



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (415)

651 Expo Boulevard

By-law No. 8587

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

Effective November 7, 2002

(Amended up to and including By-law No.10184, dated December 14, 2010)

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

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

Base Surface calculations will commence from the building grades on the viaduct level roads.

[9769; 08 11 25] [10184; 10 12 14]

3 Uses and Conditions of Use

The only uses permitted within CD-1 (415), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this section 3, and the only uses for which the Director of Planning or Development Permit Board will issue development permits, are:

- (a) Dwelling Units in multiple dwellings, not exceeding 1,153 dwelling units, provided that at least 288 dwelling units must be for family housing, and their design must be in accordance with Council's "High-Density Housing for Families with Children Guidelines"; [9769; 08 11 25] [9890; 09 06 16]
- (b) Live/work Use;
- (c) Parking Uses, subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to ensure the maintenance of the parking spaces for public, short-term parking that is available hourly but not daily, monthly, or yearly, or for commuters;
- (d) Retail Uses, not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (e) Service Uses, not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, and Sign Painting Shop;
- (f) Wholesale Uses, limited to Wholesaling - Class B;
- (g) Accessory Use customarily ancillary to any of the uses permitted by this section 3;
- (h) Interim Uses not listed in this section 3, and Accessory Uses customarily ancillary to them, provided that:
 - (i) the Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;
 - (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years; and

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8587 or provides an explanatory note.

- (i) Interim Parking Use, subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to ensure the maintenance of the parking spaces for public, short-term parking that is available hourly but not daily, monthly, or yearly, or for commuters, and to limit development permits in connection with such interim parking use to three years or less.

4 Floor Area and Density

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

Table 1

Use	Maximum Floor Area
Residential (including live/work)	83 331 m ²
Office/Retail/Service/Wholesale	13 619 m ²
Total	96 950 m ²

4.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below ground, to be measured to the extreme outer limits of the building.

4.3 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing but the total area of all exclusions must not exceed 8% of the residential floor area provided or to be provided;
- (b) patios and roof gardens, if the Director of Planning has approved any sunroofs or walls that form part of such patios or roof gardens;
- (c) any portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) any portion of a floor used for off-street parking and loading;
- (e) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) amenity areas accessory to residential use, except that the total area excluded must not exceed 1 858 m²; and
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence before March 14, 2000.

4.4 Computation of floor space ratio and floor area may exclude: [9311; 06 06 13]

- (a) enclosed residential balconies, if 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 must not exceed 8% of the residential floor area provided or to be provided; and
 - (ii) the enclosed area of the excluded balcony floor area must not exceed 50%; and
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character.

4.5 Despite sections 3 and 4.1:

- (a) retail and service uses may be located only on that portion of the Expo Boulevard level within 10.7 m of the front boundary of the site; and
- (b) the minimum size of:
 - (i) a live/work unit must be no less than 47 m²;
 - (ii) the residential component of a live/work unit must be no less than the standard set out from time to time in section 10.21.2 of the Zoning and Development By-law; and
 - (iii) the general office component of a live/work unit must be no less than 9.3 m².

4.6 The use of floor space excluded, under this By-law, from the computation of floor space ratio and floor area must not be for any purpose other than that which justified the exclusion.
[9311; 06 06 13]

5 Height

5.1 The building height, measured above the base surface, but excluding the mechanical penthouse and roof, must not exceed 91 m, subject to Council's applicable policies and guidelines.

5.2 Height calculation will commence from base surface.

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

6 Parking, Loading, and Bicycle Parking

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of the Parking By-law, of off-street parking, loading, and bicycle parking, except that:

- (a) dwelling uses must provide:
 - (i) for dwelling units less than 65 square meters gross floor area, a minimum of 0.5 space per dwelling unit;
 - (ii) for dwelling units equal to or greater than 65 square meters gross floor area, a minimum of 1.00 space per dwelling unit; and
 - (iii) the maximum parking permissible will be 0.6 space for every dwelling unit and one additional space for each 100 square meters of gross floor area, or 2.3 spaces per dwelling unit, whichever is the lesser;
- (b) retail uses must provide a minimum of 1 space for each 100 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause; and
- (c) wholesaling - class B must provide a minimum of 1 parking space for each 20.6 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause, but in no case will the total number of parking spaces exceed 726 spaces, and must be subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to increase and enhance pedestrian traffic and reduce vehicular traffic; and
- (d) wholesaling - class B must provide over-sized loading spaces in quantities and dimensions, and with access, circulation, and manoeuvring, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.

