



**City of Vancouver** *Zoning and Development By-law*  
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## **CD-1 (364)**

*501 Bute Street*  
*By-law No. 7681*

*(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. 8760, dated December 9, 2003)*

**Guidelines:**

*Harbour Green Neighbourhood*

*(501 Bute Street)*

*CD-1 Guidelines*

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

**2** **Definitions**

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

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

**3** The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (364), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

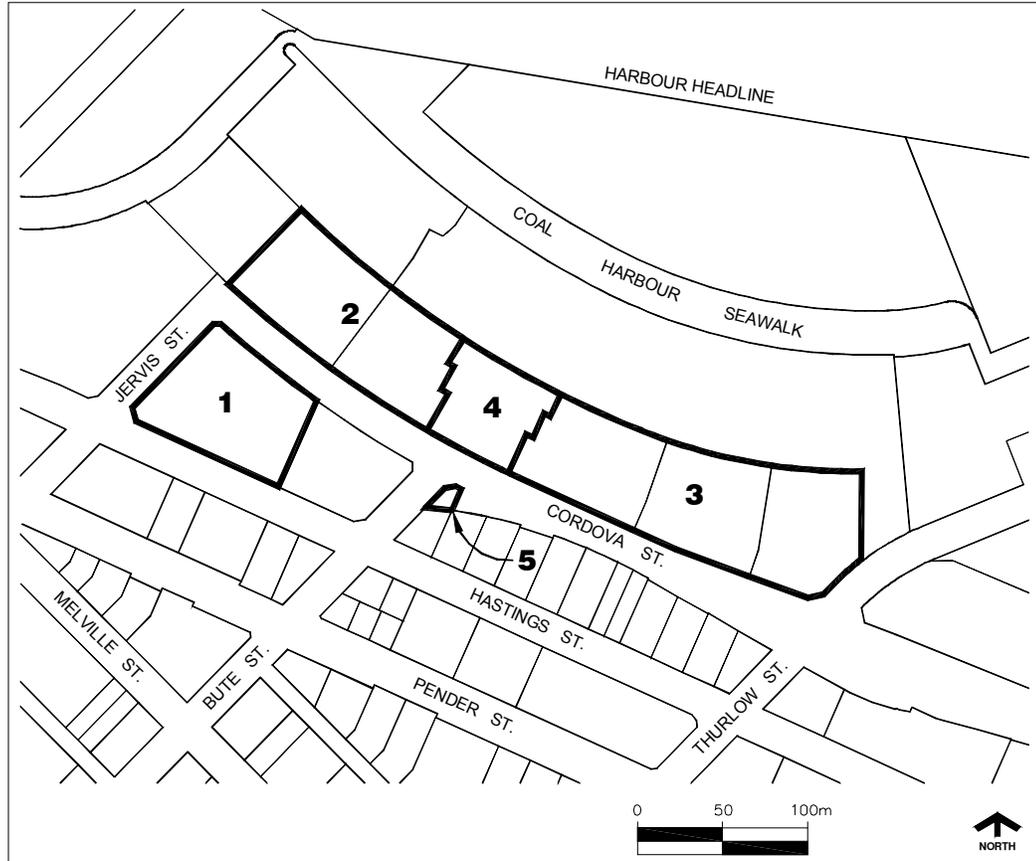
- (a) Dwelling Units, not exceeding 125 633 m<sup>2</sup> in total gross floor area, provided separately or in conjunction with any of the uses listed below, provided that:
  - (i) a minimum of 177 units [but not including the units provided under clause (ii) below] must be for family housing, all of which must be designed in accordance with the Council-adopted “High-Density Housing for Families with Children Guidelines”; and
  - (ii) a minimum of 110 units must be provided through government funded programs, targeted for core-need households or for such other affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units all of which must be designed for family housing consistent with clause (I) above; [8651; 03 03 11]
  - (iii) a minimum of 174 units must be provided through government funded programs, targeted for core-need households or for such other affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units but need not be designed consistent with clause (I) above, [8312; 01 03 13] [8651; 03 03 11]
- (b) Cultural and Recreational Uses;
- (c) Parking Uses;
- (d) Retail Uses;
- (e) Service Uses; and
- (f) Accessory Uses customarily ancillary to the above uses.

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7681 or provides an explanatory note.*

#### 4 Sub-areas

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

Diagram 1



[8553; 02 10 01]

#### 5 Floor Area and Density

5.1 The total floor area for uses listed in Table 1 must not exceed that totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 5.1.

Table 1

Use	Maximum Total Floor Area
Residential Uses	125 633 m <sup>2</sup>
Retail and Service Uses	425 m <sup>2</sup>

[7922; 98 07 21] [8312; 01 03 13][8553; 02 10 01]

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

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

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

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all such exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning approves the design of sunroofs or walls;
- (c) a publicly-accessible rooftop plaza in sub-area 5 only;
- (d) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing; [8700; 03 07 08]
- (e) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface; [8566; 02 10 22]
- (f) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (g) 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; [8760; 03 12 09]
- (h) amenity areas accessory to residential use, including the requirement of section 7.2, provided that the total area excluded which is at or above the base surface does not exceed 1 000 m<sup>2</sup> for sub-area 1, and 5 000 m<sup>2</sup> for sub-areas 2 and 3 combined; and
- (i) additional elevator and lobby, if required to separate non-market family and adult housing;
- (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. [8169; 00 03 14]

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed; [7874; 98 04 21]
- (b) accessory uses customarily ancillary to park use. [7923; 98 07 21]

**5.5** The total floor area in each sub-area for uses listed in Table 2 must not exceed the applicable totals set opposite such uses, and any use permitted by section 3 but not listed in Table 2 is not limited by this sub-section 5.5.

**Table 2 - Maximum Floor Area Total (in square metres)**

Use	Sub-Area (from Diagram 1)				
	1	2	3	4	5
Residential Use	22 145	40 319	63 169	---	
Retail and Service Uses	---	---	---	250	175

Despite Table 2, the Retail and Service Uses for Sub-Area 5 will be limited to Restaurant.

[7923; 98 07 21] [8312; 01 03 13] [8553; 02 10 01]

5.6 Notwithstanding sub-section 5.5, the Development Permit Board may permit a maximum of 5 000 m<sup>2</sup> to be transferred between sub-areas 2 and 3, provided that the total for these two sub-areas does not exceed 103 488 m<sup>2</sup>

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

**Table 3 - Maximum Number of Dwelling Units**

Use	Sub-Area (from Diagram 1)				
	1	2	3	4	5
Maximum Number of Units	284	352	563	---	---

[8312; 01 03 13] [8553; 02 10 01]

5.8 Notwithstanding sub-section 5.7, the Development Permit Board may permit an increase in the maximum number of dwelling units in sub-areas 2 and 3 by five percent, provided that the total number of units for these two sub-areas does not exceed 907.

## 6 Height

The maximum building height, measured from the building grades on Cordova Street but excluding the mechanical penthouse and roof, must be as set out in Table 4.

**Table 4 - Maximum Height (in metres)**

Use	Sub-Area (from Diagram 1)				
	1	2	3	4	5
Maximum Height	81	99	108	5	3.8*

\*Development limited to one storey, excluding rooftop railings, planters, and other plaza features which, in the opinion of the Director of Planning, are similar. [8553; 02 10 01]

## 7 Residential Component

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

7.2 In every building intended to contain core-need households, a community meeting room must be provided.

## 8 Parking

8.1 Off-street parking must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:

- (a) dwelling uses, not including units designated for core-need or seniors housing, must provide a minimum of 0.9 spaces for each dwelling unit plus 1 space for each 200 m<sup>2</sup> of gross floor area, with a maximum of 1.1 spaces for each dwelling unit plus 1 space for each 125 m<sup>2</sup> of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided;
- (b) the visitor component of the dwelling use parking required by clause (a), being 0.2 spaces per dwelling unit, may be located off-site provided the spaces are located no further than 150.0 m away from the site containing the dwelling units;
- (c) parking need not be provided for retail and service uses in cases where the retail and service uses do not exceed 425 m<sup>2</sup> in floor area, and [7923; 98 07 21] [8553; 02 10 01]
- (d) dwelling uses provided through government funded programs targeted for core-need households or such other non-market housing programs or initiatives as Council may

generally define or specifically approve from time to time must provide 1.1 spaces for each dwelling unit. [8312; 01 03 13]

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

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

**8.4 Multiple-Use Developments**

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

**8.5 Parking Space Requirement Exemptions**

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.  
[8011; 99 04 13]

**9 Loading**

**9.1** Off-street loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that one loading bay must be provided for every 200 dwelling units and off-street loading need not be provided for retail and service uses in cases where the retail and service uses do not exceed 425 m<sup>2</sup> in floor area.  
[7923; 98 07 21] [8553; 02 10 01]

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

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

**9.4 Multiple-Use Developments**

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

**9.5 Loading Space Requirement Exemptions**

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.  
[8011; 99 04 13]

**10 Acoustics**

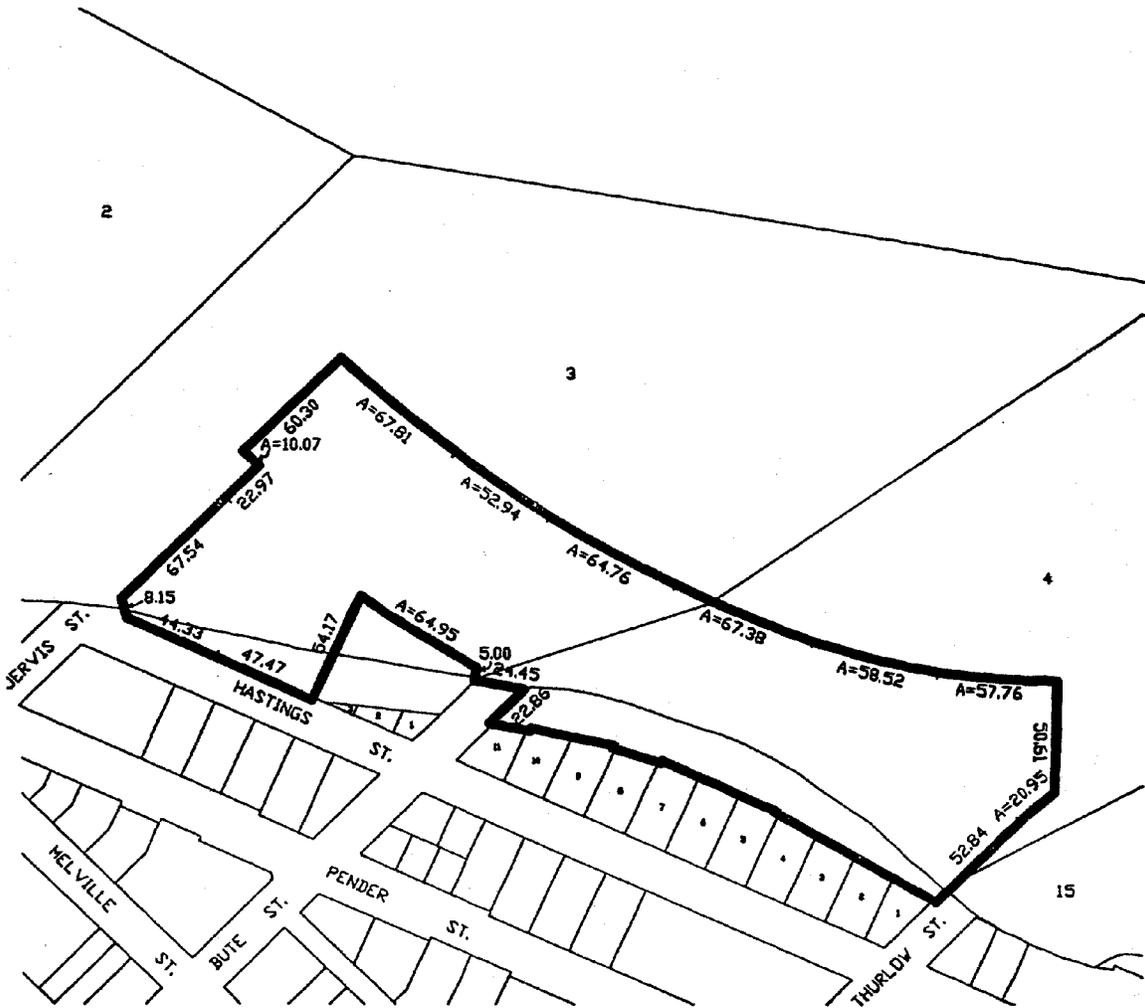
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level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

<b>Portions of Dwelling Units</b>	<b>Noise Levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7874; 98 04 21]

**11** *[Section 11 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. ~~711~~ BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



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

**Z-443(d)**

**RZ 501 Bute Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:3000





501 Bute Street

BY-LAW NO. 2081

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

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-443(d) 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. Definitions

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

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

3. The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1 (364), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are

(a) Dwellings Units, not exceeding 124 800 m<sup>2</sup> in total gross floor area, provided separately or in conjunction with any of the uses listed below, provided that

(i) a minimum of 177 units (but not including the units provided under clause (ii) below) must be for family housing, all of which must be designed in accordance with the Council-adopted "High-Density Housing for Families with Children Guidelines".

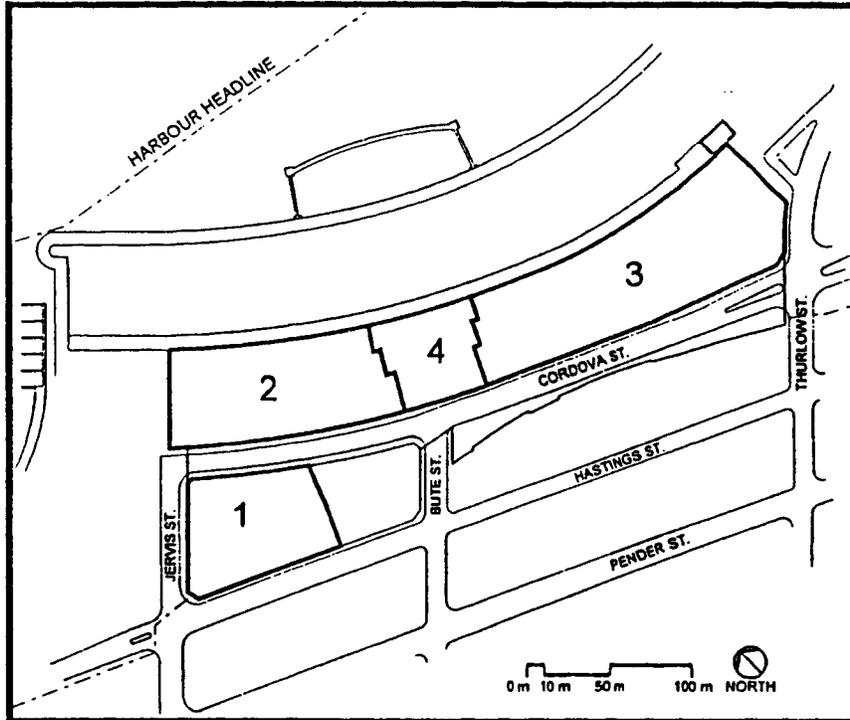
- (ii) a minimum of 110 units must be provided through government funded programs, targeted for core-need households or for such other non-market housing programs or initiatives as Council may generally define or specifically approve from time to time, all of which must be designed for family housing consistent with clause (i) above, and
- (iii) a minimum of 182 units must be provided through government funded programs, targeted for core-need households or for such other non-market housing programs or initiatives as Council may generally define or specifically approve from time to time, but need not be designed consistent with clause (i) above.

- (b) Cultural and Recreational Uses,
- (c) Parking Uses,
- (d) Retail Uses,
- (e) Service Uses, and
- (f) Accessory Uses customarily ancillary to the above uses.

#### 4. Sub-areas

The district will comprise 4 sub-areas, approximately as illustrated in Diagram 1 below.

DIAGRAM 1



5. Floor Area and Density

5.1 The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 5.1.

TABLE 1

USE	MAXIMUM TOTAL FLOOR AREA
Residential Uses	124 800 m <sup>2</sup>
Retail and Service Uses	100 m <sup>2</sup>

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

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

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

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all such exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the portion of a floor used for off-street parking, loading, and bicycle storage that, for each parking area, is at or below the base surface;
- (e) areas of undeveloped floors which are located
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) residential storage space provided that where space is located at or above the base surface, the maximum exclusion shall be 3.7 m<sup>2</sup> per dwelling unit;
- (g) amenity areas accessory to residential use, including the requirement of section 7.2, provided that the total area excluded which is at or above the base surface does not exceed 1 000 m<sup>2</sup> for sub-area 1, and 5 000 m<sup>2</sup> for sub-areas 2 and 3 combined; and
- (h) additional elevator and lobby, if required to separate non-market family and adult housing.

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided.

5.5 The total floor area in each sub-area for the uses listed in Table 2 must not exceed the applicable totals set opposite such uses, and any use permitted by section 3 but not listed in Table 2 is not limited by this sub-section 5.5.

TABLE 2  
MAXIMUM FLOOR AREA TOTALS (in square metres)

USE	SUB-AREA (from Diagram 1)			
	1	2	3	4
Residential Use	21 312	40 319	63 169	....
Retail and Service Uses	....	....	....	100

5.6 Notwithstanding sub-section 5.5, the Development Permit Board may permit a maximum of 5 000 m<sup>2</sup> to be transferred between sub-areas 2 and 3, provided that the total for these two sub-areas does not exceed 103 488 m<sup>2</sup>.

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

TABLE 3  
MAXIMUM NUMBER OF DWELLING UNITS

	SUB-AREA (from Diagram 1)			
	1	2	3	4
Maximum Number of Units	292	352	555	....

5.8 Notwithstanding sub-section 5.7, the Development Permit Board may permit an increase in the maximum number of dwelling units in sub-areas 2 and 3 by 5 percent, provided that the total number of units for these two sub-areas does not exceed 907.

## 6. Height

The maximum building height, measured from the building grades on Cordova Street but excluding the mechanical penthouse and roof, must be as set out in Table 4.

