ineligible to vote.)
4. A By-law to amend CD-1 By-law No. 9543 (re miscellaneous text amendment)  
(By-law No. 9840)  
(Councillors Cadman and Deal ineligible to vote.)
5. A By-law to amend Sign By-law No. 6510 (re miscellaneous text amendments)  
(By-law No. 9841)  
(Councillors Cadman and Deal ineligible to vote.)
- 6. A By-law to amend CD-1 By-law No. 7679 re 201 Burrard Street (1011 West Cordova Street) (By-law No. 9842)  
(Councillors Jang, Meggs, Woodsworth and Mayor Robertson ineligible to vote.) ←
7. A By-law to amend the 2010 Winter Games By-law (By-law No. 9843)



CITY OF VANCOUVER

**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**

**OCTOBER 14, 2008**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 14, 2008, at 7:47 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 By-laws and Zoning and Sign By-laws.

**PRESENT:** Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner\*  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**ABSENT:** Councillor Elizabeth Ball

**CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louie  
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the the Heritage By-laws and Zoning and Sign By-laws.

CARRIED UNANIMOUSLY  
(Councillor Ladner absent for the vote)

~~4. HERITAGE REVITALIZATION AGREEMENT: 212 East 38<sup>th</sup> Avenue~~

~~This item was withdrawn from the agenda.~~

### Design Development

- (i) design development to ensure that conditions of shadowing, overlook and privacy to neighbouring properties remains equitable to current conditions.

Note to Applicant: The proposed addition will add a significant amount of shadowing to the west neighbour during morning hours. Overlook and shadows cast by the addition should be minimized by setting back the western wall from the west side property line and also by limiting the height of the west wall. This strategy may result in a reduction of floor area. Reducing the amount of glazing to the west wall of the addition is suggested. Furthermore, the roof garden should be carefully landscaped to prevent direct overlook into neighbouring rear yards.

~~CARRIED UNANIMOUSLY~~

### 6. TEXT AMENDMENT: 1011 West Cordova Street (201 Burrard Street) Fairmont Pacific Rim Hotel and Residences

An application by Adeline Lai, James KM Cheng Architects was considered as follows:

Summary: To amend Comprehensive Development District (CD-1) By-law No. 7679 (#363) for Sub-Area 1 (Parcel 2A) to permit a small increase in floor area by 832 m<sup>2</sup> for hotel service functions within the approved form of development.

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

### Summary of Correspondence

No correspondence had been received since referral to public hearing.

### Speakers

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

### Council Decision

MOVED by Councillor Louie

THAT the application by James KM Cheng Architects, to amend CD-1 By-law No. 7679 (reference No. 363) for 201 Burrard Street (PID 025-196-073, Lot 1, Plan LMP51876, NWD, of the public harbour of the Burrard Inlet) to permit an increase in floor area,

generally as presented in Appendix A to policy report "CD-1 Text Amendment: 201 Burrard Street (1011 West Cordova Street)" dated September 2, 2008; be approved subject to the following condition:

#### AGREEMENTS

- (a) THAT, prior to enactment, of the CD-1 By-law amendment, the registered owner shall at no cost to the City, secure the purchase and transfer of 957 m<sup>2</sup> (10,300 sq. ft.) of bonus density from a suitable donor site on terms and conditions satisfactory to the Director of Legal Services, in consultation with the Director of Real Estate Services.

Note to Applicant: Letter B in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of bonus density purchase(s), including the amount, sale price, and total cost of the bonus density.

CARRIED UNANIMOUSLY

#### ~~RISE FROM COMMITTEE OF THE WHOLE~~

~~MOVED by Councillor Anton~~

~~THAT the Committee of the Whole rise and report.~~

~~CARRIED UNANIMOUSLY~~

#### ~~ADOPT REPORT OF COMMITTEE OF THE WHOLE~~

~~MOVED by Councillor Lee~~

~~SECONDED by Councillor Capri~~

~~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 7:54 p.m.

\* \* \* \* \*



1055 Canada Place

**BY-LAW NO. 9979**

**A By-law to amend CD-1 By-law No. 7679**

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

1. This By-law amends the indicated provisions and tables of By-law No. 7679.
2. From section 4.1(f), Council strikes out "unless sub-area 2 contains a convention and exhibition centre,".
3. From section 6.1, Council strikes out Table 1, and substitutes:

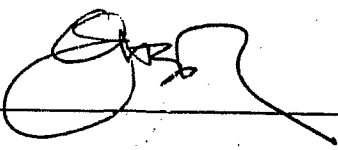
**Table 1**  
**Maximum Floor Area (in square metres)**