[9769; 08 11 25]

7 Acoustics

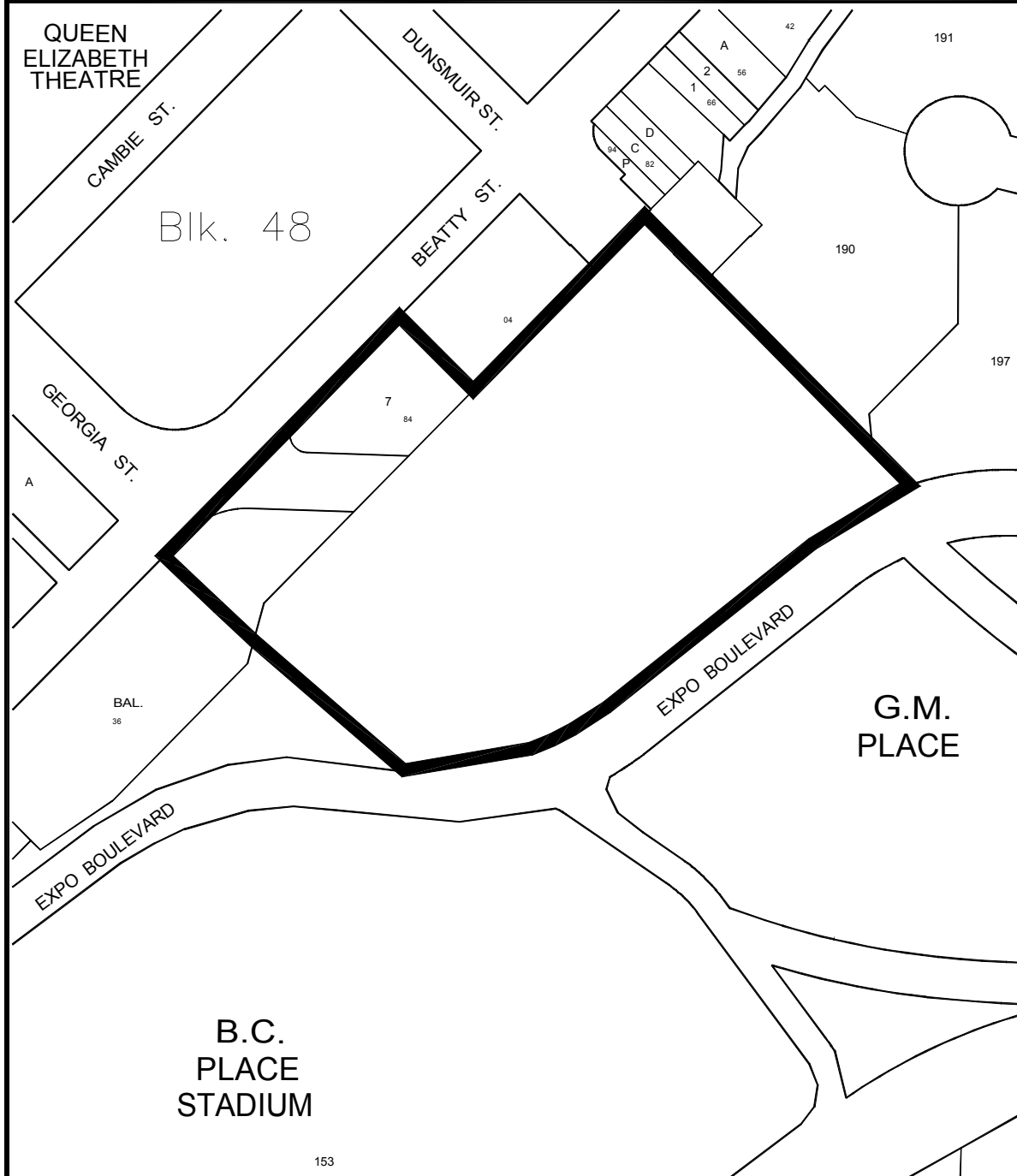
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level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

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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

By-law No. _____ being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



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

Z-533

RZ - 651 Expo Blvd. and 630-690 Beatty Street

map: 1 of 1
scale: 1:2000



City of Vancouver

Backup Notes



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

July 25, 2002

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 25, 2002, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development Bylaw, False Creek North Official Development Plan, Sign By-law and Heritage By-law, and Heritage Revitalization Agreements.

PRESENT:

Mayor Philip Owen*
 Councillor Don Lee, Acting Chair (Item 4)
 Councillor Fred Bass
 Councillor Lynne Kennedy
 Councillor Tim Louis
 Councillor Sandy McCormick
 Councillor Gordon Price
 Councillor Sam Sullivan

ABSENT:

Councillor Jennifer Clarke (Leave of Absence)
 Councillor Daniel Lee (Sick Leave)
 Councillor George Puil (Leave of Absence)

**CITY CLERK'S
 OFFICE:**

Nancy Largent, Meeting Coordinator

** denotes presence for a portion of the meeting*

COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY

Council Decision

MOVED by Councillor Bass

THAT the I-3 District Schedule be amended to require conditional approval of Information Technology uses over 1.0 FSR, generally as contained in Appendix A of the Policy Report dated May 28, 2002, entitled "Text Amendment: I-3 District - Conditional Density Provision"; and

FURTHER THAT the draft I-3 District Guidelines for the False Creek Flats, generally as contained in Appendix B of the Policy Report dated May 28, 2002, entitled "Text Amendment: I-3 District - Conditional Density Provision", be approved.

CARRIED UNANIMOUSLY

- - - - -

Mayor Owen declared Conflict of Interest on item 4 because he has commercial and residential property interests in the area, and left the Council Chamber at 8:15 p.m. The Mayor did not return to the meeting. Councillor Don Lee assumed the Chair for the remainder of the meeting.