TABLE 4

MAXIMUM HEIGHT (in metres)

	SUB-AREA (from Diagram 1)			
	1	2	3	4
Maximum Height	81	99	108	5

## 7. Residential Component

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

7.2 In every building intended to contain core-need households, a community meeting room must be provided.

## 8. Parking

Off-street parking must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that

- (a) dwelling uses, not including units designated for core-need or seniors housing, must provide a minimum of 0.9 spaces for each dwelling unit plus 1 space for each 200 m<sup>2</sup> of gross floor area, with a maximum of 1.1 spaces for each dwelling unit plus 1 space for each 125 m<sup>2</sup> of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided, and
- (b) the visitor component of the dwelling use parking required by clause (a), being 0.2 spaces per dwelling unit, may be located off-site provided the spaces are located no further than 150.0 m away from the site containing the dwelling units.

9. Loading

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

10. Acoustics

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

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

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

DONE AND PASSED in open Council this 26th day of November 1996.

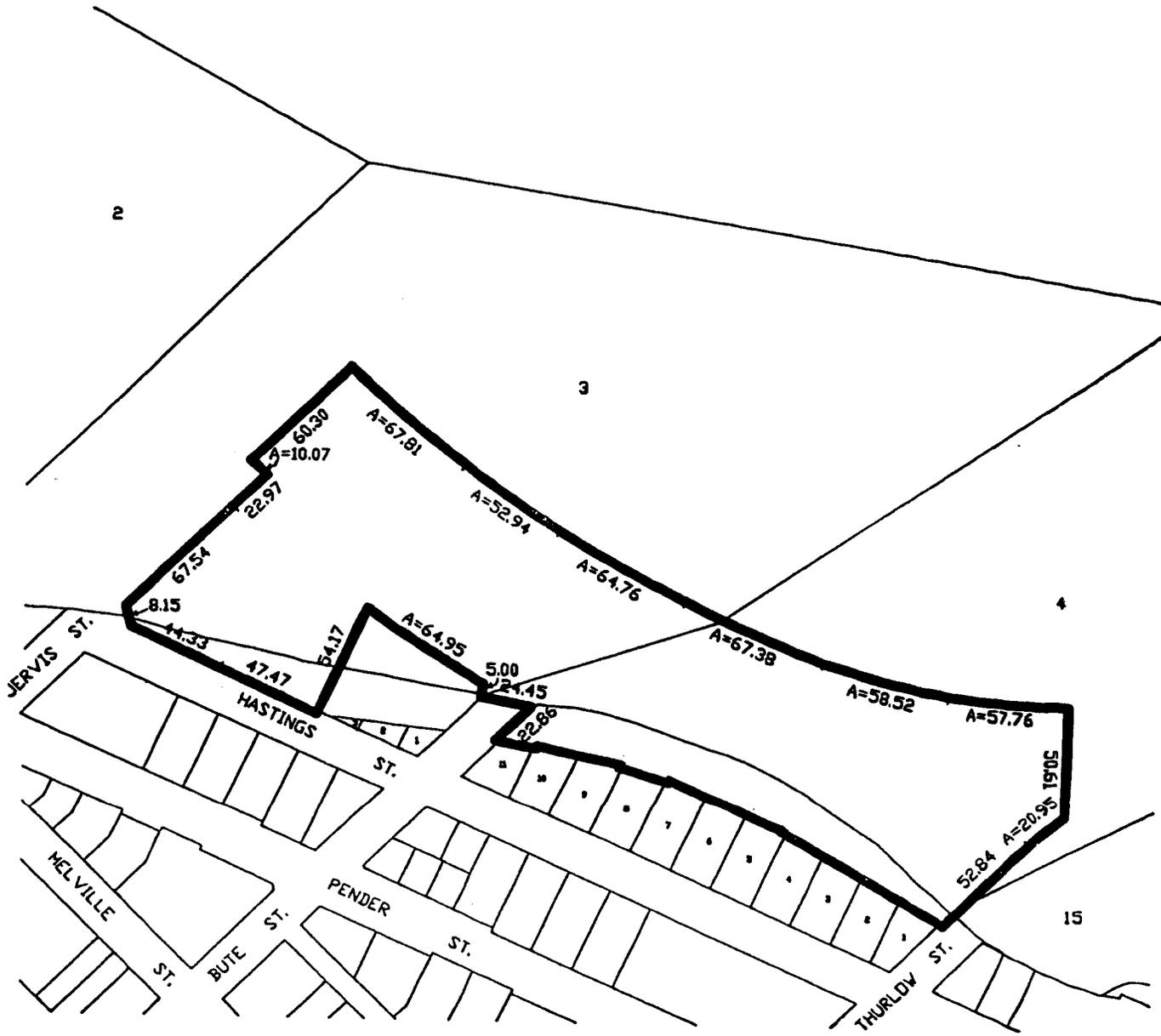
"(signed) Philip W. Owen"  
Mayor

"(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 7681.

CITY CLERK"

BY-LAW No. ~~701~~ BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-443(d)

**RZ 501 Bute Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:3000



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 10thday 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"

95-061

ITEMS 3 AND 4 WERE READ INTO THE RECORD AND CONSIDERED CONCURRENTLY.

3.Rezoning: 501 BUTE STREET  
(Marathon Realty's Coal Harbour,  
Harbour Green Neighbourhood)

An application by Marathon Realty Co. Ltd. was considered as follows:

The proposed rezoning of this site which extends between Jervis Street and Thurlow Street, from CWD Central Waterfront District to CD-1 Comprehensive Development District would:

- allow up to 1,200 residential units in six towers, ranging from 23 to 37 storeys. Public benefits include a site for 292 non-market housing units and a 0.3 hectare park linking the Bute/West Cordova intersection with the 3.2 hectare Harbour Green Park; and
- require amendment to the Sign By-law, and consequential amendments, including amendments to the Coal Harbour Official Development Plan.

The Associate Director of Planning - Land Use and Development, recommended approval, subject to the following conditions as proposed for adoption by resolution of Council:

FORM OF DEVELOPMENT

- (a) THAT the proposed form of development for Area 3 be approved by Council in principle, generally as shown on the plans stamped "Received City Planning Department February 14, 1995", having specific regard to the siting of the buildings, development of the ground plane, general building heights and massing, providing that the Director of Planning may allow alterations to this form of development when approving the detailed scheme of development with guidance from (b) and (c) below;

DESIGN GUIDELINES

- (b) THAT the proposed design guidelines entitled "Harbour Green (501 Bute Street) CD-1 Guidelines" dated April 1995, be adopted by resolution of Council at the time of enactment of the CD-1 By-law. In reviewing the detailed form of development under (c) below, the Director of Planning shall have particular regard to the following:
  - reviewing the design of the sunken courtyard located on the non-market site to ensure adequate access to sunlight, adequate visual and physical separation from Hastings Street, and adequate separation between passive areas and active areas of the courtyard;

Clause No. 3 cont'd

- refining the design of the Cordova Gap treatment to ensure that the properties are designed to be visually pleasing, pedestrian-friendly and become usable outdoor space for workers, visitors and/or residents of the area; and
- if Council decides to proceed with an integrated system of stairs and ramps for the connection between the Bute Street park and Harbour Green park, reviewing the design of this integrated system of stairs and ramps to ensure it is safe, comfortable and practical for all intended users, and its design complements the ceremonial character prescribed for this area of Harbour Green park;

DEVELOPMENT APPLICATIONS

- (c) THAT prior to the final approval by Council of the detailed form of development for each portion of the project, the applicant shall obtain approval of a development application by the Director of Planning;

ENERGY EFFICIENT FEATURES

- (d) THAT Council require the provision of low flow toilets, shower heads and faucets as standard features in Harbour Green Neighbourhood, as and when required by the Plumbing By-law;

LEASE BACK OF STREET

- (e) That Council permit, at the discretion of the City Engineer, either the lease back to the property owner, or the granting of an encroachment agreement (either of which, at the City Engineer's discretion, may be for a nominal rate and 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

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

Clause No. 3 cont'd

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 REMEDIATION

- ii) Submit to the City a soil remediation plan for all parks, Arts Complex site, civic plaza, off-site streets, and on-site 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;

Clause No. 3 cont'd

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. However, the rail operation must be removed prior to December 31, 2003, to accommodate the schedule for provision of Harbour Green Park, the 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;

NON-MARKET HOUSING

- v) Execute one or more agreements satisfactory to the City Manager and Director of Legal Services, by which sufficient parcels shall be conveyed to the City for the non-market housing to be constructed within the site, at a price acceptable to City Council. Such parcels are for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time, and the agreement may require the property owner to design and build the non-market housing;

OCCUPANCY BY  
FAMILIES

- (vi) Execute an agreement, satisfactory to the Director of Legal Services and the Manager of the Housing Centre, providing that occupancy or possession of dwelling units shall not be denied to families with children with the exception of units which may be designated as senior citizens' housing;

Clause No. 3 cont'd

PARKS

- (vii) 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 the soils are 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 after construction is completed. 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 City Manager, in consultation with the General Manager of Parks and Recreation, within 10 years of enactment or such other date as approved by Council; and
  2. that there is no occupancy of any market building on the site constructed pursuant to this rezoning, until the park and related facilities are constructed to the satisfaction of the City Manager, in consultation with the General Manager of Parks and Recreation;

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, public walkway in front of and connecting to the Harbour Green Park and the waterfront walkway shall be designed and constructed by the property owner prior to occupancy of the first building, to the satisfaction of the City Manager, in consultation with the General Manager of Parks and Recreation, as well as to the satisfaction of the City Engineer regarding connection to the waterfront walkway;

Clause No. 3 cont'd

TEMPORARY PARK  
WATERFRONT  
ACCESS

- (ix) Execute an agreement, satisfactory to the Director of Legal Services, City Engineer and the City Manager, in consultation with the General Manager of Parks and Recreation, to provide temporary park and waterfront access for pedestrians at the foot of Thurlow Street 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 the extension of Thurlow Street is undertaken;

SHORELINE WORKS

- (x) 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 the property owner 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 City Manager, in consultation with the General Manager of Parks and Recreation where such improvements encroach on park areas; Shoreline Works adjacent to 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: i) the design of the Shoreline Works will be completed to the satisfaction of the City Engineer prior to tendering for the construction of these works or 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;

Clause No. 3 cont'd

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 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 and undeveloped, save for any floating walkways or temporary works required for construction so as to preserve 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;

ARTS COMPLEX

- (xi) Execute an agreement, satisfactory to the Director of Legal Services, the General Manager of Community Services, the General Manager of Corporate Services and the City Manager, in consultation with the General Manager of Parks and Recreation, to provide a capital cost contribution in the amount of \$7 million (in 1993 dollars) 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 (Area 1A) CD-1 zoning, which applies to both phases 2 and 3, and to

Clause No. 3 cont'd

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. The property owner will be responsible for construction of the finished surface and landscaping of the Civic Plaza;

CORDOVA GAP

(xii) Either:

1. Execute agreements, satisfactory to the City Engineer, with all owners of property abutting the Cordova Gap whereby:
  - (a) the property owner shall transfer the parcels of land remaining between Cordova Street and the escarpment property line (hereinafter referred to as the "Parcels" in this subclause xii) to the owners of the abutting properties on the basis the Parcels are to be consolidated with the abutting properties prior to enactment of the proposed rezoning;
  - (b) the property owner shall take all necessary action to ensure the Parcels are filled to grade with the abutting Cordova Street, or otherwise improved to the satisfaction of the City Engineer, within one (1) year of completion of adjacent street construction or such later date as the City Engineer may permit; and
  - (c) all further development of the Parcels shall be in accordance with the City's Zoning and Development By-law.

As security to the City for the property owners's performance of these obligations, the property owner shall execute an agreement or provide such other forms of security satisfactory to the Director of Legal Services and the City Engineer; or if the agreements are not in place,

Clause No. 3 cont'd

2. Execute an agreement satisfactory to the Director of Legal Services and the City Engineer to dedicate to the City the Parcels and fill the Parcels to grade, or otherwise improved to the satisfaction of the City Engineer, in conjunction with the construction of Cordova Street.

PUBLIC ART

(xiii) The property owner shall:

1. Execute an agreement, satisfactory to the Director of Legal Services and the General Manager of Community Services for the provision of public art in accordance with the City's Public Art Policy, 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 General Manager of Community Services setting out the proposed public art program aims, artist terms of reference, site and artist selection methods, project budget, implementation plan and a schedule;

SERVICES  
AGREEMENT

(xiv) 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;

Clause No. 3 cont'd

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 services for any development of the waterlot portion of the site shall be provided on the property owner's development parcels if necessary, unless otherwise approved by the City Engineer;
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; and
6. All components of the Area 3 Transportation Study be provided to the satisfaction of the City Engineer.

**FLOOD PLAIN  
COVENANT**

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

**EXISTING  
COVENANTS**

- (xvi) 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

Clause No. 3 cont'd

SUBDIVISION  
PLAN

- (xvii) Obtain approval of and deposit for registration a subdivision plan consistent with the Coal Harbour Street System approved by Council on May 31, 1990, and the proposed rezoning, including subdivision of the non-market site, generally as shown on the plans stamped "Received City Planning Department February 14, 1995".

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as covenants which charge and run with the land.

The facilities to be provided including the Services, Shoreline Works, and park, as well as site remediation, may, in the discretion of the City Engineer, the Approving Officer, General Manager of Parks (where the park is concerned), Director of Legal Services and General Manager of Community Services, 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.

The Director of Legal Services may require the preceding agreements to be registered in the Land Title office, prior to enactment of the by-law, but in any event, the City will not issue any development permits, and the property owner shall not seek the issuance of any development permit relating to the site prior to the registration of the preceding agreements; 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.

Clause No. 3 cont'd

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

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

4. 301 JERVIS STREET (Marathon Realty's Coal Harbour Site 1B Marina Neighbourhood)

A application by Marathon Realty Co. Ltd. was considered as follows:

The proposed rezoning of this site, which extends between Broughton Street and Jervis Street, from CWD Central Waterfront District to CD-1 Comprehensive Development District would:

- allow up to 191 units, with 151 market units provided in the 28 storey tower and low-rise base, and 40 non-market family units. Another option to be considered would increase the height of the tower to 33 stories, and add 25 market units, bringing the overall total to 216 units. If this increase was approved, there would be a corresponding decrease in height and units from the adjacent tower in the 501 Bute Street rezoning. Here the tower would be reduced from 34 to 29 stories. Also included in this application are a proposed elementary school site, a site for and a portion of the capital cost of the community centre, a daycare and other children's facilities, local-oriented commercial along the waterfront walkway, and a 0.95 ha (2.35 acre) neighbourhood park; and
- require amendment to the Sign By-law, and consequential amendments, including amendments the Coal Harbour Official Development Plan.

Clause Nos. 3 and 4 cont'd

Also before Council was a memorandum dated June 29, 1995 from Mr. Larry Beasley, Associate Director of Planning, discussing urban design alternatives. The first design alternative involved switching the tower heights at the western end of Harbour Green Park. The following resolution was prepared in the event that Council agreed with staff recommendations and left the tower as proposed:

- A. THAT the 301 Jervis Street CD-1 By-law be amended to reduce the maximum height from 99 to 79 metres, reduce the floor area from 24,826 m<sup>2</sup> to 21,951 m<sup>2</sup> and reduce the unit count from 216 to 191 units.

Resolution B was proposed in the event that Council decided to increase the height of the westerly tower in area 1B and reduce the height of the adjacent tower in Area 3:

- B. THAT the 501 Bute CD-1 By-law be amended to reduce the maximum height in sub-area 2 from 99 to 86 metres, reduce the floor area from 124,800 m<sup>2</sup> to 121,925 m<sup>2</sup> and reduce the maximum number of units from 907 to 882.

Council had also asked staff to look at improving northerly views from the newly constructed Harbourside Towers plaza by adjusting the massing of the building towers in Area 1B. The following options were provided:

In the event that Council wished to move the non-market housing to the upland non-market site in Area 3, the following resolution would be in order:

- C. THAT the CD-1 By-law for 301 Jervis be amended to reduce the unit count by 40 non-market family units and reduce the floor area by 4,170 m<sup>2</sup>; AND THAT the 501 Bute Street rezoning be deferred and re-advertised at a higher density for a new Public Hearing.

In the event that Council wished to move the non-market housing to the north side of the neighbourhood park/community centre in Area 1B, the following motion would be in order:

- D. THAT an amendment to the Coal Harbour ODP to reduce the park requirement be referred to Public Hearing, and that the guidelines for 301 Jervis be amended; AND THAT this be done prior to by-law enactment (no change to CD-1 By-laws are necessary).

Clause Nos. 3 and 4 cont'd

In the event that Council wished to leave the non-market housing where staff have recommended above the school and daycare in Area 1B, but instruct that the building envelope be reshaped to maximize the northerly view, the following motion would be in order:

- E. THAT the guidelines for 301 Jervis be amended to incorporate staff's suggested modified building envelope.

Staff recommended options A and E.

Also before Council was a memorandum dated June 29, 1995 from Mr. Rick Scobie, Associate Director of Planning, Land Use and Development, outlining a revised, amended school condition. The memorandum recommended that condition (e)(viii), be amended to read as follows:

- (a) that a site satisfactory to the City is conveyed to the City at no cost, for school and community uses; and
- (b) that the Property Owner pay for the required parking and loading areas and all other school construction costs and programmatic costs (including those required to incorporate the childcare programs into the school facility) over and above those typical of the lands elementary schools are ordinarily constructed upon.

Staff Opening Comments:

Mr. Larry Beasley, Associate Director of Planning, Central Area Projects, advised this rezoning will complete the initial planning for the redevelopment of the Downtown Waterfront between Canada Place and Stanley Park. The rezoning proposed for 301 Jervis Street was already approved by Council at an earlier Public Hearing, but because the by-law was not enacted during the Council term, it is again before Council. The other application before Council, 501 Bute Street, is the centre of the community and lines the south edge of the waterfront park.

Mr. Beasley advised the rezoning has gone through an extensive public consultation process which included nearby property owners as well as the public at large. Tonight's proposals will provide approximately 1400 units of housing close to the Downtown, which is consistent with Central Area Plan goals, as well as the Coal Harbour Official Development Plan for liveability and accessibility in bringing work and home close together.