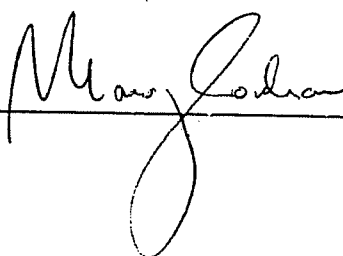
| Use  | Sub-Areas (from Diagram 1)   |  |     |     |        |
|--|--|--|-----|-----|--------|
|  | 1  | 2  | 3   | 4   | Total  |
| Office   | 20 312   | 1 069 but only at an elevation of 14 000 mm from sea level and only in the north east corner of the building | N/A | N/A | 21 381 |
| General Office Live-Work on development Parcel 2B  | 21 500   | N/A  | N/A | N/A | 21 500 |
| Hotel, Office, General Office Live-Work, Retail and Service Uses on Development Parcel 2A    | 75 832 except that General Office Live-Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875 | N/A  | N/A | N/A | 75 832 |
| Retail and Service, excluding Hotel  | 3 665  | N/A  | 600 | N/A | 4 265  |
| Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel     | N/A  | 8 831  | N/A | N/A | 8 831  |
| Retail and Service in conjunction with Cultural/Recreational (Arts Complex), excluding Hotel | N/A  | N/A  | N/A | N/A | 0      |

|  |         |        |        |     |         |
|--|---------|--------|--------|-----|---------|
| Convention and Exhibition Centre                                     | N/A     | 54 997 | N/A    | N/A | 54 997  |
| Exhibition Hall in conjunction with Convention and Exhibition Centre | N/A     | 23 225 | N/A    | N/A | 23 225  |
| Cultural/Recreational (Arts Complex)                                 | N/A     | 10 000 | 10 000 | N/A | 20 000  |
| <b>Total</b>   | 121 309 | 98 122 | 10 600 | 0   | 230 031 |

4. Council repeals section 6.5.
5. From section 6.6, Council strikes out "Despite Sections 6.1 and 6.5," and substitutes "Despite Section 6.1,".
6. Council re-numbers sections 6.6, 6.7, and 6.8 as sections 6.5, 6.6, and 6.7 respectively.
7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 19<sup>th</sup> day of January, 2010

  
Mayor

  
City Clerk

**BY-LAWS**

**MOVED by Councillor Jang**  
**SECONDED by Councillor Meggs**

**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 3 and 5 to 9 inclusive and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.**

**CARRIED UNANIMOUSLY**

**MOVED by Councillor Jang**  
**SECONDED by Councillor Deal**

**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 4, and authorize the Mayor City Clerk to sign and seal the enacted by-laws.**

**CARRIED UNANIMOUSLY**  
**(Councillor Chow ineligible to vote)**

- 1. A By-law to amend Noise Control By-law No. 6555 (2960 - 2990 Nanaimo Street) (By-law No. 9977)**
- 2. A By-law to repeal Granville Mall By-law No. 9272 and to create a new Granville Mall By-law (By-law No. 9978)**
- 3. A By-law to amend CD-1 By-law No. 7679 (1055 Canada Place) (By-law No. 9979)**
- 4. A By-law to designate certain real property as protected heritage property (906 Salsbury Drive) (By-law No. 9980)**
- 5. A By-law to designate certain real property as protected heritage property (300 East 22<sup>nd</sup> Avenue) (By-law No. 9981)**
- 6. A By-law to amend Zoning and Development By-law No. 3575 (3003 East 22<sup>nd</sup> Avenue) (By-law No. 9982)**
- 7. A By-law to amend Protection of Trees By-law No. 9958 regarding miscellaneous text amendments (By-law No. 9983)**
- 8. A By-law to amend Building By-law No. 9419 regarding housekeeping amendment (By-law No. 9984)**
- 9. A By-law to amend 2010 Winter Games By-law No. 9962 regarding a minor housekeeping matter under Ticket Offences By-law No. 9360 (By-law 9985)**

**2. TEXT AMENDMENT: 1055 Canada Place (VCCEP)**

An application by the Vancouver Convention Centre Expansion Project Ltd. (VCCEP) was considered as follows:

Summary: To amend the existing CD-1 (Comprehensive Development) By-law for the new Convention Centre to permit office use in a 2nd storey location originally approved for retail.

The Director of Planning recommended approval.

**Summary of Correspondence**

No correspondence had been received on the application since referral to Public Hearing.

**Speakers**

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

**Council Decision**

**MOVED by Councillor Deal**

THAT the application by Vancouver Convention Centre Expansion Project (VCCEP), a Division of BC Pavilion Corporation, to amend Comprehensive Development District (CD-1) By-law No. 7679 (reference No. 363, 201 Burrard Street) for 1055 Canada Place (Parcel 1 of the Public Harbour Burrard Inlet Plan, BCP 30843), generally as contained in Appendix A, to the Policy Report "*CD-1 Text Amendment: 1055 Canada Place*", dated October 13, 2009, be approved.

**CARRIED UNANIMOUSLY**



**REPORT TO COUNCIL**  
**SPECIAL COUNCIL MEETING MINUTES**

**DECEMBER 1 AND 10, 2009**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 1, 2009, at 7:42 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning, Sign and Heritage By-laws. Subsequently, the meeting was recessed and reconvened at 7:35 pm on Thursday, December 10, 2009.

**PRESENT:**

Mayor Gregor Robertson  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor George Chow\*  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Andrea Reimer\*  
Councillor Tim Stevenson  
Councillor Ellen Woodsworth

**ABSENT:**

Mayor Robertson (December 10, 2009)  
Councillor David Cadman (Leave of Absence - Civic Business  
December 10, 2009)

**CITY MANAGER'S OFFICE:** Sadhu Johnston, Deputy City Manager (December 1, 2009)

**CITY CLERK'S OFFICE:** Lori Isfeld, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman  
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the Zoning, Sign and Heritage By-laws.

CARRIED UNANIMOUSLY  
(Councillor Chow absent for the vote)