- - - - -

4. 651 Expo Boulevard and 630-696 Beatty Street 1401-47/5304

An application by Pacific Place Developments Corporation to rezone the sites at 651 Expo Boulevard from BCPED to CD-1 was considered as follows:

Summary: The proposed rezoning and associated amendments to the False Creek North Official Development Plan (ODP) would allow for future development of four high-rise residential towers, a mid-rise non-market housing development, and a Costco store.

An application by the Director of Current Planning to rezone the site at 696 Beatty Street to allow a residential floor area of 6747 m², and to amend the False Creek North Official Development Plan, By-law No. 6650 to include this site and floor area within Sub-Area 7B of False Creek North, was also considered.

The Director of Current Planning recommended approval, subject to conditions set out in the agenda of the Public Hearing, which were adopted this day by resolution of Council.

Council also had before it the following memorandum from the Director of Current Planning:

**651 Expo Boulevard and 620-696 Beatty Street (Area 7B)
CD Rezoning and FCN ODP Text Amendments
July 25, 2002**

Subsequent to referral of these applications to Public Hearing, progress has been made regarding arrangements for the sale of the City-owned Lot D at 696 Beatty Street to Pacific Place Developments Corp. and for the provision of parking spaces for the B.C. Regiment Drill Hall at 620 Beatty Street.

Accordingly, it is recommended that the conditions of approval be amended as follows:

- 1. Delete condition (c) (4) (xii) and substitute the following:

“Arrangements for the development and leasing of 23 normal-sized parking spaces for the Beatty Street Drill Hall (620 Beatty Street) in below-grade area near the Drill Hall and 7 parking spaces for oversized vehicles in area under the Dunsmuir or Georgia Viaduct, all spaces to be as accessible to the Drill Hall as is feasible to achieve, to the satisfaction of the General Manager of Engineering Services and the Director of Current Planning, on terms and conditions acceptable to the Director of Legal Services, and subject to the prior approval of City Council.”

- 2. Insert the following condition after (c) (4) (xxiii):

“LOT D

- (5) Arrangements for the sale of the City-owned Lot D at 696 Beatty Street to Pacific Place Developments Corp. to the satisfaction of the Director of Real Estate Services and General Manager of Engineering Services, on terms and conditions acceptable to the Director of Legal Services, and subject to the prior approval of City Council.”

Staff Opening Comments

Phil Mondor, Planner, reviewed the application with reference to the extensive public process, changes in land use and density, residential use, transfer of density, non-market housing conditions, and parking requirements. The proposed development of a Costco store

and provision of a pedestrian connection between the Stadium SkyTrain Station and BC Place Stadium were reviewed in some detail.

Larry Beasley, Director of Current Planning, noted significant differences between this urban Costco proposal and the suburban Wal-Mart proposal. The proposed Costco does more wholesale than retail business, would provide better access for both small businesses and residents in the area, and generate less traffic overall than is caused by area motorists going to existing Costco locations.

Applicant Opening Comments

Matt Meehan, Pacific Place Development Corporation, advised that the applicant is prepared to accept all conditions except the requirement to provide pedestrian access to BC Place Stadium at its cost. BC Place Stadium, not the applicant, is the owner of the land the connection is to be made to, and it should not be the applicant's responsibility to pay for the connection. It should be covered by the \$1.8 Million payment-in-lieu.

Walter Kizinsky, Costco, stated that the company has wanted a downtown location for some years. Costco wishes to be respectful of the City and its visions, and this store will be radically different in its design and architecture from other Costcos. Mr. Kizinsky responded to questions about design details, transportation alternatives and delivery services, which will be worked out at the development permit stage.

Mr. Beasley commented that the ODP is very clear that there was a requirement for an eventual pedestrian connection across the site to the stadium, one of the least pedestrian-accessible areas in the downtown, and that it would be paid for by Concord Pacific (now Pacific Place Development Corporation). Payment-in-lieu is a separate requirement. Should the condition prove difficult to work out, it can be brought back to Council for further consideration.

Summary of Correspondence

Eight letters of support were received since the application was referred to Public Hearing.

Speakers

The following speakers opposed the application:

- John Irwin, Southeast False Creek Working Group (brief filed)
- Rob Wynen, West End Residents' Association

Following are some of the comments made in opposition to the application:

- big-box retail is not ecologically sustainable;
- big-box retail is not transit or pedestrian-friendly and traffic will increase;
- small retailers, e.g. in the West End and Chinatown, will be forced out of business, especially at this time while margins are tight and the vacancy rate rising;
- local resident-serving businesses such as groceries, meat markets and bakeries will be lost and their places taken by high-end retail;
- jobs created by Costco would be low-paying and part-time, not suitable replacement for jobs lost, and there will be little opportunity for employees to get to know customers;
- a Wal-Mart could be developed at International Village;
- the notification process did not include the West End.