Clause Nos. 3 and 4 cont'd

Last year Council authorized staff to look at converting the rental density to a lower amount but equivalent value of market density. Staff are now recommending this rental conversion. For 210 market rental units (which the rents are not controlled by the City), the City would receive in exchange 84 additional secure non-market units. This would also give a better urban design for the whole area and the city would achieve more liveable non-market projects, so this is a good trade-off.

Previously, Council had also authorized staff to consider a change to the patterning of the waterfront tower. The new configuration scheme before Council tonight presents stronger urban design expressions which are supported by the public and the Urban Design Panel.

Mr. Ian Smith, Planner, with the aid of a visual slide presentation, outlined the applications in detail for Council.

501 Bute Street contains 1200 units of which 900 are market units located in five towers of 37, 32, 23, 24 and 34 storeys running along the south edge of the Harbourgreen Park. At grade, three-storey townhouses are proposed. The non-market site contains 182 adult units in a 30-storey tower, and 110 family units in the base of the tower and surrounding low-rise buildings. At the centre a small park links Bute Street to the main body of the 8-acre waterfront park.

301 Jervis Street extends to Hastings Street in the south and Broughton Street in the West. It contains the bulk of community facilities for Marathon/Coal Harbour development including a school site, a two-acre neighbourhood park, and a 20,000 sq. ft. community centre. Above the school are forty units of family non-market housing, and to the north 115 units of market-housing in a 28-storey tower. There will be retail adjacent to the waterfront.

Mr. Smith outlined the various urban design options which are before Council this evening, and are contained in the June 29, 1995 memorandum from Mr. Larry Beasley.

Applicant Opening Comments:

Mr. Jeff Herold, Marathon Realty Co. Ltd., advised he was in support of the staff recommendations before Council this evening, including those contained in the June 29, 1995 memorandum from Mr. Larry Beasley.

Clause Nos. 3 and 4 cont'd

Mr. Herold indicated there has been a lengthy public consultation process involved with these applications, and widespread support had been received from the surrounding community. With respect to the rental conversion, Mr. Herold stated this is a winning position for all the parties involved. This conversion will enable the site to be less dense and more visible, and will be an improvement for neighbouring sites due to the better views and less density, while Marathon Realty will benefit from a better development and support from the neighbours.

Summary of Correspondence:

A review of the correspondence indicated the following:

- One letter from the applicant;
- Three letters supporting the application, but raising concerns about proposed last minute changes to the massing of buildings;
- Twenty-three letters in favour of the applications.

The following speakers were in favour of the applications:

George Madden, 1000 Block West Hastings Street  
Christina Kaut, 60 Block Water Street  
Raymond Greenwood, 1400 Block Howe Street  
Ronald Merkley, 1600 Block Alberni Street  
Bill Palm, 4600 Block Bellevue Drive  
Jit Rudra, 1600 Block Alberni Street  
Manfred Seger, 64 Avenue, Cloverdale  
Lori Baxter, 900 Block Howe Street  
Paddy MacLeod, 5000 Block Keith Road, North Vancouver.

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

- Marathon Realty has consulted and listened to its neighbours;
- This project will have a positive economic impact for Vancouver;
- This project will be good for tourism and will further enhance Vancouver's reputation as a destination;
- This project is liveable and has community amenities;

Clause Nos. 3 and 4 cont'd

- This project will provide non-market housing adjacent to the Downtown area;
- The Coal Harbour Arts Complex will be a valuable asset to arts and culture in the City.

The following speakers were in favour of the application but objected to the location of the non-market housing:

Michael Robson, 1900 Block Beach Avenue  
Gino Biamonte, 500 Block Broughton Street  
Cam Richards, 1500 Block West 13th Avenue.

The foregoing speakers were in agreement with one or more of the following points:

- The proposed location of the non-market housing would result in the loss of a significant view corridor;
- It is not appropriate to have non-market housing above a school complex;
- The non-market housing could be accommodated to the east on the site.

Applicant Closing Comments:

The applicant provided no closing comments.

Staff Closing Comments:

Mr. Larry Beasley briefly reviewed some of the urban design issues requiring Council direction.

Council Decision:

MOVED by Cllr. Price,

THAT the applications be approved, subject to the conditions as set out in this Minute of the Public Hearing, and subject to the amendment of condition (e)(viii), as outlined in the memorandum from Mr. Rick Scobie dated June 29, 1995.

- CARRIED UNANIMOUSLY

Clause Nos. 3 and 4 cont'd

MOVED by Cllr. Price,

THAT recommendation B, as contained in the memorandum from Larry Beasley, dated June 29, 1995, and stated below, be approved:

- B. THAT the 501 Bute CD-1 By-law be amended to reduce the maximum height in sub-area 2 from 99 to 86 metres, reduce the floor area from 124,800 sq. metres to 121,925 sq. metres and reduce the maximum number of units from 907 to 882.

- LOST

(Councillors Chiavario, Clarke, Hemer, Ip, Kwan, Pull, Sullivan and the Mayor opposed).

MOVED by Cllr. Clarke,

THAT recommendations A and E, as contained in the memorandum from Larry Beasley, dated June 29, 1995, and stated below, be approved:

- A. THAT the 301 Jervis Street CD-1 By-law be amended to reduce the maximum height from 99 to 79 metres, reduce the floor area from 24,826 sq. metres to 21,951 sq. metres, reduce the unit count from 216 to 191 units.
- E. THAT the guidelines for 301 Jervis be amended to incorporate staff's suggested modified building envelope.

- CARRIED

(Councillor Price opposed)

~~5. 350 ROBSON STREET (Lots 1-7, Block 66, D.L. 541, Plan 210)~~

~~An application by Hamilton Doyle, Architects, was considered as follows:~~

~~The proposed rezoning from DD Downtown District to CD-1 Comprehensive Development District, would:~~

- ~~• permit a 97 unit, 16-storey multiple dwelling development, with grade level and second storey commercial uses;~~
- ~~• limit maximum density to floor space ratio 5.00;~~
- ~~• limit maximum height to 49.0 m (161 ft.);~~
- ~~• provide 122 underground parking spaces; and~~
- ~~• require amendment to the Sign By-law, and possible consequential amendments.~~

BY-LAWS (CONT'D)

22. A By-law to amend the Zoning and Development By-law, being By-law No. 3575 (501 Bute 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 22)

~~23. A By-law to amend By-law No. 3575, being the Zoning and Development By-law (550 West 14th Avenue - Rezoning RT-2 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 HEMER, IP AND KENNEDY WERE EXCUSED FROM VOTING ON BY-LAW 23)~~

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

Miscellaneous Text (CD-1)

BY-LAW NO. 7874

A By-law to amend By-laws No.  
6744, 7522, 7531, 7551, 7556, 7601,  
7654, 7655, 7677, 7681, and 7682, being by-laws  
which amended the Zoning and Development  
By-law by rezoning areas to CD-1

(264)

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

1. By-law No. 6744 is amended by deleting section 9.3 and by renumbering section 9.4 as section 9.3.
2. By-laws No. 7531 and 7556 are each amended by deleting section 3.4, and substituting the following:
  - "3.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
    - (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
      - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
      - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed."
3. By-law No. 7551 is amended in section 3.4, and By-laws No. 7654, 7677 and 7681 are each amended in section 5.4, by deleting clause (a) and substituting the following new clause (a):

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

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

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

4. By-laws No. 7522, 7531, 7551 and 7556 are each amended in section 6, By-law No. 7601 is amended in section 8, By-law No. 7655 is amended in section 7, By-laws No. 7677 and 7681 are each amended in section 10, and By-law No. 7682 is amended in section 11, in each case by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

5. By-law No. 7654 is further amended in section 8 by deleting the words "common use roof decks and patios" from the left column and the corresponding number "55" from the right column.

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

DONE AND PASSED in open Council this 21st day of April  
1998.

(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 21st day of April 1998, and numbered 7874.

CITY CLERK"

1199 West Cordova Street

BY-LAW NO. 7922

A By-law to amend  
By-law No. 7681,  
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. 7681 is amended

(a) in TABLE 1 of section 5 by deleting the figure "100 m<sup>2</sup>" and substituting the figure "250 m<sup>2</sup>",

(b) in section 5.4 by changing the period at the end of clause (a) to a semi-colon and adding the following:

"(b) accessory uses customarily ancillary to park use.",

(c) in TABLE 2 of section 5 by deleting the figure "100" from the column headed by the number "4" and substituting the figure "250",

(d) in section 8 by

(i) deleting the word "and" at the end of clause (a),

(ii) deleting the period at the end of clause (b) and substituting a comma followed by the word "and", and

(iii) adding the following new clause:

"(c) parking need not be provided for retail and service uses in cases where the retail and service uses do not exceed 250 m<sup>2</sup> in floor area.", and

(e) in section 9 by inserting immediately after the final word "uses" the following:

"and off-street loading need not be provided for retail and service uses in cases where the retail and service uses do not exceed 250 m<sup>2</sup> in floor area".

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

DONE AND PASSED in open Council this 21st day of July ,  
1998.

(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 21st day of July 1998, and numbered 7922.

CITY CLERK"

## EXPLANATION

Zoning and Development By-law  
By-law No. 7681  
1199 West Cordova Street  
Text Amendment re FSR for Retail and Service Uses

Following a public hearing on May 28, 1998 Council approved an application, as noted above. There were no prior-to conditions and the Director of Land Use and Development has advised that the attached by-law can therefore be enacted to implement Council's resolution.

Director of Legal Services  
7 July 1998

Parking & Loading Relaxations (CD-1s)

BY-LAW NO. 8011

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

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

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

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

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

10.4 Multiple-Use Developments

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

#### 10.5 Parking Space Requirement Exemptions

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

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

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

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

#### 11.4 Multiple-Use Developments

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

#### 11.5 Loading Space Requirement Exemptions

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

2. By-law No. 6747 is amended

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

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

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

#### 11.4 Multiple-Use Developments

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

#### 11.5 Parking Space Requirement Exemptions

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

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

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

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

#### 12.4 Multiple-Use Developments

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

#### 12.5 Loading Space Requirement Exemptions

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

3. By-law No. 6757 is amended

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

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

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

#### 11.4 Multiple-Use Developments

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

#### 11.5 Parking Space Requirement Exemptions

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

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

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

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

#### 12.4 Multiple-Use Developments

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

#### 12.5 Loading Space Requirement Exemptions

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

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

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

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

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

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

#### 9.4 Multiple-Use Developments

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

#### 9.5 Parking Space Requirement Exemptions

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

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

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

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

#### 10.4 Multiple-Use Developments

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

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

#### 10.5 Loading Space Requirement Exemptions

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

5. By-laws Nos. 7675, 7677 and 7681 are each amended

(a) in section 8 by renumbering the existing text as "8.1" and adding the following new subsections:

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

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

#### 8.4 Multiple-Use Developments

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

#### 8.5 Parking Space Requirement Exemptions

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

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

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

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

#### 9.4 Multiple-Use Developments

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

#### 9.5 Loading Space Requirement Exemptions

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

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

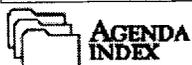
DONE AND PASSED in open Council this 13<sup>th</sup> day of April ,  
1999.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

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

CITY CLERK"



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

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

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

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

**CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

**CD-1 By-laws - Floor Space Exclusions**

### [Barrett Commission]

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

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

The Director of Current Planning recommended approval.

### Staff Comments

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

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

### Summary of Correspondence

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

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

### **Staff Closing Comments**

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

*(Italics denote amendment)*

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

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

\* \* \* \* \*



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

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**EXPLANATION**

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

**Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)**

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

**Director of Legal Services  
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

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

CITY CLERK"

**CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)**

3. **Form of Development: 1299 West Hastings Street**  
**August 16, 2000** File: 2606/RTS: 1648

MOVED by Cllr. Louis,

THAT the form of development for the CD-1 zoned site known as 501 Bute Street (1299 West Hastings Street being the application address) be approved generally as illustrated in the Development Application Number DE404821, prepared by Davidson Yuen Simpson Architects and stamped "Received, City Planning Department January 21, 2000", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Clarke absent for the vote)

-----  
At 5:32 p.m., Councillor Price declared Conflict of Interest because his request to attend a conference was to be considered. Therefore he left the Council Chamber and did not return until the conclusion of the vote on the following matter.  
-----

4. **Authority to Travel from Vancouver to Edmonton, to attend**  
**the Transportation Association of Canada Conference -**  
**September 30 - October 2, 2000**  
**July 28, 2000** File: 1254/RTS: 1646

MOVED by Cllr. Don Lee,

THAT Council authorize Councillor Gordon Price to travel from Vancouver to Edmonton, to attend the Transportation Association of Canada Conference, at an estimated cost of \$1,332.

- CARRIED

(Councillor Louis opposed)  
(Councillors Clarke and Price absent for the vote)

-----  
At 5:33 p.m., Councillor Price returned to the Council Chamber.  
-----

**CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)**

5. **Form of Development: 1281 West Cordova Street**  
**August 25, 2000**

File: 2604/RTS: 1665

MOVED by Cllr. Louis,

THAT the interim form of development for this portion of the CD-1 zoned site known as 501 Bute Street (1281 West Cordova Street being the application address) be approved generally as illustrated in the Development Application Number DE405254, prepared by and stamped "Received, City Planning Department July 19, 2000", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Clarke absent for the vote)

6. **Continuation of Greater.vancouver TV series**  
**August 24, 2000**

File: 1192/RTS: 1654

MOVED by Cllr. Puil,

- A. THAT City Council approve continuation of the television program "Greater.vancouver" for a further one-year period, as outlined in the Administrative Report dated August 24, 2000.
- B. THAT Council approve funds of up to \$80,000 as the City's share of the cost of producing the 2001 season of the "Greater.vancouver" TV show. Source of the City's funds to be \$50,000 from the 2000 Contingency Reserve, with the balance of \$30,000 funded from the 2001 Operating Budget.

- CARRIED UNANIMOUSLY

(Councillor Clarke absent for the vote)



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**JANUARY 25, 2001**

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

**PRESENT:** Mayor Philip Owen

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

**ABSENT:** Councillor Jennifer Clarke (Civic Business)

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

**CITY CLERK'S** Tarja Tuominen, Meeting Coordinator  
**OFFICE:**

**COMMITTEE OF THE WHOLE**

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

“B” category, as protected heritage properties.

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

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

- CARRIED UNANIMOUSLY

**2. Text Amendments: Miscellaneous**

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

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

The Director of Current Planning recommended approval.

**Staff Comments**

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

**Summary of Correspondence**

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

**Clause No. 2 (cont’d)**

**Speakers**

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

MOVED by Cllr. Don Lee,

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

- CARRIED UNANIMOUSLY

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

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

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

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

### Staff Comments

Cameron Gray, Director of Housing Centre, advised of the following correction to the draft Coal Harbour Official Development Plan by-law: on the first line of Section 1 (b) - change *twenty-five* to *twenty-two* . He further advised he was present to answer questions.

### Summary of Correspondence

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

### Clause No. 3 (cont'd)

### Speakers

Mayor Owen called for speakers for and against the application.

Vanessa Geary, Coordinator, Tenants Rights Action Coalition, spoke in support of the application. The project will help many people to live in affordable housing. Non-market housing is needed in the city. She urged the City of Vancouver to maintain its commitment to affordable housing.

MOVED by Cllr. Bass,

THAT the application by the Director of Current Planning to amend the CD-1 By-law for 1299 West Hastings Street (501 Bute Street) and the Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area be approved, subject to the following conditions:

(a) THAT the draft by-law to amend Schedule A of By-law No. 6754, being the Coal Harbour Official Development Plan be amended as follows:

1. (b) in the sixth paragraph by deleting the opening words "*Twenty-two* percent ....

*(Italics denote amendment )*

(b) THAT, prior to enactment of the CD-1 By-law, the Coal Harbour Arts Complex Contribution Agreement be amended and such other arrangements made as may be necessary to the satisfaction of the Director of Legal Services and the Director of Cultural Affairs to delete 1299 W. Hastings (Lot J, DL 185 and of the Public Harbour of Burrard Inlet, Plan LMP 29893) from the list of Residential Lots for which installments of \$1,750,000 (escalated by CPI) for the Arts Complex must be made by Canadian Pacific Properties Inc.

(c) THAT, prior to enactment of the CD-1 By-law, the Social Housing Agreement for Phase 3 of Coal Harbour be amended and such other arrangements made as may be necessary to the satisfaction of the Director of Legal Services and the Director of the Housing Centre to increase the floor space allocated to Lot J, DL 185 and of the Public Harbour of Burrard Inlet, Plan LMP 29893 by 8,966 sq. ft. and to amend the terms for the payment of the purchase price for the site and such other terms as

required by the Memorandum of Understanding between Canadian Pacific Properties Inc. and the City of Vancouver dated January 20, 2000.

- CARRIED UNANIMOUSLY

#### **4. Text Amendment: I-2 District Schedule**

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

Summary: The proposed amendment would permit floor space relaxations for General Office uses similar to Wholesaling uses.

The Director of City Plans recommended approval.

#### **Staff Comments**

Paul Nowlan, Planner, provided a brief explanation of the proposed amendment which would allow uses similar to Wholesale use, such as import brokers or manufacturers agents in I-2 zoned areas. The amendment provides more flexibility, but is a cautious approach in permitting office-type uses in industrial lands.

#### **Summary of Correspondence**

There was no correspondence received on this application 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.

MOVED by Cllr. McCormick,

THAT the application by the Director of Current Planning to amend the I-2 District Schedule to permit floor space relaxations for General Office uses similar to Wholesaling uses be approved.

- CARRIED

(Councillor Bass opposed)

#### **5. Text Amendment: 298 Alexander Street**

An application by Brook Development Planning Inc. was considered as follows:

Summary: The proposed text amendment would allow Artist Studios-Class B and residential units associated with industrial uses.

The Director of Current Planning recommended approval.