The following speakers supported the application:

Susan Wilkins, area resident and a business owner
David Le Page, Fast Track to Employment
Vernon Kingman, West End resident and a business owner
Howard Goodrich

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

- the proposed Costco location will be more convenient for area residents and businesses alike;
- many Costco members will now drive less distance, use less fuel and generate less air pollution than when they had to go to Grandview or Richmond;
- the idea of a delivery service was supported;
- there is the opportunity for positive economic benefits to the Downtown Eastside through the creation of entry-level jobs and laddering opportunities for area residents;
- Council was asked to put a local employment condition on the development;
- retailers like to be where the traffic is - Costco will bring new traffic and business opportunities;
- business in the Downtown Eastside and Strathcona will be revitalized by the new shoppers and traffic brought to the area;
- Costco members also patronize their local merchants;
- the project will increase the City's tax base.

Graham Ramsay, BC Place Stadium, generally supported the application but expressed concerns about access around the stadium.

Marcel Roch, representing National Defence, advised that concerns regarding parking for the Beatty Street Drill Hall have now been resolved to the satisfaction of National Defence by the amended condition (c) (4) (xii) recommended by the Director of Current Planning.

In response to questions raised, Blake Hudema, retail consultant to the applicant, and Trevor Ward, transportation consultant, reviewed their findings with regard to Costco's wholesale/retail mix, numbers of customers and their points of origin, trip peak times, and fuel and time savings.

The Mayor called for any further speakers and none came forward.

Mr. Meehan responded to questions about the pedestrian connection and estimated costs for the work, and reiterated the applicant's objection to paying for a project on another owner's property. He also noted indications of support from groups such as the Downtown Eastside Residents' Association and the Chinatown and Strathcona Merchants' Associations.

Mr. Beasley, Mr. Mondor, and Paul Pinsker, Parking and Development Engineer, answered questions about notification, residential towers, low-cost rental, Costco's wholesale/retail mix, traffic loads, estimated travel time and fuel savings, and local employment strategy. Local employment is not a requirement in the ODP; however, staff can certainly work with the applicant, Costco and advocacy groups to encourage it.

Potential costs of the pedestrian connection to BC Place were also provided, with varying estimates. Mr. Beasley read out the section of the ODP relevant to the pedestrian connection, and explained its background and intent. Should Council desire further information, it should approve the condition but ask staff to report back on this issue. It is always within Council's power to relieve the applicant of a condition should it so desire.

Applicant Final Comments

Mr. Meehan commented that the applicant is prepared to discuss concerns regarding the pedestrian connector further with staff, and also to look into the question of local employment.

Staff Final Summation

Mr. Beasley and Mr. Mondor assured Council that all legal requirements regarding notification were met, and in addition, events such as public open houses were advertised in community newspapers. Costco has expressed interest in the question of local employment, and this issue will be discussed further. It was reiterated that should Council desire further information on the requirement for a pedestrian connection to BC Place stadium, it should approve the condition at this time and instruct staff to report back on the issue.

Council Decision

MOVED by Councillor Kennedy

A. THAT the application by Pacific Place Developments Corp. to rezone the sites at 651 Expo Boulevard (portion of Lot 156, except portions in Plans 21735, LMP12037, LMP12038 and LMP13010, False Creek, Plan 21458) and 690 Beatty Street (Lot 7, Plan 4656, Block 49, D.L. 541) from BCPED to CD, generally as contained in Appendix A of the Policy Report dated June 13, 2002, entitled "Comprehensive Development (CD) Rezoning and False Creek North Official Development Plan Amendments: 651 Expo Boulevard and 690-696 Beatty Street", be approved, subject to the the following conditions amended as recommended in the memorandum from the Director of Current Planning dated July 25, 2002 (*italics denote amendment*):

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by James K. M. Cheng Architects Inc., and stamped "Received, City Planning Department, April 23, 2002", provided that the Director of Planning, or Development Permit Board, may allow alterations to the form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Development Permit Board who shall have particular regard to the following:

DESIGN DEVELOPMENT

- 1) design development to the non-market residential site to ensure livability and viability - aspects to review include, among other things: eliminating the stepped built form; combining the two parking access points into one to provide more semi-private open space; and orient more built form toward the public open space to better define that space;
- 2) design development to the lower built form of the market housing to introduce more variety and residential presence on the viaducts - aspects to review include, among other things: increasing the building height at the south-west and north-east corners, and strengthening the townhouse character and use;

- 3) design development to the residential character and presence on the internal street - aspects to review include, among other things: locating the parking entrances onto the north-south road, and minimizing the tower lobby areas;
- 4) design development to allow views through the site to GM Place - aspects to review include, among other things: relocating the amenity area or providing pedestrian access through or under the amenity area to the pedestrian path above the Expo Boulevard facade, taking into consideration the principles of CPTED (Crime Prevention Through Environmental Design);
- 5) design development to optimize the width of the pedestrian system along the upper level of the Expo Boulevard facade, taking into consideration the principles of CPTED (Crime Prevention Through Environmental Design);
- 6) design development of the public open space and the Expo Boulevard facade and pedestrian walkway above it at the southeast corner of the site (Georgia Viaduct and Expo Blvd.) - aspects to consider include acknowledgement and reference, and re-integration or replication if possible, of the historic resources on the commemorative plaza at 696 Beatty Street, including sculpture, railings and lamps from the original Georgia Viaduct's western approach, and the Dunsmuir rail tunnel portal;
- 7) design development to the Expo Boulevard facade to enhance its visual experience and recollect the escarpment - aspects to consider include, among other things: introducing a substantial vertical landscaped wall at the southerly end of the facade; introducing a vertical water course at the easterly end of the facade in conjunction with the elevator and stair system;
- 8) design development to increase the amount of planting, including trees, along the parking facade facing Expo Boulevard;
- 9) design development to the canopy system along Expo Boulevard to ensure natural light access - aspects to review include, among other things: maximizing the amount of glass;

- 10) design development to the landscaping and treatment of the areas under the viaducts - aspects to review include, among other things: horizontal and vertical materials;

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 11) design development to consider the principles of CPTED (Crime Prevention Through Environmental Design), having particular regard for:
 - (i) design of underdeck areas to reduce opportunities for mischief and vandalism.
 - (ii) separation of parking users including exit stairs to ensure security.
 - (iii) ensuring that all pathways are clearly defined with defensible design.
 - (iv) reducing opportunities for graffiti and skateboarding.
 - (v) preparation of a parking security report.

LANDSCAPE

- 12) preparation of a comprehensive landscape plan, including consideration of the following:
 - (i) a second pedestrian walkway, with double row of trees, along the southern edge of the public open space adjacent to the Drill Hall.
 - (ii) a double row of trees along the east side of the new street connecting West Georgia to Dunsmuir.
 - (iii) east-west pedestrian access by creating a walkway between the proposed Amenity building and Tower B.

PARKING AND LOADING

- 13) parking provision will be subject to the following:
 - (i) preparation of a transportation demand management plan, including the development of a carpool plan/transit policy for employees.
 - (ii) pilot project to assist Costco members who choose to walk to the store, including provision of shopping carts, wagons

and/or other pedestrian-serving conveniences.

(iii) pilot project for the operation of delivery services.

14) loading provision will be subject to the following:

(i) design and access of goods loading for the Costco store requires further development, ensuring that:

- all trucks enter and leave the site moving forward,
- all manoeuvring occurs on site, and
- conflicts with other vehicles and pedestrians are minimized; and

(ii) consideration of pick-up/drop-off zone near the pedestrian entrance.

AGREEMENTS

(c) THAT, prior to enactment of the CD-1 By-law and False Creek North Official Development Plan amending by-law, at no cost to the City, the registered owner shall make arrangements for the following:

NON-MARKET HOUSING

1) the Non-Market Housing Agreement which secures the provision of a site in Area 7B for 100 non-market housing units (50 family and 50 non-family), be amended on terms and conditions to the satisfaction of the Director of the Housing Centre and the Director of Legal Services, to include transfer to Area 7B of an obligation to provide a site for 116 non-market housing units (61 family and 55 non-family) from Area 6C, for a total of 216 non-market housing units (111 family and 105 non-family); and

2) one or more agreements satisfactory to the City Manager and the Directors of the Housing Centre and Legal Services by which sufficient parcels shall be conveyed to the City for the 216 non-market housing units 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.

PUBLIC ART

- 3) execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, for the provision of public art in accordance with the City's Public Art Policies and Guidelines.

ENGINEERING

- 4) the registered owner shall, at no cost to the City, and to the satisfaction of the Director of Legal Services and the General Manger of Engineering Services, complete the following:

SUBDIVISION

- (i) Subdivide the subject portion of Lot 156 to create a single parcel (proposed Lot 289).
- (ii) Subdivide the proposed Lot 289 to achieve the dedications referred to in ROAD AND OPEN SPACE DEDICATIONS.
- (iii) Subdivide the prposed Lot 289 to create an air space parcel for the Costco Wholesale store.

CHARGE SUMMARY

- (iv) Make suitable arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of charges shown on title (a charge summary should be provided) and, if necessary, for the modification, release, extension or replacement of such charges, on terms acceptable to the Director of Legal Services. (Provide summary of charges that apply only to proposed Lot 289).

SOILS REMEDIATION

- (v) Obtain and submit to the City copies of all soils studies and the consequential Remediation Plan, approved by the Ministry of Environment. Enter into or cause to be entered into by the Province of British Columbia, agreements satisfactory to the Director of Legal Services, providing

for the remediation of any contaminated soils on the Area 7B in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City and the Approving Officer against any liability or costs which may be incurred as a result of the presence of contaminated soils on the site.

SOILS INDEMNITY AGREEMENT

- (vi) Execute an Indemnity Agreement, satisfactory to the Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City and the Approving Officer from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time as the Ministry of Environment issues an approval, in a form satisfactory to the Director of Legal Services and the General Manager of Engineering Services, certifying that the subject site, including all roads, utility corridors and open spaces contained therein, have been remediated to Provincial Standards as defined in such approval.

SOILS VANCOUVER CHARTER

- (vii) Shall, as required by the General Manager of Engineering Services and the City's Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

OCCUPANCY

- (viii) Execute a Section 219 Covenant, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the subject site constructed pursuant to this rezoning until an approval, in a form satisfactory to the Director of

Legal Services and the General Manager of Engineering Services, have been provided to the City by the Ministry of Environment.