#### **Staff Comments**

Lynda Challis, Planner, presented a brief description of the proposed amendment which would allow an artist studio use without an associated residential unit and industrial



**CITY OF VANCOUVER**

**REGULAR COUNCIL MEETING MINUTES**

**March 13, 2001**

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 13, 2001, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

- PRESENT:** Mayor Philip Owen  
Councillor Fred Bass  
\*Councillor Jennifer Clarke  
Councillor Daniel Lee  
Councillor Don Lee  
Councillor Tim Louis  
Councillor Sandy McCormick  
Councillor Gordon Price  
Councillor George Puil  
\*Councillor Sam Sullivan
- ABSENT:** Councillor Lynne Kennedy (Leave of Absence)
- CITY MANAGER'S OFFICE:** Judy Rogers, City Manager
- CITY CLERK'S OFFICE:** Ulli S. Watkiss, City Clerk  
Tarja Tuominen, Meeting Coordinator

\*Denotes presence for a portion of the meeting.

**PRAYER**

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

**PROCLAMATION**

The Mayor proclaimed March 21, 2001 as the International Day to Eliminate Racial Discrimination and presented the proclamation to Lorna McCreath, Director, Equal Employment Opportunity Program.

**"IN CAMERA" MEETING**

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

(Councillor Sullivan absent for the vote)

**2. A By-law to amend Schedule A of By-law No. 6754, being the Coal Harbour Official Development Plan (1299 West Hastings Street) By-law No. 8311**  
MOVED by Cllr. Bass,  
SECONDED by Cllr. McCormick,

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

- CARRIED  
UNANIMOUSLY

(Councillor Sullivan absent for the vote)

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. Bass,  
SECONDED by Cllr. McCormick,

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

- CARRIED  
UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)  
(Councillor Sullivan absent for the vote)

**3. A By-law to amend By-law No. 7681, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (1299 West Hastings [501 Bute Street]) By-law No. 8312**  
MOVED by Cllr. Bass,  
SECONDED by Cllr. McCormick,

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

- CARRIED  
UNANIMOUSLY

(Councillor Sullivan absent for the vote)

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. Bass,  
SECONDED by Cllr. McCormick,

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

- CARRIED  
UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)  
(Councillor Sullivan absent for the vote)

**MOTIONS**

**B. Motions on Notice**

**1. Car-Free Day - Thursday, April 19; and**

**Earth Day - Sunday, April 22, 2001** File: 4201

At the Council meeting of March 6, 2001, Councillor Bass submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Cllr. Bass  
SECONDED by Cllr. Louis,

WHEREAS our Livable Region Strategic Plan has, as its four objectives:

- Protect the Green Zone
- Build complete communities
- Achieve a compact metropolitan region
- Increase transportation choices;

AND WHEREAS the future climate of the planet depends upon Vancouver rapidly moving from the automobile as our major means of urban travel;

AND WHEREAS Vancouver needs to invite commuters to try alternative means of transportation;

AND WHEREAS promoting walking, cycling, and non-motorized transit is promoting a fit and healthy community;

BE IT RESOLVED THAT the City of Vancouver (including communication to Parks Board and the Vancouver School Board), will find feasible means to invite the people of Vancouver to celebrate Car-Free Day on Thursday, April 19, and Earth Day on Sunday, April 22, and will register Vancouver as one of the cities participating internationally in the celebration of these two days.

- amended

1299 West Hastings Street  
(501 Bute Street)

BY-LAW NO. 8312

A By-law to amend  
By-law No. 7681,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 3 of By-law No. 7681 is amended
  - (a) in clause (a) by deleting the figure "124 800 m<sup>2</sup>" and substituting the figure "125 633 m<sup>2</sup>", and
  - (b) in clause (a)(iii) by deleting the figure "182" and substituting the figure "174".
2. Section 5 is amended
  - (a) in Table 1 by deleting the figure "124 800 m<sup>2</sup>" and substituting the figure "125 633 m<sup>2</sup>",
  - (b) in Table 2 by deleting the figure "21 312" and substituting the figure "22 145", and
  - (c) in Table 3 by deleting the figures "292" and "555" and substituting the figures "284" and "563" respectively.
3. Section 8.1 is amended
  - (a) by deleting the word "and" from the end of clause (b)
  - (b) by deleting the period from the end of clause (c) and substituting a comma followed by the word "and", and
  - (c) by adding the following clause:

"(d) dwelling uses provided through government funded programs targeted for core-need households or such other non-market housing programs or initiatives as Council may generally define or specifically approve from time to time must provide 1.1 spaces for each dwelling unit."

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

DONE AND PASSED in open Council this 13th day of March, 2001.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 13th day of March, 2001, and numbered 8312.

CITY CLERK



**ADMINISTRATIVE REPORT**

Date: November 6, 2001  
Author/Local:/ B.Boons/7678

RTS No.02381

CC File No. 2604

Council: November 20, 2001

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 1281 West Cordova Street

**RECOMMENDATION**

*THAT the form of development for this portion (Tower 2A) of the CD-1 zoned site known as 501 Bute Street (1281 West Cordova Street being the application address) be approved generally as illustrated in the Development Application Number DE404757, prepared by Hancock Bruckner Eng & Wright, Architects and stamped "Received, City Planning Department , July 31, 2001", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.*

**GENERAL MANAGER'S COMMENTS**

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

**COUNCIL POLICY**

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

**PURPOSE**

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

**SITE DESCRIPTION AND BACKGROUND**

At a Public Hearing on June 29, 1995, 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 7681 was enacted on November 26, 1996. Companion Guidelines (Harbour Green Neighbourhood [501 Bute Street] CD-1 Guidelines) were also adopted by Council at that time.

At a Public Hearing on May 28, 1998, Council approved amendments to increase the floor area permitted for retail and service uses, and exclude accessory uses to park use from floor area calculation. These amendments (By-laws Numbered 7922 and 7923) were enacted on July 21, 1998.

At a Public Hearing on January 25, 2001, Council approved amendments to reduce the number of non-market housing units and increase the maximum residential floor area permitted. This amendment (By-law Number 8312) was enacted on March 13, 2001.

The site is located on the north side of West Cordova Street between Jervis Street and Bute Street. The site and surrounding zoning are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved "in principle" Development Application Number DE404441, for Sites 2A and 2B respectively, subject to various conditions to be satisfied prior to the submission of Complete Development Applications. The Complete Development Application for Site 2B was approved on October 30, 2000, and on December 12, 2000, City Council approved the Form of Development for the tower on Site 2B. That project is currently under construction.

On October 29, 2001, the Development Permit Board approved the Complete Development Application for Site 2A, under DE404757, 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 four sub-areas. The proposal (Phase One - Tower 2A) involves the construction of a 35-storey residential tower with 127 residential units including 16 grade-level townhouses. The project includes residential amenity space and three levels of underground parking providing a total of 293 parking spaces.

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

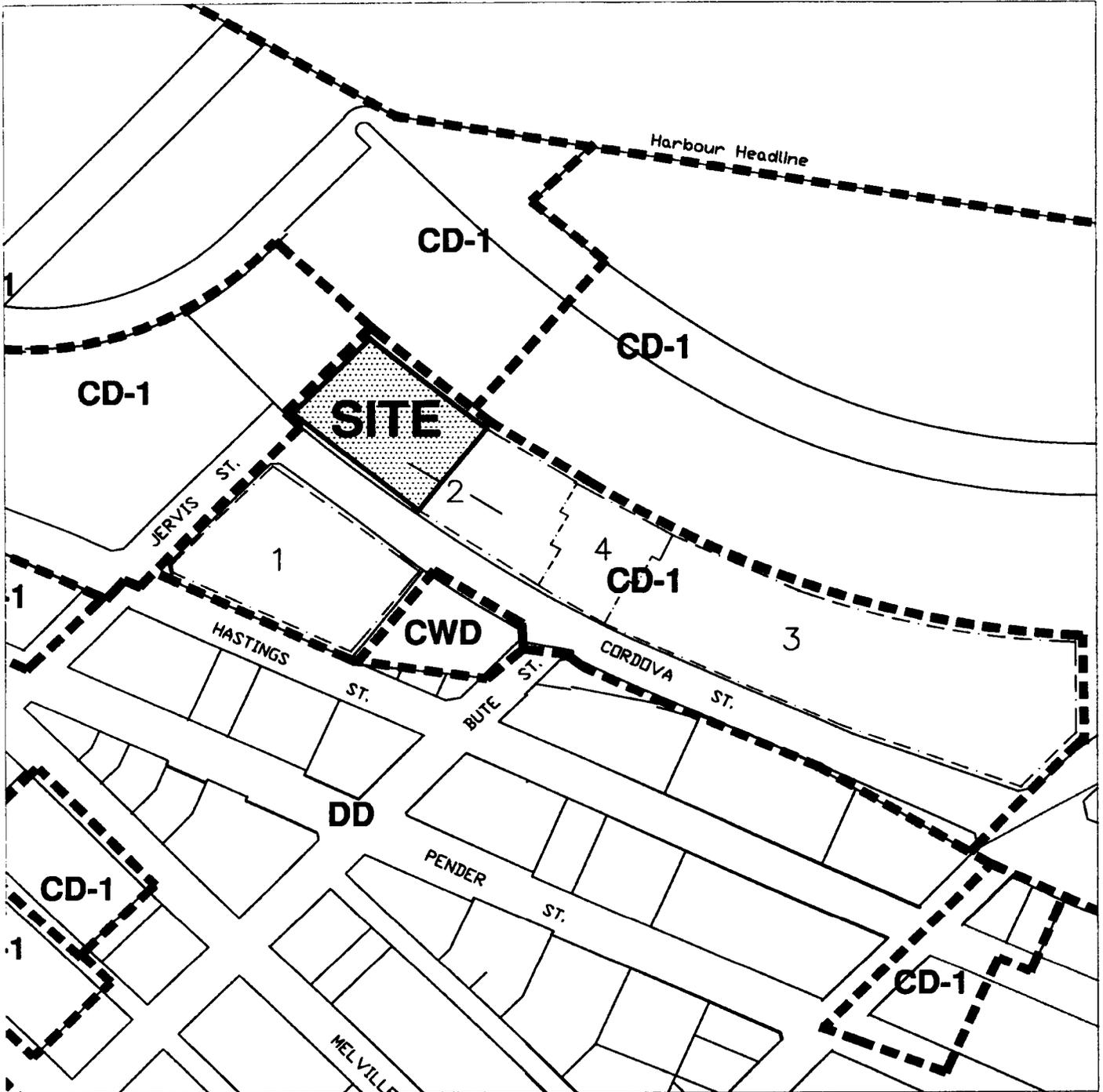
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

## CONCLUSION

The Development Permit Board has approved Development Application Number DE404757, 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.

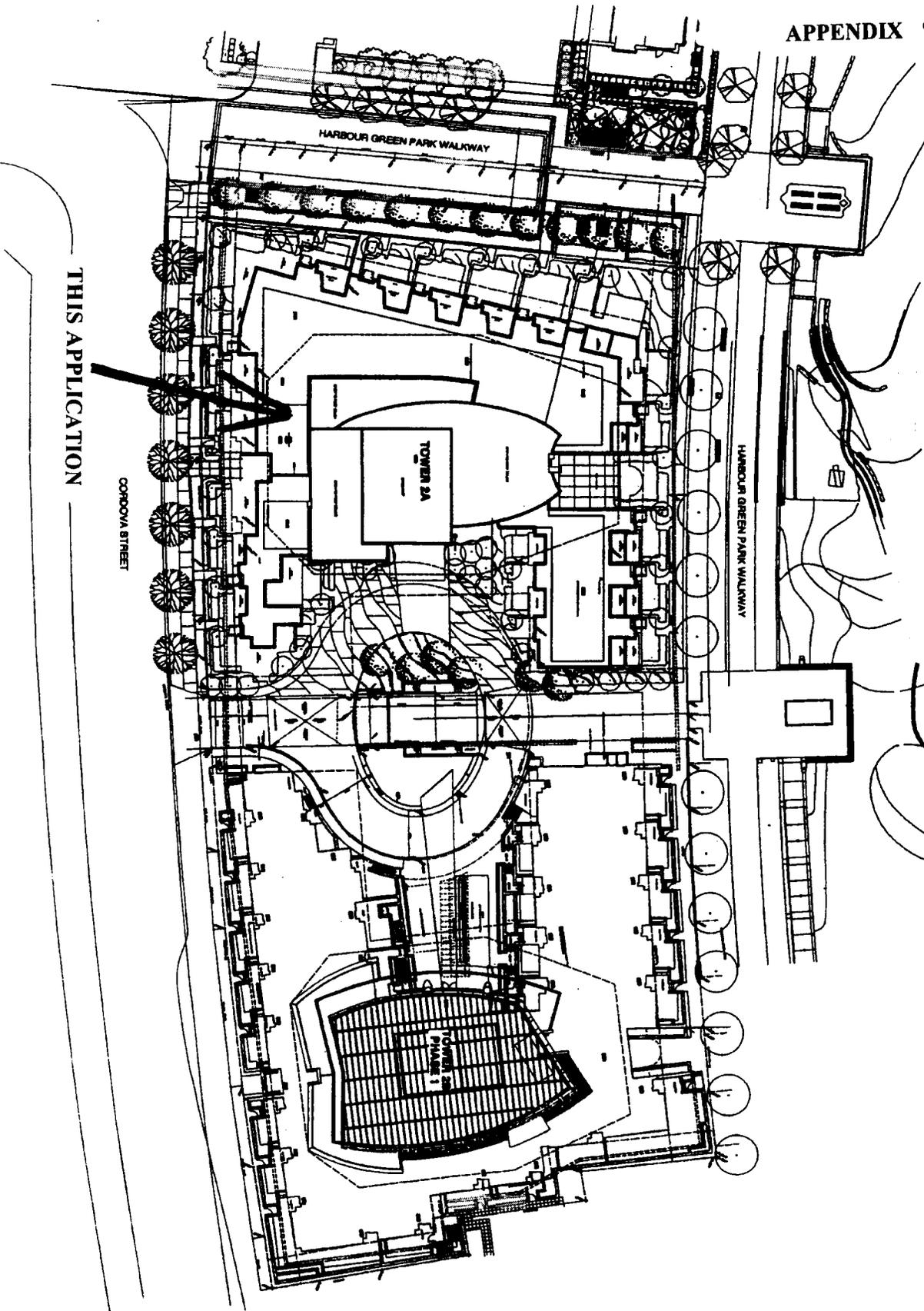
[Link to Appendices A and B.](#)

\* \* \* \* \*



- ■ ■ ■ ■ ZONING BOUNDARY
- — — SUB-AREA BOUNDARY

1281 W. CORDOVA ST. DE404757	DATE 2001 10 31	↑
	DRAWN WGS	
CITY OF VANCOUVER PLANNING DEPARTMENT	FILENAME: F:\FRMOP\DEV\2001\1281 WEST CORDOVA.DWG	



THIS APPLICATION

CORBOVA STREET

HARBOUR GREEN PARK WALKWAY

TOWER 2A

HARBOUR GREEN PARK WALKWAY

TOWER 2B

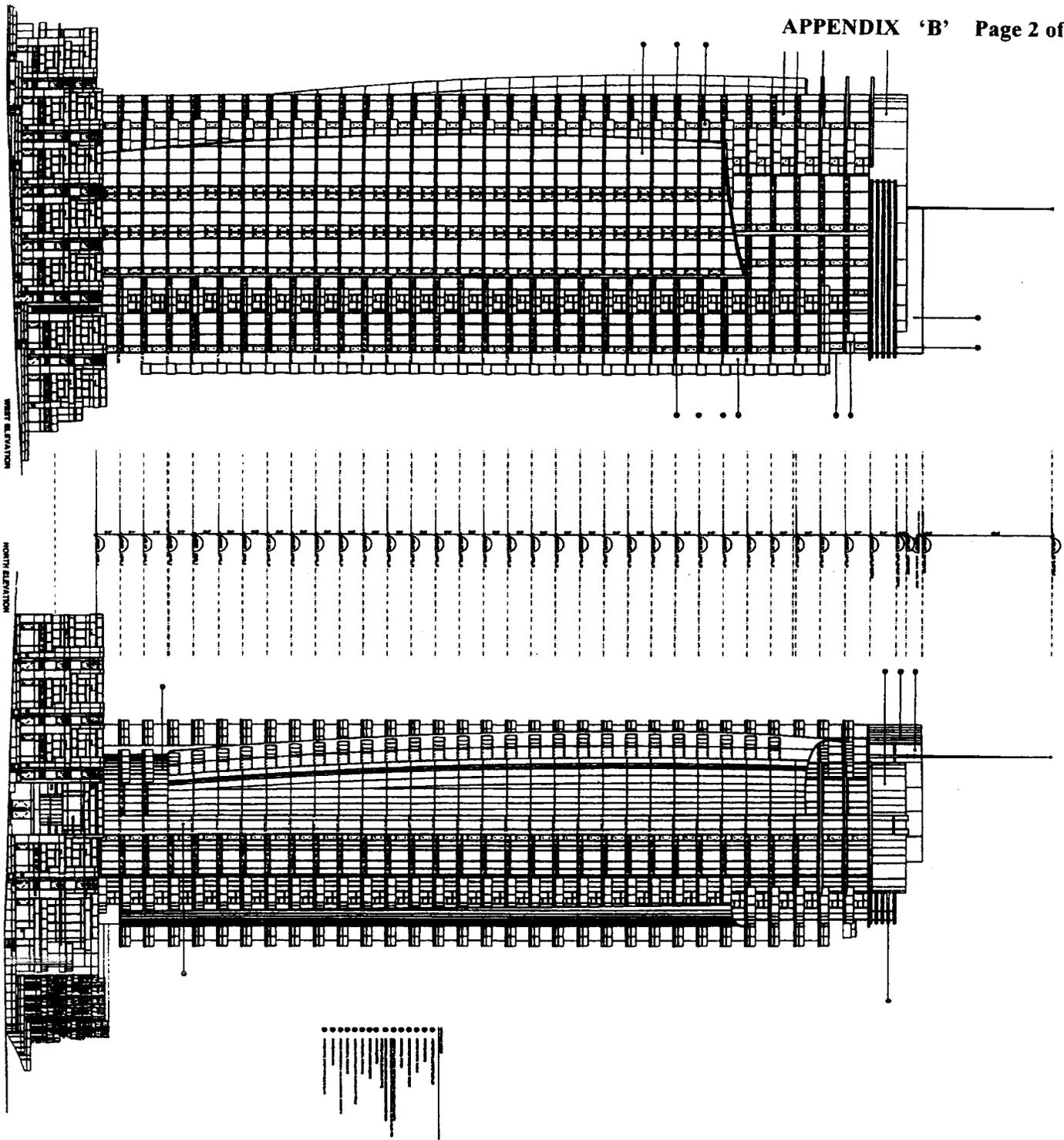
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 CHECKED BY: [Name]  
 SHEET NO.: DP-1.1