SERVICES AGREEMENT

(ix) Execute a Services Agreement to ensure that all on-site and off-site works and services necessary or incidental to the servicing of this site (collectively called the “services”) are designed, constructed, and installed at no cost to the City, and to provide for the grant of all necessary street dedications and rights-of-way for the Services, all to the satisfaction of the Director of Legal Services and the General Manager of Engineering Services. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

1. No Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of all of the Services is completed to the satisfaction of the General Manager of Engineering Services;
2. The design of all the Services will be completed to the satisfaction of the General Manager of Engineering Services prior to (i) tendering for the construction of any of the Services; or (ii) any construction of the Services if the Property Owner decides not to tender the construction;
3. No occupancy of any buildings or improvements constructed pursuant to the rezoning until all Services are completed to the satisfaction of the General Manager of Engineering Services;
4. In addition to standard utilities, necessary services will include the provision of:
 - a pedestrian connection from the south side of Georgia Street to the Stadium Plaza Concourse to be provided to the satisfaction of the General

Manager of Engineering Services and the Director of Planning,

- sidewalk widths on Beatty Street, Expo Boulevard, Georgia Street, Dunsmuir Street adjacent to the site and on the proposed internal street are to be provided to the satisfaction of the General Manager of Engineering Services and the Director of Planning,
- the realignment of Griffiths Way to lie opposite the Costco vehicular entrance below Georgia Viaduct, thereby improving the level of service at the Abbot Street/Expo Boulevard intersection,
- signals at the intersections of the proposed internal roadway with the Dunsmuir and Georgia Viaducts, and at Griffiths Way and Expo Boulevard, and
- a plan, including recommending and installing traffic calming measures, to ensure that the existing lane running behind Beatty Street cannot be used by Costco customers and site residents.

STADIUM PARKING AGREEMENT

- (x) Execute a modification to the existing Stadium Parking Agreement to transfer the obligation for 100 built stalls to another Concord site and transfer the obligation for 50 pay-in lieu stalls to this site from another Concord site, all to the satisfaction of the General Manager of Engineering Services.

As there is already an obligation on this site to provide 150 pay-in-lieu stalls, the applicant will be required to provide a total of 200 pay-in-lieu parking stalls. As an alternative, the General Manager of Engineering Services and the Director of Current Planning may report on the disposition of these pay-in-lieu funds.

COSTCO PARKING AGREEMENT

- (xi) Execute an agreement to allow the applicant to construct and operate 726 commercial parking stalls, and obligating the applicant to ensure that the 726 spaces are available only on a short-term (hourly) basis and are not to be subject to any long term leases.

DRILL HALL PARKING AGREEMENT

- (xii) *Arrangements for the development and leasing of 23 normal-sized parking spaces for the Beatty Street Drill Hall (620 Beatty Street) in below-grade area near the Drill Hall and 7 parking spaces for over-sized vehicles in area under the Dunsmuir or Georgia Viaduct, all spaces to be as accessible to the Drill Hall as is feasible to achieve, to the satisfaction of the General Manager of Engineering Services and the Director of Current Planning, on terms and conditions acceptable to the Director of Legal Services, and subject to the prior approval of City Council.*

ROAD AND OPEN SPACE DEDICATIONS

- (xiii) Arrange for the dedication, right of way or other agreement for the road, open space and internal road system within the site, and the area under the Viaducts.

LOT D

- (5) *Arrangements for the sale of the City-owned Lot D at 696 Beatty Street to Pacific Place Developments Corp. to the satisfaction of the Director of Real Estate Services and General Manager of Engineering Services, on terms and conditions acceptable to the Director of Legal Services, and subject to the prior approval of City Council."*

RIGHTS-OF-WAY

- (xiv) Arrange for rights-of-way for any shared private open spaces. Amendments will be required to statutory right-of-ways for existing road, and for internal roads within site.

USE OF SPACE UNDER THE VIADUCTS

- (xv) Arrange for temporary parking and any other uses under the Viaducts, including registration of a Bridge Proximity Agreement and any agreements required to allow for the granting to the applicant, at nominal cost, and for the life of the Costco building the granting of a lease, easement or any other right to use the space under the viaducts.

These agreements will take into consideration the provision of long-term parking for the Beatty Street Drill Hall (see (xii) above).

RIGHT-OF-WAY FOR SIDEWALK

- (xvi) Execute an agreement to secure sidewalk rights-of-way on the proposed Georgia and Dunsmuir Viaduct walkways adjacent to the site, including the obligation for support and maintenance.

ELEVATED WALKWAYS AGREEMENT

- (xvii) The existing agreement dealing with the design, construction, maintenance, and use by the public of the elevated walkways connecting Beatty Street with GM Place is to be discharged or modified, to the satisfaction of the Director of Legal Services and the General Manager of Engineering Services.

STREET LANDSCAPING

- (xviii) Execute an agreement to secure installation, irrigation and support of all street trees and landscaping features to

be located on the new Georgia and Dunsmuir Viaduct walkways adjacent to the site.

MAINTENANCE OF PUBLIC OPEN SPACES

- (xix) Execute an agreement to secure public access rights to, and maintenance of the public open space to the satisfaction of the Director of Planning and the General Manager of Engineering Services.