TITLE: SITE PLAN  
 PROJECT: HARBOUR GREEN  
 TOWER 2A  
 1281 WEST CORBOVA ST.  
 VANCOUVER

CLIENT: QUALIMORPH PARTNERS  
 ARCHITECTS  
 1281 WEST CORBOVA ST.  
 VANCOUVER, BC V6E 2E6



DATE: 11/11/11  
 SCALE: 1:500  
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 CHECKED BY: [Name]



DATE: 11/11/11  
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 CHECKED BY: [Name]  
 PROJECT: HANBOLU GREEN TOWER 2A

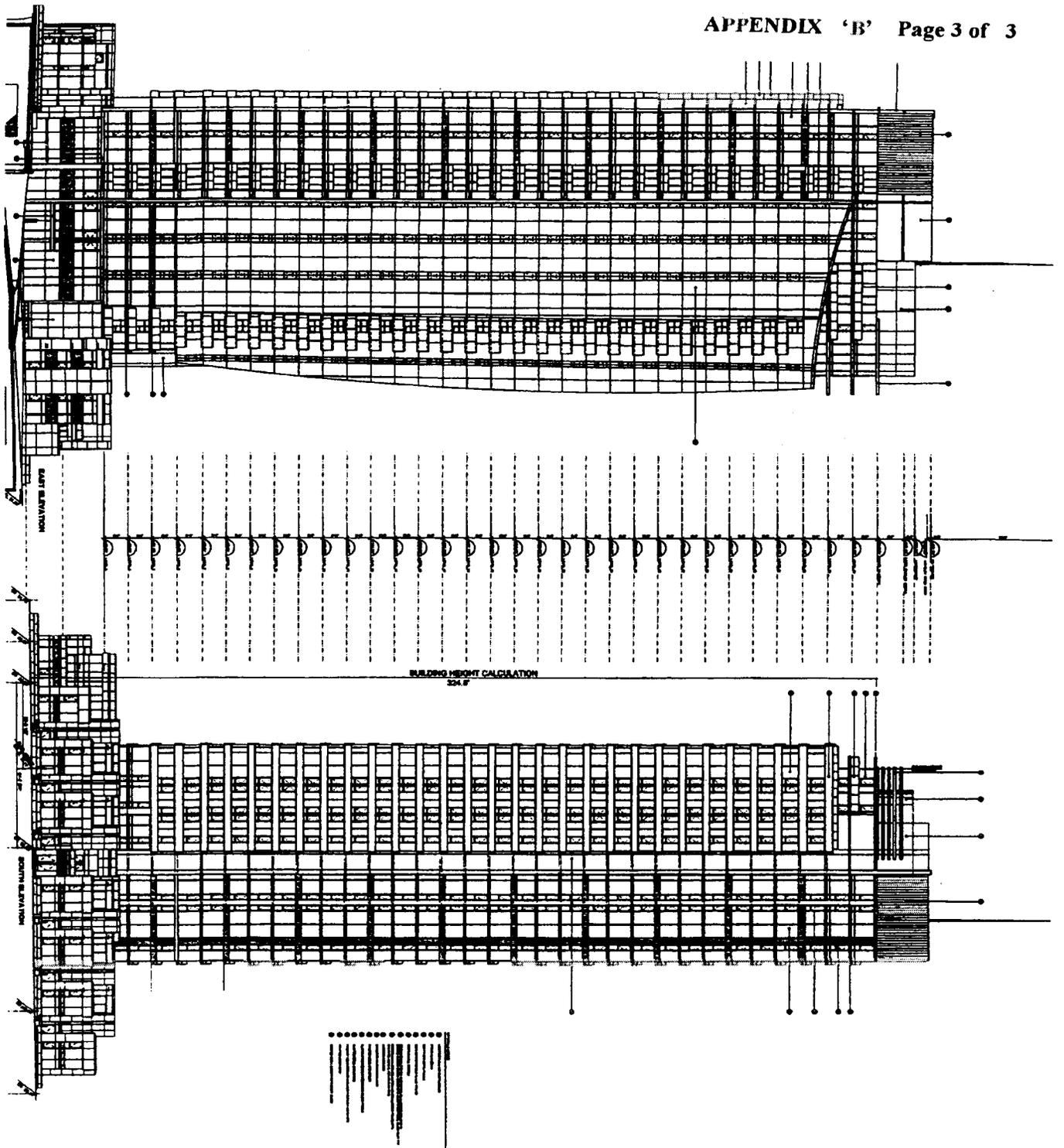
CLIENT: HANBOLU INVESTMENTS  
 ARCHITECT: ENG. & ARCH. [Name]  
 PROJECT NO: [Number]

PROJECT: HANBOLU GREEN TOWER 2A  
 191 WEST CHERRY A. ST. VANCOUVER

TITLE: NORTH & WEST ELEVATIONS

JOB NO: [Number]  
 DATE: 11/11/11  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 REV. NO: [Number]

DP-4.2  
 SHEET NO. 20/21



DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

CLIENT: [Name]  
 PROJECT: [Name]  
 ADDRESS: [Address]

PROJECT: [Name]  
 ADDRESS: [Address]

DATE: 11/11/11  
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 CHECKED BY: [Name]  
 PROJECT: [Name]

DP-4.1

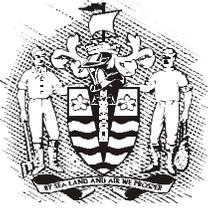
**2. Form of Development: 1281 West Cordova Street**

**November 6, 2001** (File: 2604)

MOVED by Councillor Don Lee

THAT the form of development for this portion (Tower 2A) of the CD-1 zoned site known as 501 Bute Street (1281 West Cordova Street being the application address) be approved generally as illustrated in the Development Application Number DE404757, prepared by Hancock Bruckner Eng & Wright, Architects and stamped "Received, City Planning Department, July 31, 2001", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY



# City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 873.7344 fax 873.7060

[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

## HARBOUR GREEN NEIGHBOURHOOD CD-1 GUIDELINES (501 BUTE STREET)

*Adopted by City Council November 26, 1996  
Amended February 24, 2000 and July 30, 2002*



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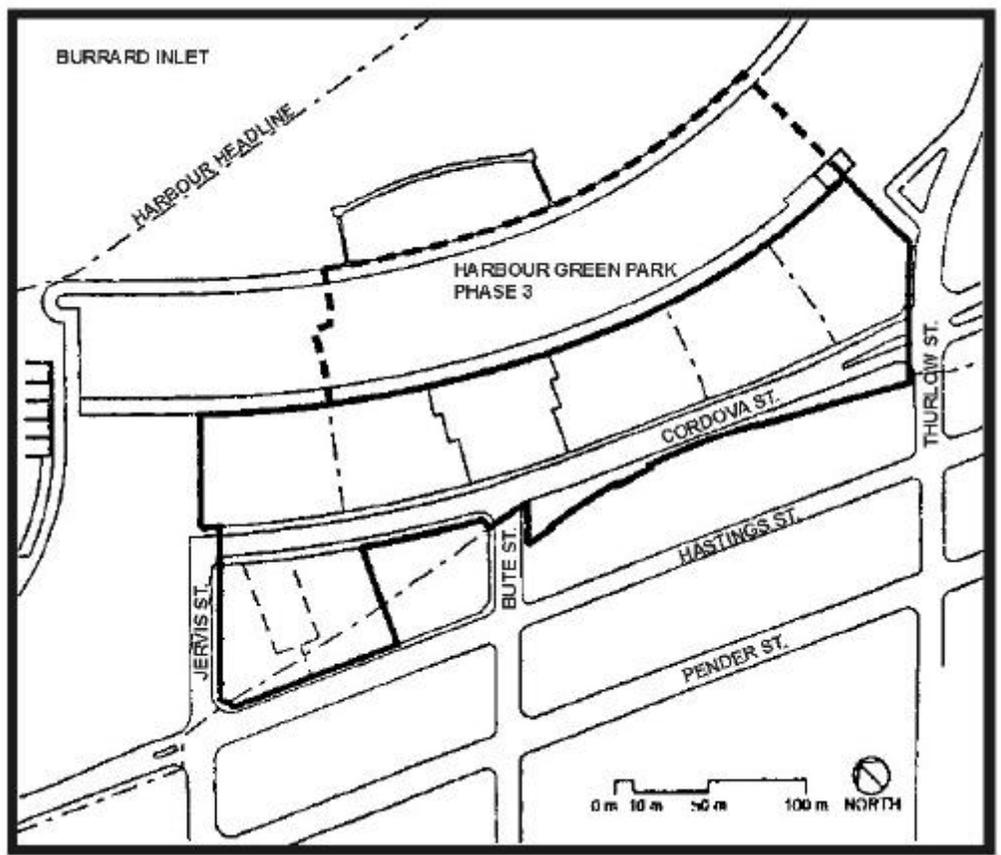
# 1 Application and Intent

These guidelines should be used in conjunction with the Harbour Green Neighbourhood CD-1 By-Law and the City's pedestrian/bicycle system concepts (approved by Council, October 10, 1991), to guide this phase of development for Coal Harbour. As well as assisting the development permit applicant, these guidelines will be used by City staff in the evaluation of development proposals.

The guidelines ensure that individual development design is compatible with the overall design concept, and development on adjacent lands.

The Harbour Green Neighbourhood site comprises approximately 3.7 ha of land area. It is bounded by Jervis Street to the west, Thurlow Street to the east, West Cordova and Hastings Street to the south side with the Harbour Green Park to the north.

Figure 1. Harbour Green Neighbourhood Boundary



## 2 Organizing Principles

### 2.1 Key organizing principles guiding the pattern of development include:

- (a) integrating the development with the city, by extending the adjacent downtown street grid and road grades, but discouraging through traffic along Cordova between Bute and Jervis Streets;
- (b) building on the waterfront setting, and retaining a sense of the natural escarpment edge to create a strong sense of place and identity;
- (c) placing towers to create a gradation of building height down towards the Bute Street park;
- (d) placing towers to protect street-end views and to generally maximize views for adjacent upland owners;
- (e) providing a high degree of livability for all residents, particularly seniors and families with children;
- (f) ensuring that public access to the waterfront is provided for all people, including the young, old and the physically challenged; and
- (g) creating distinctive public places linked along the water's edge and the park's edge utilizing the pedestrian walkway and bicycle path systems.

## 3 Overall Guidelines

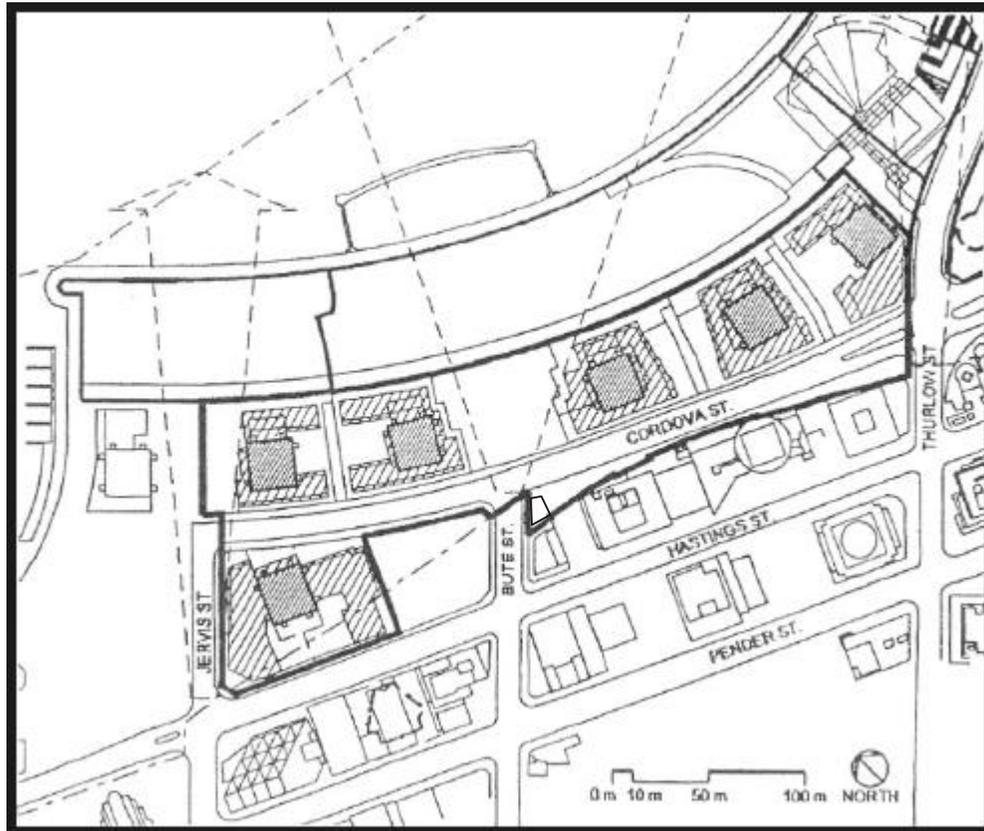
### 3.1 Siting

The location of buildings and open spaces should generally be as configured in the form of development approved in principle by Council, as illustrated in Figure 2. Limited variation in the setback of buildings from streets and parks may be considered where it improves public enjoyment of the open spaces, residential livability and outlook from adjacent development. Low-rise buildings are organized to define streets and form a vertical and horizontal built form edge.

### 3.2 Building Orientation

- (a) towers along the Harbour Green Park should be oriented to reflect the curve of the park and shoreline. The tower on the non-market site should respect the established city grid.
- (b) lower buildings should be oriented to the adjacent streets and the public pathway along the park edge.

Figure 2. Low Rise and Tower Locations



### 3.3 Views

Building envelopes have been generally located to respect various public, semi-public and private views. Street-end view corridors identified in the Coal Harbour ODP for Jervis Street, Bute Street, and Thurlow Street should be preserved.

### 3.4 Massing Controls

#### 3.4.1 Height

Maximum building heights set out in Figure 3 are measured from the adjacent Cordova Street grades and exclude sloping, non-habitable roofs, mechanical services and architectural appurtenances.

Maximum building heights have been established in response to the impacts of height and massing on adjacent public and private views, shadowing of public space and the overall configuration of the neighbourhood skyline as seen against the adjacent downtown.

Figure 3. Maximum Building Heights (in metres)



### 3.4.2 Vertical Building Zones

Buildings could be comprised of up to four vertical zones: street base, terraced zone, tower, and tower top, illustrated in Figure 4.

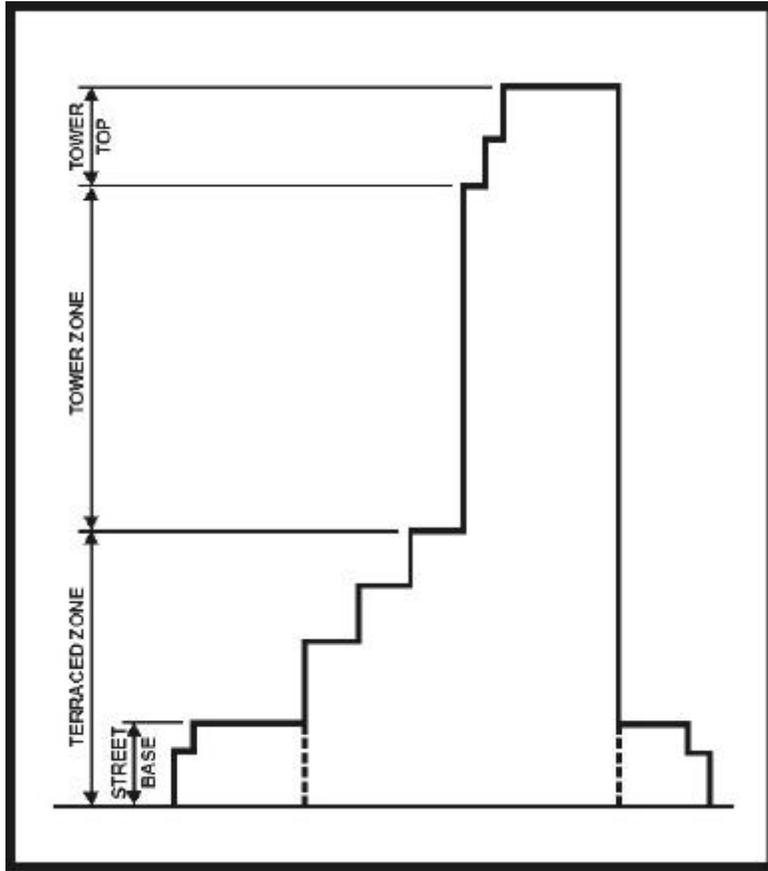
(a) Street Base Zone

Except for the one-storey restaurant on the south-east corner of Bute and Cordova streets, the street base should generally be 3 storeys in height, and define street and park edges. Where public and private views are important, or to provide a transition to courtyards, the street base may step down to two storeys. To provide variety, in the lower level of towers, the street base may go higher. Generally there should be a noticeable step back in building mass to create a strong horizontal expression at the top of the street base zone.

(b) Terrace Zone

The terrace zone generally rises above the street base zone up to the 12<sup>th</sup> storey. This zone may extend above 12 storeys through the tower zone providing the mass is located on the north side of the tower within a 45 degree cone from the northeast and northwest corners of the tower. Any extension of this zone on tower 2A should be limited to the first 24 storeys. On limited occasions where a strong sense of identity and entry is desired, the terraced zone may extend to the street level.