BEATTY STREET BULKHEAD

- (xx) Execute an agreement for provision and maintenance of a bulkhead to ensure continued support of Beatty Street.

DUNSMUIR TUNNEL

- (xxi) The Dunsmuir Tunnel is to be filled and closed, to the satisfaction of the General Manager of Engineering Services. How much of the tunnel should be filled - the entire length of tunnel, the portions under Beatty Street and Lot D, or just the portion under Lot D -- has not yet been determined. If the entire length is not filled in, an access to the tunnel portion under the City-owned Block 48 may need to be provided, satisfactory to the General Manager of Engineering Services, to allow for tunnel maintenance.

UTILITIES

- (xxii) Arrange for the undergrounding of all new services (Hydro, Tel, Cable and Gas) to the site, including a review of the impact on the adjacent neighbourhood of any additional cabling that may be necessary to facilitate the underground of services.

Note: The site appears to have the ability to be serviced by Hydro and Tel, but applicant will need to provide written confirmation from these utilities. BC Gas is available off Beatty Street, but service availability to this site is not known. Any proposed changes to the

underground/ overhead utility network to accommodate service to this site must be reviewed by Utilities Management.

AMEND COVENANTS

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

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

The facilities to be provided including the Services, and site remediation, may, in the discretion of the General Manager of Engineering Services and Director of Legal Services, be constructed in phases, in accordance with phasing plans satisfactory to the aforesaid officials, and the respective Agreements will provide for security and occupancy restrictions appropriate to such phasing.

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

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

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

- B. THAT the application by Pacific Place Developments Corp. to amend the False Creek North Official Development Plan, By-law No. 6650 be approved

generally as contained in Appendix A of the Policy Report dated June 13, 2002, entitled "Comprehensive Development (CD) Rezoning and False Creek North Official Development Plan Amendments: 651 Expo Boulevard and 690-696 Beatty Street".

- C. THAT the application by the Director of Current Planning to rezone the site at 696 Beatty Street (Lot D, Block 49, DL 541, Plan LMP42064) from BCPED to CD, to allow a residential floor area of 6747 m², and to amend the False Creek North Official Development Plan, By-law No. 6650 to include this site and floor area within Sub-Area 7B of False Creek North, be approved.
- D. THAT the application to amend the Sign By-law to establish regulations for this CD District in accordance with Schedule "B" (DD) be approved.
- E. THAT prior to enactment of the CD-1 By-law, staff report back to City Council on the interpretation of Section 3.3 of the False Creek North Official Development Plan as it applies to rezoning approval condition (c) (4) (ix) (4) requiring the applicant to provide a pedestrian connection from the south side of the Georgia Viaduct to the Stadium Plaza Concourse.
- F. THAT staff facilitate discussion between employment and job-training advocate organizations and the applicant, including Costco Wholesale Store, regarding a voluntary job creation and training program for low-income residents in surrounding neighbourhoods.

CARRIED

(Councillors Bass and Louis opposed)

(Mayor Owen not present for the vote)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Price

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

BY-LAWS

- 1. A By-law to amend By-law No. 4472 which amended Zoning and Development By-law No.3575 by rezoning an area to CD-1 (Vancouver General Hospital - 855 West 12th Avenue) (By-law No. 8584)**
- 2. A By-law to amend Sign By-law No. 6510 (855 West 12th Avenue - Vancouver General Hospital) (By-law No. 8585)**
- 3. A By-law to amend Noise Control By-law No. 6555 (855 West 12th Avenue) (By-law No. 8586)**
- 4. A By-law to amend Zoning and Development By-law No. 3575 (651 Expo Boulevard) (By-law No. 8587)**
- 5. A By-law to amend False Creek North Official Development Plan By-law No. 6650 (FCN ODP - 651 Expo Boulevard) (By-law No. 8588)**
- 6. A By-law to amend By-law No. 7675 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (500 Pacific Street - Marina) (By-law No. 8589)**
- 7. A By-law to amend False Creek North Official Development Plan By-law No. 6650 (500 Pacific Street - Marina) (By-law No. 8590)**
- 8. A By-law to amend Southeast Granville Slopes Official Development Plan By-law No. 5752 (Waterlot - Southeast Granville Slopes) (By-law No. 8591)**
- 9. A By-law to amend By-law No. 3575, being the Zoning and Development By-law (1175 Broughton Street) (By-law No. 8592)**

651 Expo Boulevard

BY-LAW NO. 8587

**A By-law to amend
Zoning and Development By-law No. 3575**

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-533 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Definitions

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

Base Surface calculations will commence from the building grades on the viaduct level roads;

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; and

Live/work Use means the combined use of premises for a residential unit and general office use in conjunction with one another, provided that:

- (a) there must be no combination of a residential unit and a **health enhancement centre** or any dating service, entertainment service, **exotic dancer business**, social escort service or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; and
- (b) any development permit for such premises must be based on such combined uses.