Figure 4. Vertical Building Zones



(c) Tower Zone

- (i) The tower portion for buildings 2B and 3A should have a maximum gross floor plate area of 595 m<sup>2</sup> (not including balconies or terraces, but including mechanical and electrical areas, storage, elevator cores and stairs);
- (ii) The tower portion for buildings 1A, 2A, 3B and 3C towers should have a maximum gross floorplate area of 625 m<sup>2</sup> (not including balconies or terraces, but including mechanical and electrical areas, storage, elevator cores and stairs);
- (iii) The tower floor plate and balcony projections should fit within the envelope defined in the precinct guidelines;
- (iv) The average tower width including enclosed balconies should not exceed 25 m. For each floor, the width is determined by taking the total floor area, including enclosed balconies and projections, and dividing that area by the length of the building on the central longitudinal axis;
- (v) The maximum tower width in the east-west direction (generally parallel to the Harbour Green Park edge), including enclosed balconies should not exceed 29.6 m; and
- (vi) Tower floorplates are encouraged to reduce in width towards Harbour Green Park, resulting in a floorplate which is generally longer in its northerly dimension.

(d) Tower Top Zone

Generally, buildings should noticeably step back at this level, except as noted in section 3.5.1 (d) below.

### 3.5 Architectural Character

#### 3.5.1 Character

(a) Street Base Zone

The low-rise buildings should be attractive to the pedestrian by avoiding blank facades along streets and pathways. Building facades should be broken down with architectural elements,

including bay windows, enclosure walls, pilasters, cornices, eaves and chimneys. These low-rise buildings should be primarily finished with masonry, brick, stone, or architecturally treated concrete, with a predominance of natural hues to enhance the masonry appearance, except for street-level restaurant uses which should maximize glazing to ensure transparency.

The residential character should be reinforced by easily identifiable units with individual entry doors and windows relating directly to and providing overview of streets and pathways. For privacy purposes, units should be approximately 1.0 metre above grade with appropriately scaled stair access.

The building setback should form a transition from the street to the unit, and planting or low masonry walls should be used to provide privacy and a sense of formality. Opportunities for private outdoor space should be provided where appropriate in the setback. Landscape selected should complement that proposed on the City street. Materials and form should express the transition from street to front door, from public to private space.

Flat gravel roofs should be avoided. Elements such as roof gardens, gazebos, trellises, pergolas, roof decks, and occupied pitch roofs should be provided to enhance the visual interest of the building and use of the roofs. Mechanical elements above habitable levels should be integrated with the roof or appropriately screened.

(b) Terraced Zone

The terraced zone should be generally differentiated from the street base zone through the use of the cornice, setback, materials, or other architectural treatment. Generally, steps in the terraced zone should be dramatic, having a height of two storeys or more. Where the terraced zone extends down to the street, it should bring its own distinct character through to grade to accentuate entry locations.

(c) Tower Zone

Towers may have a different architectural style and a lighter frame expression than the lower elements, but should reinforce some of the design details, materials and architectural expression, from the architecture below. While there should be similarity in materials to create a family of buildings, a variety in architectural styles should be encouraged. The exception is the two towers which frame the central entry to the park, which should be of a similar design, forming a visual gateway.

(d) Tower Top Zone

While towers should generally contribute to the skyline through the sculpting of the building's upper floors, their tops could remain flush with the massing below provided that different materials or architectural detailing emphasizes the tower top as a special and distinct zone. This treatment should not, however, be of such visual strength or unusual form to dominate the architecture of the building. Decorative roof caps should be discouraged.

### 3.5.2 Materials

A consistent palette of materials should be used in each parcel's development and for adjacent parcels. The street base should include a predominance of natural materials, natural hues and details establishing a small-scale, masonry appearance which may be detailed with punched fenestration. Metal and glass structures may be integrated with the masonry frames provided that the load-bearing character of the street base is retained. Tower base and tower materials may differ from street base materials, however, a compatibility and transition between materials should be required and the rhythm of the lower floors should be respected. Building elements in these zones may have a lighter frame expression with increased glazing as deemed appropriate.

### 3.5.3 Balconies

Balconies should be designed as integral parts of the buildings rather than being "tacked on". Balconies fully or partially recessed into the building face are encouraged. Balconies may be enclosed subject to the Council-adopted **Balcony Enclosure Guidelines**.

- 3.5.4 Awnings, Canopies, Entries and Arcades  
Weather protection features are encouraged in non-landscaped areas where the public might congregate.
- 3.5.5 Lighting  
Particular attention should be given to the lighting of public and private areas, with a hierarchy of fixture types designed according to functional needs.

This hierarchy should include high level, low level pedestrian lighting and low level lighting in localized areas such as plazas, parks, stairways, seating areas, and walkways. Selection of lamp types should create a warm spectrum of lighting.

### **3.6 Residential Livability**

- 3.6.1 The required number of dwelling units designed for families with small children should generally be located within the first 10 storeys of grade on Parcel 1 and within the first 8 storeys of Parcels 2 and 3.
- 3.6.2 Residential livability of each development and each dwelling unit should be maintained following these considerations:
- (a) Adequate balcony space:  
Each unit should have direct access to a private outdoor space or enclosed balcony having a minimum depth of 2.0 and a minimum area of 4.0 m<sup>2</sup>.
  - (b) Adequate building amenities:  
Each residential development should provide on-site amenities such as community meeting rooms, fitness facilities, and outdoor recreational space, etc. suitable for the anticipated population.
  - (c) Safety and Security:  
Each residential development and unit should be designed to be safe and secure yet not fortress-like. Buildings should be designed to afford residents both “eyes on the street” and doors on the street. Public, semi-public and semi-private spaces should have some degree of overlook from resident’s homes.
  - (d) Access to light, air and views:  
Habitable rooms, through location and orientation, should have access to daylight and as much as possible to direct sunlight. Units should have one unobstructed view of a minimum length of 20.0 and should be oriented to longer views where possible. Semi-private outdoor spaces should be located so as to receive reasonable sunlight during most of the year.

### **3.7 Public and Private Realm**

#### **3.7.1 The Urban Landscape**

The landscape should be a major factor in the creation of a livable, healthy and environmentally responsive community, including:

- (a) extensive use of soft landscape materials, particularly trees, which should be of sufficient calliper (minimum 75 mm) and height to create a reasonable impact when planted;
- (b) the use of permeable materials and natural drainage processes, including channelling, ponding and percolation;
- (c) the incorporation of seasonal and coniferous planting; and
- (d) the avoidance of planting only one species of plant material except in special circumstances.

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

Where landscaping of units occurs in the private zones of those units, it should permit reasonable customization by residents, e.g. planting bed and soft landscaping variations at grade, opportunities to place planters at balconies, etc.

In the public realm, the landscape should be used to integrate the neighbourhood with adjacent city areas and to emphasize Vancouver's image as a 'green' city. The landscape should be used as a unifying element, linking areas of the neighbourhood with adjacent streetscapes such as linking Bute Street to the Harbour Green Park.

Trees on private parcels should be of sufficient size at planting (minimum 75 mm calliper for deciduous trees and 3.5 m height for coniferous trees) to provide immediate impact and minimize future replacement and maintenance costs.

### 3.7.2 Parks and Open Spaces

Parks and public open space should be designed to:

- (a) provide for the active and passive recreational needs of residents and visitors;
- (b) have strongly defined access points, edges and grade changes to clearly distinguish between public and other open spaces;
- (c) ensure safety and security, through the provision of visual supervision from surrounding areas and the use of appropriate materials and equipment;
- (d) reference the area's heritage of rail and waterfront industry, as well as the natural context of planting, habitat, shore processes, natural shoreline, etc.;
- (e) use strong indigenous forms, topography and edge conditions to relate the development to its context;
- (f) provide a range of opportunities for resident interaction with neighbours and the general public, while also allowing choice in the degree of interaction, so as to protect the residents' sense of privacy;
- (g) provide diverse opportunities for walking and cycling through the area; provide pedestrian circulation within parks which is an extension of the circulation patterns in nearby developments and the street system;
- (h) foster the growth of local community culture, with provisions for public art, gatherings and community events, and informal sports;
- (i) be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details;
- (j) careful positioning of dry pathways, selection of fast draining/drying benches, etc. to enable parks and open spaces use and enjoyment during wet weather;
- (k) provide public access to all areas of the park and public open spaces as well as the floating walkway;
- (l) provide full access for physically challenged to all public areas of the park (exclusive of floating walkway) and public open spaces;
- (m) provide a palette of colour and variety for material selections throughout the park, i.e. seawall walkway, escarpment wall, etc.;
- (n) provide a variety of types and sizes of plant material to create a rich landscape treatment reflecting the character of the surrounding; ocean versus City built form; and
- (o) provide a pedestrian accessible floating walkway allowing access to water level outside the seawall edge.

### 3.7.3 Streetscape and Sidewalks

The character of streets in the Harbour Green Neighbourhood east of Bute Street will be similar to the adjacent downtown. Service agreements between the City and the developer will specify the details, types and locations of sidewalk treatments, street widths, street trees, street furniture and street lighting. Development on private parcels should coordinate both functionally and aesthetically with approved street designs.

Street character west of Bute Street is to be more residential in nature, with different street and sidewalk treatments to that east of Bute Street. Bute and Jervis Streets should reflect the special treatment proposed in the Triangle West area to provide a visually integrated link between the adjacent neighbourhoods and the waterfront. A regular street tree planting rhythm should be established and integrated with sidewalk pavement material, pedestrian lighting, street furniture, and any trees within the public domain.

3.7.4 **Waterfront Walkway**  
The proposed continuous waterfront should be extended through Harbour Green Park to the connection to Burrard Landing with the same design as established in the Marina Neighbourhood to the west.

3.7.5 **Bicycle Route**  
As generally approved by the City Council in October 1991, a continuous bicycle route should be accommodated through the site. This will incorporate a shared route along the waterfront walkway from Cardero Street east to Harbour Green Park where it provides for a separated system which connects up to the proposed street system alongside the Arts Complex. The design of the bicycle route should accommodate the appropriate minimum width and turning radii dimensions with pedestrian route separations through the use of street furniture, planting or grade changes, and appropriate surface treatment materials.

3.7.6 **Disabled Access**  
The accessibility needs of the physically challenged should be carefully considered in both the public and private realms to facilitate functional, integrated and comfortable linkages throughout the neighbourhood.

### **3.8 Parking and Loading Access**

- (a) Parking entrances should be enhanced in their design as points of arrival, with appropriate landscaping and other architectural treatment;
- (b) Indoor residential parking should be clearly separated from visitor parking by fencing, gates and/or level changes within parking areas, with street access approved by the City Engineer;
- (c) Garbage storage, garbage collection and residential loading should be located in appropriate areas of the below street level facilities; and
- (d) Provisions for recycling and refuse containers should be considered for each development parcel.

### **3.9 Public Art**

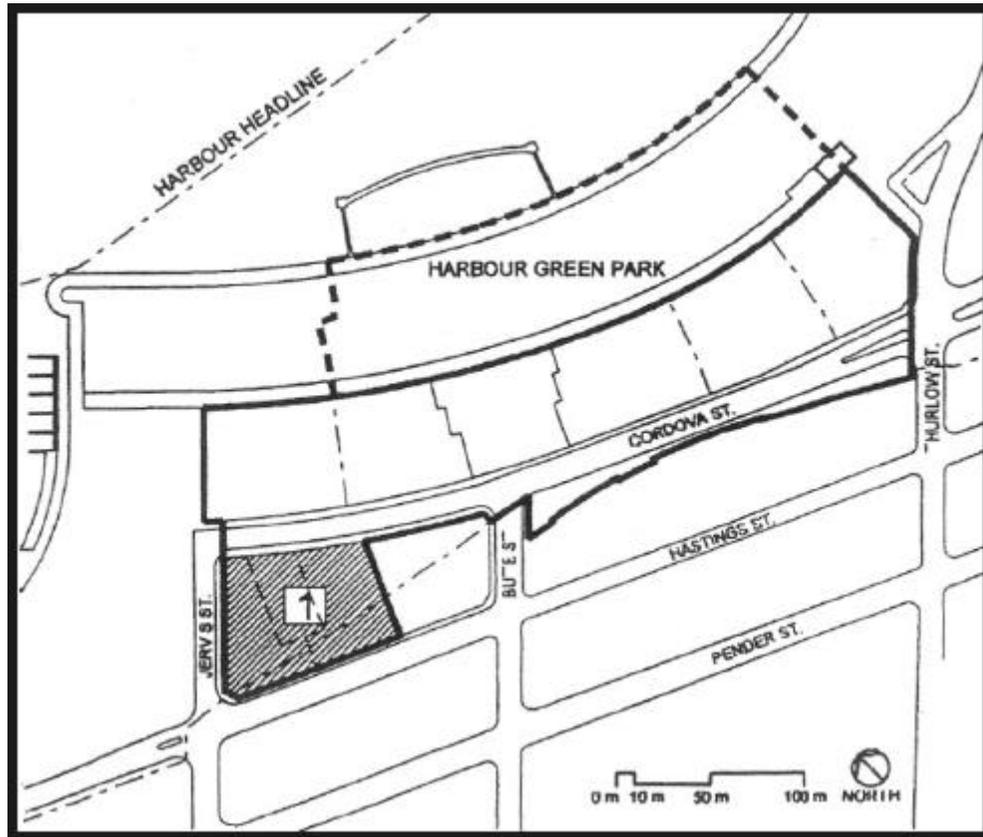
The focus for the Coal Harbour Public Art Program should be enjoyment of the site and community, recollecting the history of the site uses, and users while contributing to environmental awareness. Public Art should include art works in the public parks and walkways, as components of, or within, accessible parts of the private buildings and as programmed events by the community. The public art contribution in Harbour Green Neighbourhood should comply with the City's Public Art Program policy requirement.

## **4 Precinct Guidelines**

The following guidelines apply to specific development precincts within the overall Harbour Green Neighbourhood. The diagrams for each precinct include key notes explaining the boundaries of building envelopes. All dimensions are approximate and subject to confirmation by development applicants.

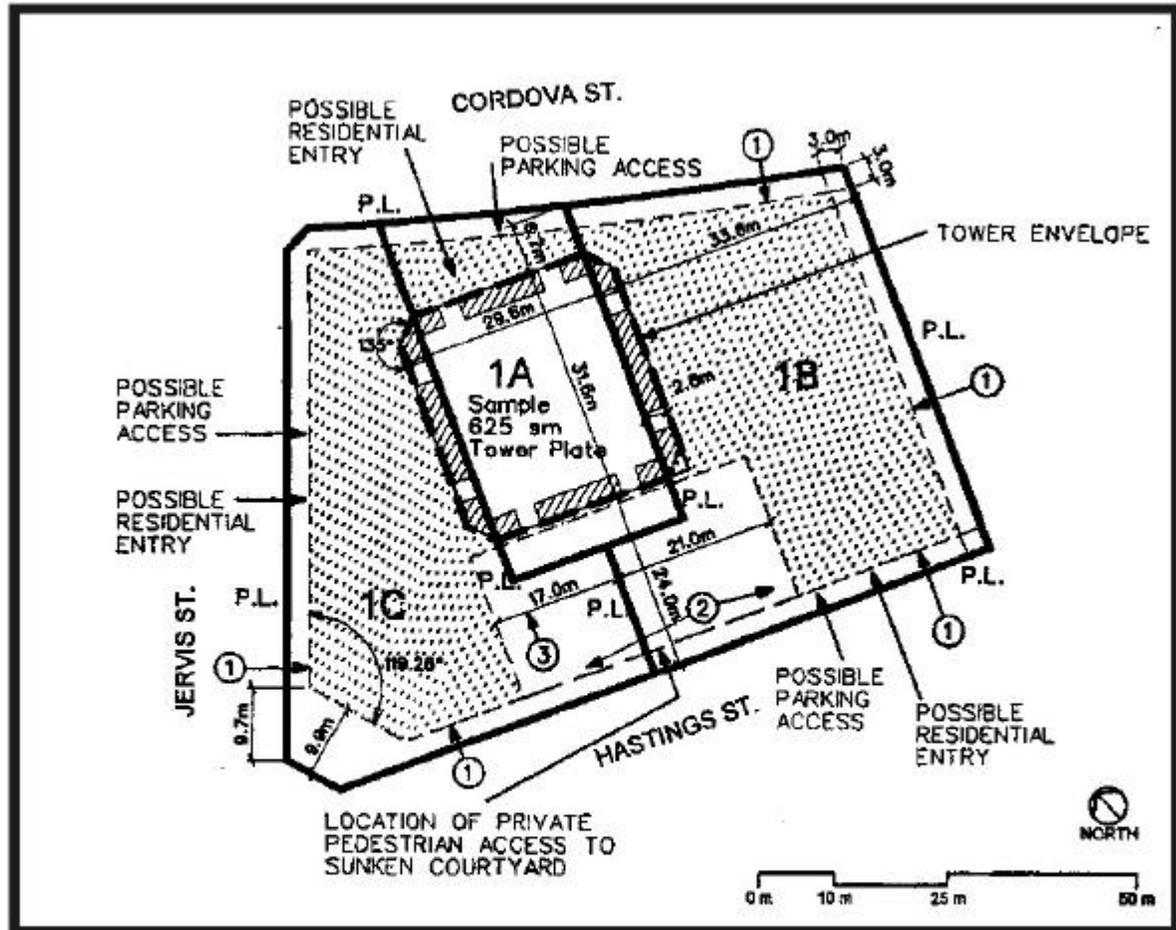
### **4.1 Precinct 1 - Jarvis between Cordova and Hastings Street (Non-Market Housing Site)**

Figure 5. Precinct 1



- 4.1.1 Building Envelope: Development should occur within the bounds of the building envelope outlined in Figure 6 below. Tower mass is encouraged to be located as far south as possible, without unduly impacting the courtyard.
- 4.1.2 Maximum building elevation permitted excluding guardrail for both 1B and 1C should be elevation 16.94 on geodetic datum. Where possible the building height should be reduced to minimize view blockage from adjacent upland sites. These heights have been set through extensive discussion with adjacent property owners and should be respected. Changes should not be considered without consulting these owners.
- 4.1.3 The courtyard should generally be designed as a green space. At the edges of the buildings, private patios should be introduced with landscaping and/or low fences separating them from the common courtyard. The common area should incorporate a children's play area near the centre of the site where sunlight will be maximized and seating areas provide overview. A quieter and more private area should be developed for use by the seniors anticipated in the tower. The southern edge of the courtyard should be planted to restrict overview and secured to prohibit public entry. While access to the courtyard will be provided from Hastings Street, this should be played down as an entry to the development.

Figure 6. Precinct 1 Building Envelopes



**Keynotes :**

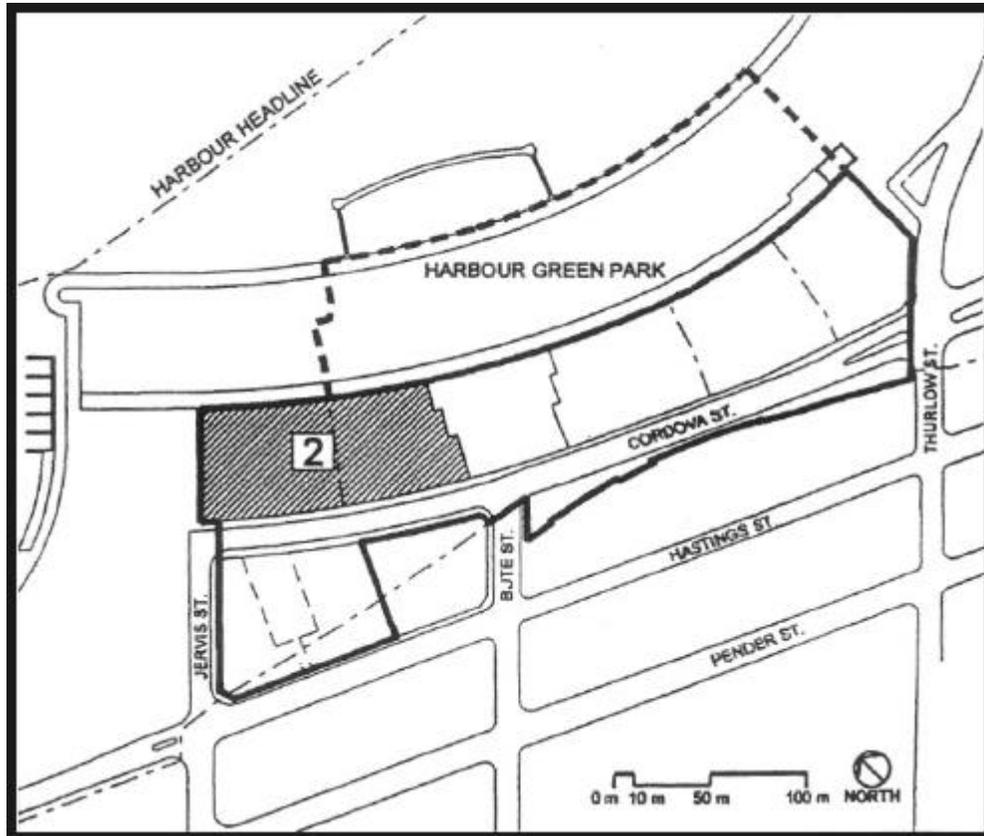
- ① 3.0 m minimum setback line to face of building.
- ② Sunken courtyard, 1 storey from Hastings Street.
- ③ Minimum setback to provide private courtyard.

4.1.4 Primary access into the buildings will be from Cordova, Jervis and Hastings Streets.

4.1.5 Roof areas on the low-rise buildings should be used to provide open space for residents of the tower. In no case should this open space project any further south than the southern edge of the tower. Required railings should be glazed and transparent. Elements such as gazebos, trellises, pergolas and pitched roofs should not be permitted where they will negatively impact views from adjacent upland neighbours.

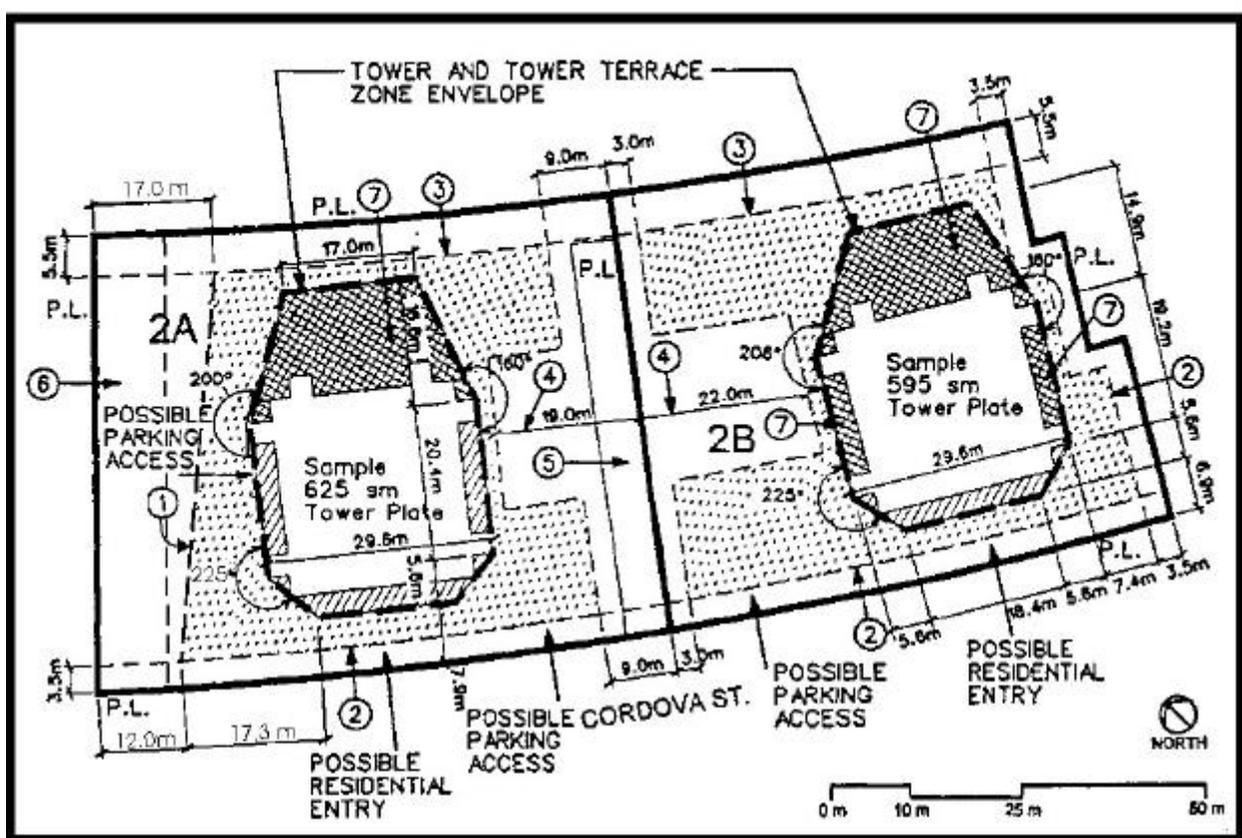
## 4.2 Precinct 2 - Cordova between Jervis & Bute Street

Figure 7. Precinct 2



- 4.2.1 Development should occur within the bounds of the building envelopes illustrated in Figure 8.
- 4.2.2 At the time of development application for the first lot within the precinct, the applicant should include a concept design for the entire courtyard area.
- 4.2.3 The courtyard at the centre of Precinct 2 will be developed in phases, relating to each tower. Each development's semi-private outdoor space should be designed to stand alone and to allow for phased development. Provision should be made for access between individual developments via a coordinated pathway system linking the private courtyard to adjacent streets.
- 4.2.4 Outdoor play areas for children should be located to maximize access to direct sunlight.
- 4.2.5 The centre portion of the courtyard should be hard surface, and while not open to the public, should present the image of a pedestrian path linking Cordova Street to Harbour Green Park.
- 4.2.6 The transition from public to private space on both the north and south edges of the courtyard should be designed in a manner interesting to pedestrians. A diversity of landscaping, fencing and low walls is encouraged rather than just one treatment. Any gates required should be decorative and provide some views through into internal open space.

Figure 8. Precinct 2 Building Envelopes



Keynotes :

- ① Line of secondary Jarvis Street end view corridor and "build-to" line.
- ② 3.5 m minimum setback line to face of building.
- ③ 5.5 m minimum setback line to face of building.
- ④ Minimum setback to provide private courtyard.
- ⑤ 6.0 m wide emergency vehicle access.
- ⑥ 10.0 m wide pedestrian right-of-way access to park, max. 5% slope.
- ⑦ Approximate tower terrace zone up to maximum 12 storeys from tower lobby elevation.

4.2.7 While located on private property, the Jarvis Street pedestrian access to the park should be open and visually interesting to pedestrians. As an extension of the primary pedestrian connection between the adjacent neighbourhoods in the park, the treatment of Jarvis should incorporate some of the elements proposed in the Triangle West neighbourhood.

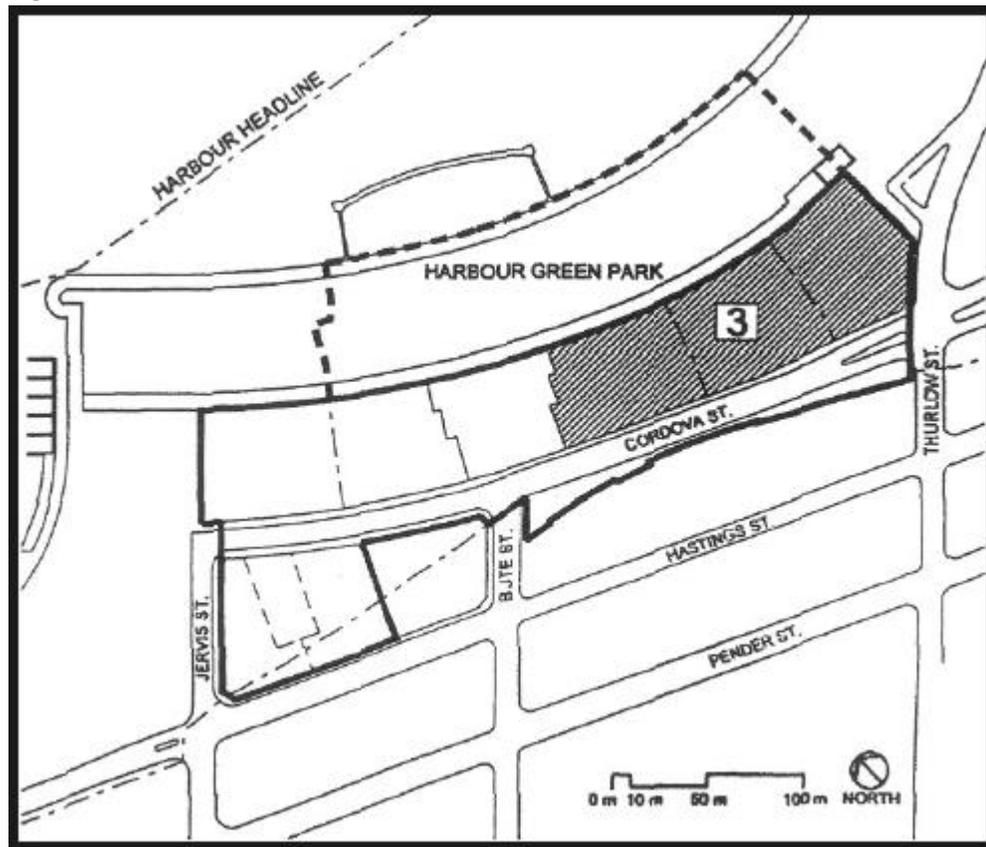
4.2.8 While units on the north side may be accessed by their own private pathway, this pathway should have an access onto the main public walkway on Jarvis Street, on the centre of the site, and on the Bute park entrance.

4.2.9 Private space associated with units on the Bute park entrance should be clearly demarcated from the public realm. This private space should be planted in a manner which is complementary to the landscape of the park.

4.2.10 Parcel 2A tower is encouraged to be located as far north as possible to maximize the distance from tower 1A.

### 4.3 Precinct 3 - Cordova between Bute & Thurlow Streets

Figure 9. Precinct 3



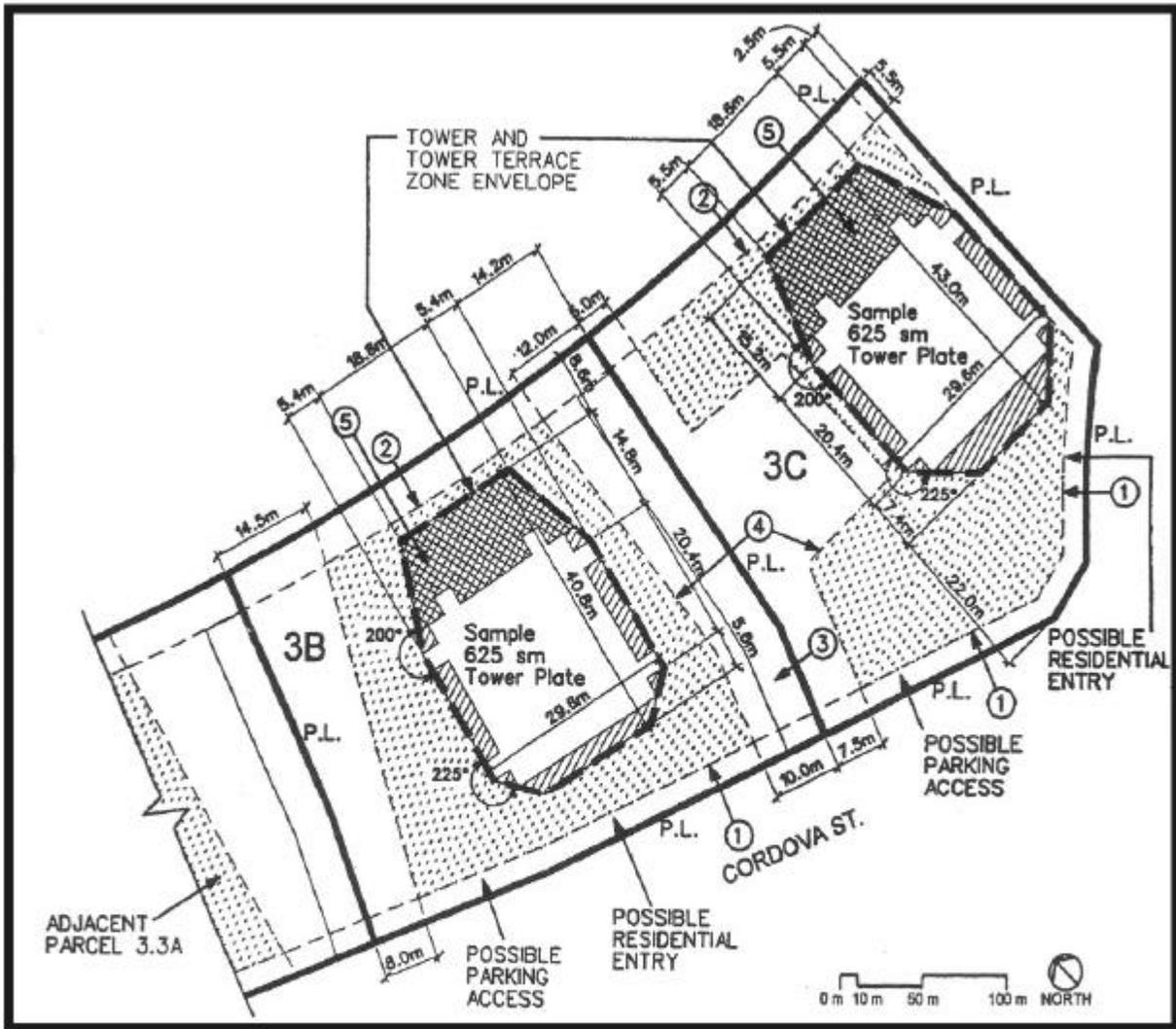
4.3.1 Development should occur within the bounds of the building envelope outlined in Figure 10 and 11.

4.3.2 At the time of development application for the first lot within the precinct, the applicant should include a concept design for the entire courtyard area of the adjacent development parcel.



- 4.3.3 The courtyards will be developed in phases relating to each tower. Each development's semi-private outdoor space should be designed to stand alone and to allow for phased development. Provision should be made for access between individual developments via a pathway system linking the private courtyards to the adjacent streets.

Figure 11. Precinct 3 Building Envelopes - East Parcels



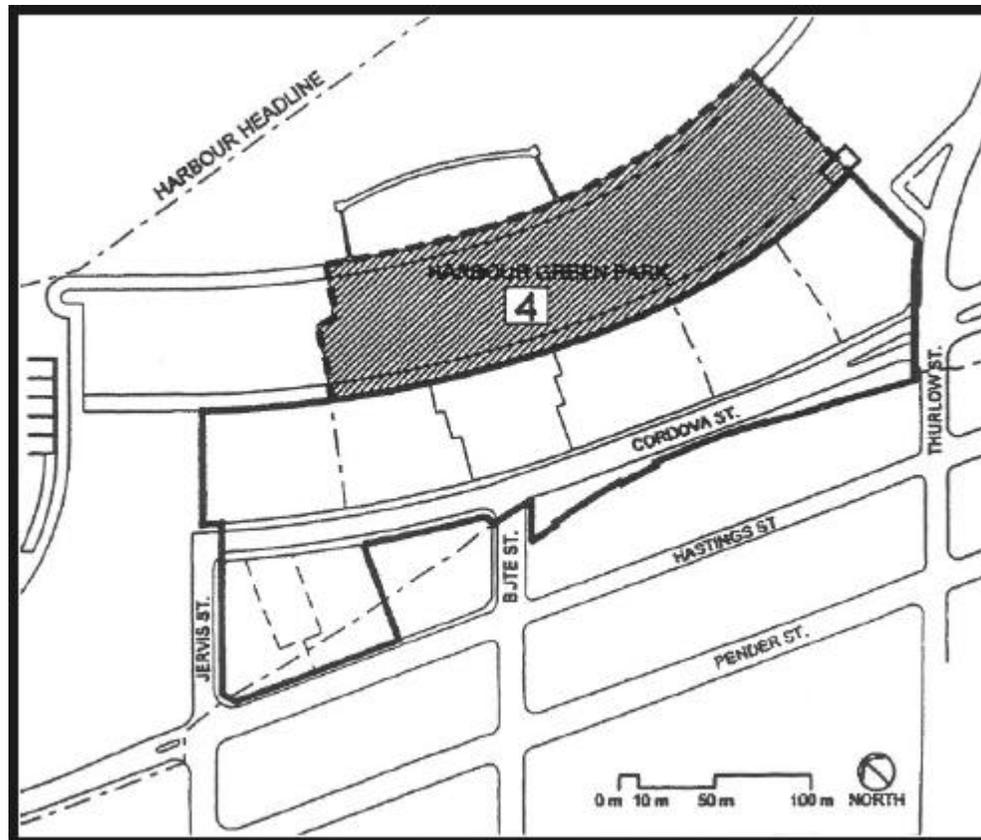
Keynotes :

- ① 3.5 m minimum setback line to face of building.
- ② 5.5 m minimum setback line to face of building.
- ③ 6.0 m wide emergency vehicle access.
- ④ Minimum setback to provide private courtyard.
- ⑤ Approximate tower terrace zone up to maximum 12 storeys from tower lobby elevation.

- 4.3.4 Outdoor play areas for children should be located to maximize access to direct sunlight.
- 4.3.5 The western courtyard should be designed as a private mews, with units having direct access on what appears to be a pedestrian street. Private areas associated with these units should be clearly separated. Lighting, street furniture and special paving should be incorporated to reinforce the mews character. The eastern courtyard should be designed to incorporate a children's play area. The central connection should be designed as a pedestrian pathway surrounded and integrated with green space. Private space for units should be clearly demarcated from the common open space with the use of low walls and/or planting.
- 4.3.6 The transition from public to private space on both the north and south edges of the courtyard should be designed in a manner interesting to pedestrians. A diversity of landscaping, fencing and low walls is encouraged rather than just one treatment. Any gates required should be decorative and provide some views through into internal green space.
- 4.3.7 While units on the north side may be accessed by their own private pathway, this pathway should have an access onto the main public walkway on Bute Street, on the centre of the two courtyards, and on the Thurlow park entrance.
- 4.3.8 Private space associated with units on the Bute Street park entrance should be clearly demarcated from the public realm. This private space should be planted in a manner which is complementary to the landscape of the park.
- 4.3.9 Low-rise building and open space have been configured to maximize views through from adjacent properties to the south and yet still define both public and private space. Significant changes to the siting should not be considered, unless it can be clearly demonstrated that improvements can be made to the views from adjacent properties without impacting the relationship to the public realm and the internal open space.

#### 4.4 Precinct 4 - Harbour Green Park

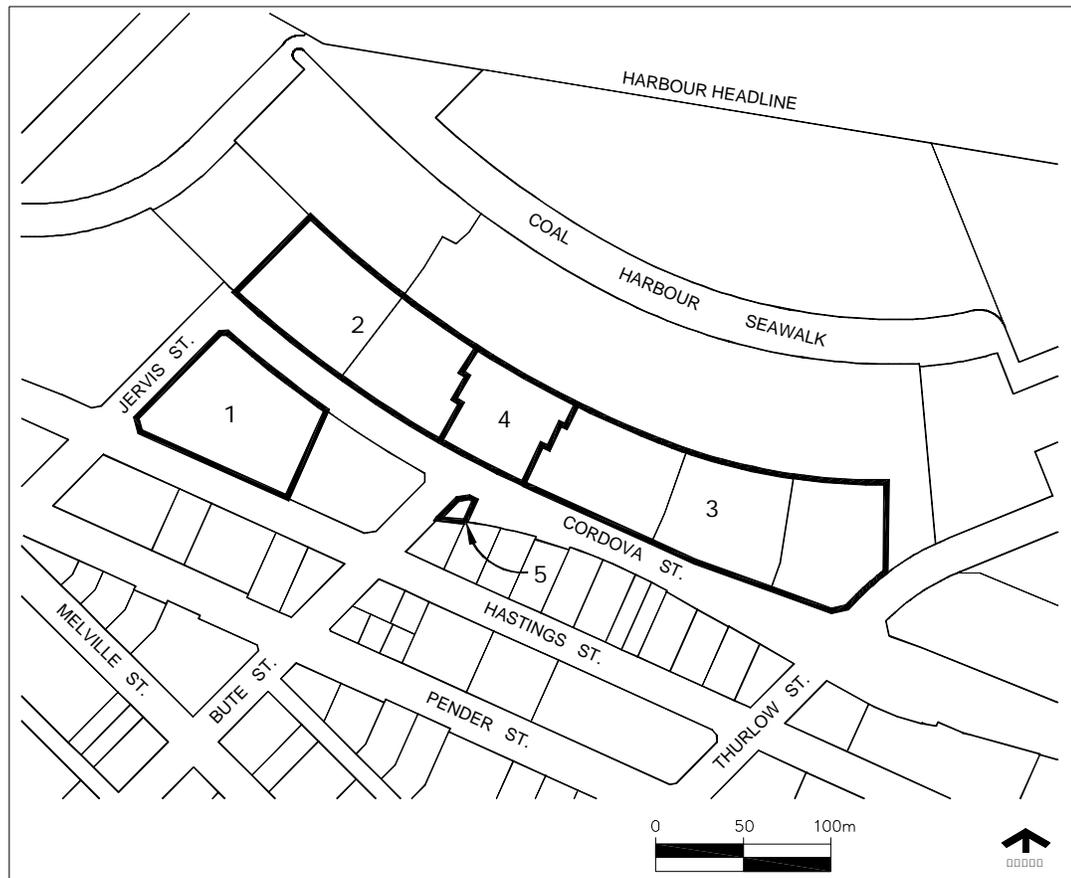
Figure 12. Precinct 4



- 4.4.1 The Harbour Green Park should be visually integrated, reflecting its role as a large, linear, urban park. The park should be unified in the consistent use of ordering elements such as historic references, shoreline planting, and the escarpment.
- 4.4.2 The waterfront walkway/pedestrian path system should be integrated with the park and include a separated bicycle route at the waterfront.
- 4.4.3 The park should include space for both active and passive recreation with a level grass area for informal play, gathering and school activities, and space and facilities for picnics, and outdoor civic events.
- 4.4.4 The historic shoreline and escarpment edge conditions are fundamental to the design. At the “historic shoreline”, natural shoreline processes should be reflected in the planting and the west drainage area. The grade change due to the escarpment should be featured in the creation of stone promontories overlooking the park and in the development of public access. From the west portion the runoff should be channelled to recharge the landscape/historic shoreline area.
- 4.4.5 The Bute Street entrance should provide for a green terminus of Bute Street and an entry to Harbour Green Park. The ‘green’ should create a gathering space with edges for seating. Paving pattern should recognize the axis of Bute Street.
- 4.4.6 Buildings should frame the Bute Street entrance. Lower levels should orient unit entrances and windows toward the park space to provide interest, activity and security at grade.
- 4.4.7 Adjacent to the central stairs, tucked under the upper park, public washrooms and a concession should be provided. Entrances and windows should be detailed in a manner consistent with and complementary to the stone facing. An outdoor seating area should be provided adjacent to the concession.

## 4.5 Precinct 5 - Southeast Corner of Bute & Cordova Streets

Figure 13 - Precinct 5



- 4.5.1 This one-storey restaurant development should maximize glazing to ensure transparency on the west, north and east sides.
- 4.5.2 The Bute Street facade of the new development should be set back to match the setback of the existing development in the Downtown District to the south and both the new and existing ground-level facades should be visually integrated.
- 4.5.3 The Cordova Street facade should be set back at least 1.5 m from the property line to allow for outdoor patio restaurant seating.
- 4.5.4 Extending the existing street level plaza, accessed from West Hastings Street, onto the roof of the restaurant is encouraged to maximize its public viewing potential and to increase surveillance over the adjacent landscaped open space to the east as an extension of the comprehensive plaza development between Bute and Thurlow Streets. Ramps and/or stairs may be required to mitigate between elevations. Seating and railing heights should be placed and designed to maximize viewing potential. Access from the roof plaza to Cordova Street by a staircase or other means, under a Sidewalk Cafe Licence, should be considered.
- 4.5.5. Additional outdoor patio restaurant seating on the adjacent triangle of City street is encouraged, through a Sidewalk Cafe Licence, to further animate the street and to reduce any negative use of this adjacent landscaped space by providing active use and surveillance.

1199 West Hastings Street

**BY-LAW NO. 8553**

**A By-law to amend By-law No. 7681 which amended  
Zoning and Development By-law No. 3575  
by rezoning an area to CD-1, and to repeal By-law No. 8532**

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. 7681.
2. From section 4, in the text, delete “4”, and substitute “5”.
3. From section 4, delete Diagram 1, and substitute the Diagram 1 attached to this By-law as Schedule A.
4. From section 5.1, in Table 1, delete “250”, and substitute “425”.
5. In section 5.3, re-letter clauses (c) to (i) as clauses (d) to (j) respectively.
6. To section 5.3, add:  
  
“(c) a publicly-accessible rooftop plaza in sub-area 5 only;”.
7. To section 5.5, in Table 2, add a Sub-Area 5, and “175” opposite the entry for “Retail and Service Uses” in the column opposite “Retail and Service Uses”.
8. To section 5.5, immediately below Table 2, add:  
  
“Despite Table 2, the Retail and Service Uses for Sub-Area 5 will be limited to Restaurant.”
9. To section 5.7, in Table 3, add a Sub-Area 5, and “---” in the column opposite Maximum Number of Units to indicate that there will be no dwelling units in Sub-Area 5.
10. To section 6, in Table 4, add a Sub-area 5, and “3.8\*” in the column opposite “Maximum Height”.

11. To section 6, immediately below Table 4, add:  
“\*Development limited to one storey, excluding rooftop railings, planters, and other plaza features which, in the opinion of the Director of Planning, are similar.”
12. From each of sections 8.1(c) and 9.1, delete “250”, and substitute “425”.
13. The schedule attached to this By-law forms part of this By-law.
14. Council hereby repeals By-law No. 8532, and deems such repeal to have effect immediately before enactment of the preceding provisions of this By-law.
15. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 1st day of October, 2002.

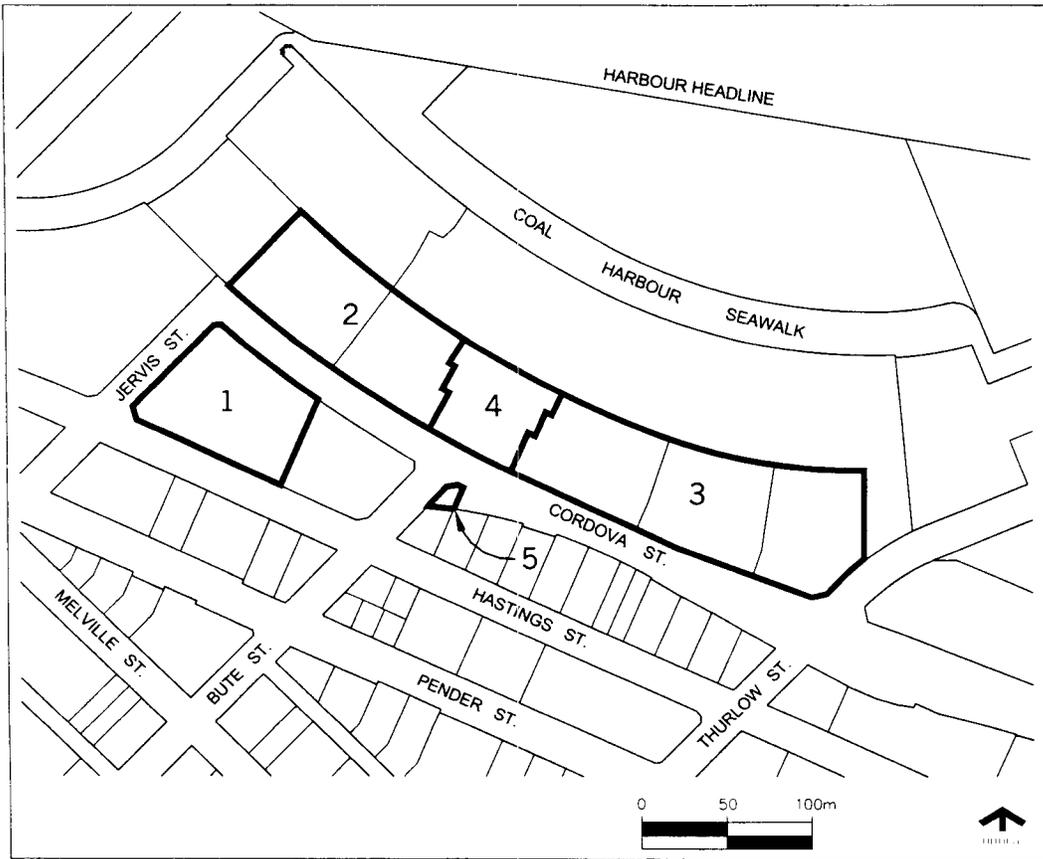
(Signed) "Philip W. Owen"  
Mayor

(Signed) "Syd Baxter"  
City Clerk

I certify that this is a true copy of By-law No. 8553 enacted by the Council of the City of Vancouver on October 1, 2002.

CITY CLERK

Diagram 1



**4. A By-law to amend By-law No. 7681 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1, and to repeal By-law No. 8532 (1199 West Hastings Street) (By-law No. 8553)**

MOVED by Councillor Puil  
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY  
(Councillor Clarke absent for the vote)

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 Puil  
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY  
(Councillors Don Lee, Price and Sullivan were excused from voting on By-law 4)  
(Councillor Clarke absent for the vote)



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**OCTOBER 22, 2002**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 22, 2002, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development, Sign and Parking By-laws, the False Creek North and Granville Slopes Official Development Plans, and enter into Heritage Revitalization Agreements.

**PRESENT:** Deputy Mayor Sandy McCormick  
Councillor Fred Bass  
Councillor Jennifer Clarke  
Councillor Lynne Kennedy  
Councillor Daniel Lee  
Councillor Don Lee  
Councillor Tim Louis  
Councillor Sam Sullivan

**ABSENT:** Mayor Philip Owen (Leave of Absence)  
Councillor Gordon Price (Leave of Absence)  
Councillor George Puil

**CITY CLERK'S OFFICE:** Denise Salmon, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Clarke  
SECONDED by Councillor Don Lee

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor McCormick in the Chair, to consider proposed amendments to the Heritage, Zoning and Development, Sign and Parking By-laws, the False Creek North and Granville Slopes Official Development Plans, and enter into Heritage Revitalization

B. THAT the Director of Legal Services bring forward for enactment an amendment to the Heritage By-law.

CARRIED UNANIMOUSLY

**4. Text Amendment: CD-1 By-laws Text Amendments**

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

**Summary:** To amend several CD-1s with respect to floor area exclusion for passenger pick up and drop off.

The Director of Current Planning recommended approval.

**Staff Comments**

Dave Thomsett, Senior Planner, Rezoning Centre, was present to answer questions.

**Summary of Correspondence**

No correspondence was received since the date the application was referred to Public Hearing.

**Speakers**

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

**Council Decision**

MOVED by Councillor Sullivan

THAT the application by the Director of Current Planning to amend the CD-1 By-laws in False Creek North, City Gate, Coal Harbour and Bayshore Gardens, with respect to parking and loading exclusion clauses generally in accordance with Appendix A of the Policy Report dated August 22, 2002, titled "Text Amendments to CD-1 By-law in False Creek North, City Gate, Coal Harbour Complex and Bayshore Gardens" be approved.

CARRIED UNANIMOUSLY

**5. Text Amendment: Miscellaneous Text Amendments**

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

**Summary:** Housekeeping amendments to the Zoning and Development By-law (including a CD-1) and the Sign By-law.

The Director of Current Planning recommended approval.

3. A By-law to designate heritage property, and to amend Heritage By-law No. 4837 (1145 Union Street) (By-law No. 8562)
4. A By-law to designate heritage property, and to amend Heritage By-law No. 4837 (570 West 7<sup>th</sup> Avenue) (By-law No. 8563)
5. A By-law to amend By-law No. 7654 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (By-law No. 8564)
6. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments) (By-law No. 8565)
7. A By-law to amend By-law No's. 6744, 6747, 6757, 7156, 7200, 7232, 7677, 7681, and 8109 which amended Zoning and Debelopment By-law No. 3575 be rezoning certain areas to CD-1 (Miscellaneous text amendments) (By-law No. 8566)
8. A By-law to amend Sign By-law No. 6510 (Miscellaneous text amendments) (By-law No. 8567)
9. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments to IC-1, ICI-2, IC-3, I-1, and I-3 District Schedules) (By-law No. 8568)
10. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments to I-2 District Schedule) (By-law No. 8569)
11. A By-law to amend Zoning and Development By-law No. 3575 (Wedding chapel) (By-law No. 8570)
12. A By-law to amend Parking By-law No. 6059 (Wedding chapel) (By-law No. 8571)
13. A B-law to amend License By-law No. 4450 (Wedding chapel) (By-law No. 8572)
14. A By-law to amend Zoning and Development By-law No. 3575 (District Schedules - Gasoline Stations) (By-law No. 8573)
15. A By-law to amend By-law No. 8131 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (655 Great Northern Way) (By-law No. 8574)

The Special Council adjourned at 10:25 p.m

\* \* \* \* \*

**BY-LAW NO. 8566**

**A By-law to amend By-law No's. 6744, 6747, 6757,  
7156, 7200, 7232, 7675, 7677, 7681, and 8109  
which amended Zoning and Development By-law No. 3575  
by rezoning certain areas to CD-1**

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

1. From By-law No. 6744, delete section 6.5(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the lowest official established building grade;”.
2. From By-law No. 6747, delete the first portion of section 7.3(e) that appears before subparagraphs (i) and (ii), and substitute:

“(e) the floors or portions of floors used for off-street parking and loading, and bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that is:”.
3. From By-law No. 6757, delete section 7.3(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.
4. From By-law No's. 7156, 7200, and 7232, delete section 6.3(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.

5. From By-law No's. 7675, 7677, 7681, and 8109, delete section 5.3(d), and substitute:
- “(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.
6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 22nd day of October, 2002

(Signed) "Philip W. Owen"  
Mayor

(Signed) "Syd Baxter"  
City Clerk

I certify that this is a true copy of By-law No. 8566 enacted by the Council of the City of Vancouver on October 22, 2002.

CITY CLERK



CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING MINUTES

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)