Uses and Conditions of Use

3. The only uses permitted within CD-1 (415), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this section 3, and the only uses for which the Director of Planning or Development Permit Board will issue development permits, are:

- (a) Dwelling Units in multiple dwellings, not exceeding 1,116 dwelling units, provided that:
 - (i) a minimum of 180 dwelling units, in addition to the units referred to in sections 3(1)(a)(ii) and (iii), must be for family housing, and their design must be in accordance with Council's "High-Density Housing for Families With Children Guidelines";
 - (ii) a minimum of 111 dwelling units, in addition to the units referred to in section 3(a)(iii), must be provided through government funded programs targeted for core-need households or for such non-market housing programs or initiatives as Council may generally define or specifically approve from time to time, and their design must be for family housing consistent with Council's "High-Density Housing for Families With Children Guidelines"; and
 - (iii) a minimum of 105 dwelling units must be provided through government funded programs targeted for core-need households or for such non-market housing programs or initiatives as Council may generally define or specifically approve from time to time;
- (b) Live/work Use;
- (c) Parking Uses, subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to ensure the maintenance of the parking spaces for public, short-term parking that is available hourly but not daily, monthly, or yearly, or for commuters;
- (d) Retail Uses, not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (e) Service Uses, not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, and Sign Painting Shop;
- (f) Wholesale Uses, limited to Wholesaling - Class B;

- (g) Accessory Use customarily ancillary to any of the uses permitted by this section 3;
- (h) Interim Uses not listed in this section 3, and Accessory Uses customarily ancillary to them, provided that:
 - (i) the Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;
 - (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years; and
- (i) Interim Parking Use, subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to ensure the maintenance of the parking spaces for public, short-term parking that is available hourly but not daily, monthly, or yearly, or for commuters, and to limit development permits in connection with such interim parking use to three years or less.

Floor Area and Density

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

Table 1

Use	Maximum Floor Area
Residential (including live/work)	83 331 m ²
Office/Retail/Service/Wholesale	13 619 m ²
Total	96 950 m ²

4.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below ground, to be measured to the extreme outer limits of the building.

4.3 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing but the total area of all exclusions must not exceed 8% of the residential floor area provided or to be provided;
- (b) patios and roof gardens, if the Director of Planning has approved any sunroofs or walls that form part of such patios or roof gardens;
- (c) any portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) any portion of a floor used for off-street parking and loading;
- (e) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (f) residential storage space, except that if the storage space is at or above base surface, the maximum exclusion will be 3.71 m² for each dwelling unit;
- (g) amenity areas accessory to residential use, except that the total area excluded must not exceed 1 858 m²; and
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence before March 14, 2000.

4.4 Computation of floor space ratio may exclude:

- (a) enclosed residential balconies, if 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 must not exceed 8% of the residential floor area provided or to be provided; and
 - (ii) the enclosed area of the excluded balcony floor area must not exceed 50%; and

- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character.

4.5 Despite sections 3 and 4.1:

- (a) retail and service uses may be located only on that portion of the Expo Boulevard level within 10.7 m of the front boundary of the site; and
- (b) the minimum size of:
 - (i) a live/work unit must be no less than 47 m²;
 - (ii) the residential component of a live/work unit must be no less than the standard set out from time to time in section 10.21.2 of the Zoning and Development By-law; and
 - (iii) the general office component of a live/work unit must be no less than 9.3 m².

Height

5.1 The building height, measured above the base surface, but excluding the mechanical penthouse and roof, must not exceed 91 m, subject to Council's applicable policies and guidelines.

5.2 Height calculation will commence from base surface.

Parking, Loading, and Bicycle Parking

6. Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of the Parking By-law, of off-street parking, loading, and bicycle parking, except that:

- (a) dwelling uses, not including units designated for core-need subsidized seniors housing or non-market housing, must provide:
 - (i) for dwelling units less than 65 square meters gross floor area, a minimum of 0.5 space per dwelling unit;
 - (ii) for dwelling units equal to or greater than 65 square meters gross floor area, a minimum of 1.00 space per dwelling unit; and
 - (iii) the maximum parking permissible will be 0.6 space for every dwelling unit and one additional space for each 100 square meters of gross floor area, or 2.3 spaces per dwelling unit, whichever is the lesser;

- (b) dwelling uses designated for core-need subsidized seniors housing or non-market housing must provide a minimum of 0.5 spaces per dwelling unit, except that the Director of Planning may relax this requirement if the dwelling units are less than 50 square meters gross floor area and intended for single occupants, and if the occupants submit to income testing;
- (c) retail uses must provide a minimum of 1 space for each 100 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause; and
- (d) wholesaling - class B must provide a minimum of 1 parking space for each 20.6 m² of gross floor area, subject to a maximum number of spaces 10% greater than the minimum calculated using this clause, but in no case will the total number of parking spaces exceed 726 spaces, and must be subject to conditions satisfactory to the Director of Planning, in consultation with the General Manager of Engineering Services, to increase and enhance pedestrian traffic and reduce vehicular traffic; and
- (e) wholesaling - class B must provide over-sized loading spaces in quantities and dimensions, and with access, circulation, and manoeuvring, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.

Acoustics

7. 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 levels expressed in decibels 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
kitchens, bathrooms, hallways	45

Force and Effect

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

ENACTED by Council this 7th day of November, 2002

(Signed) "Philip W. Owen"
Mayor

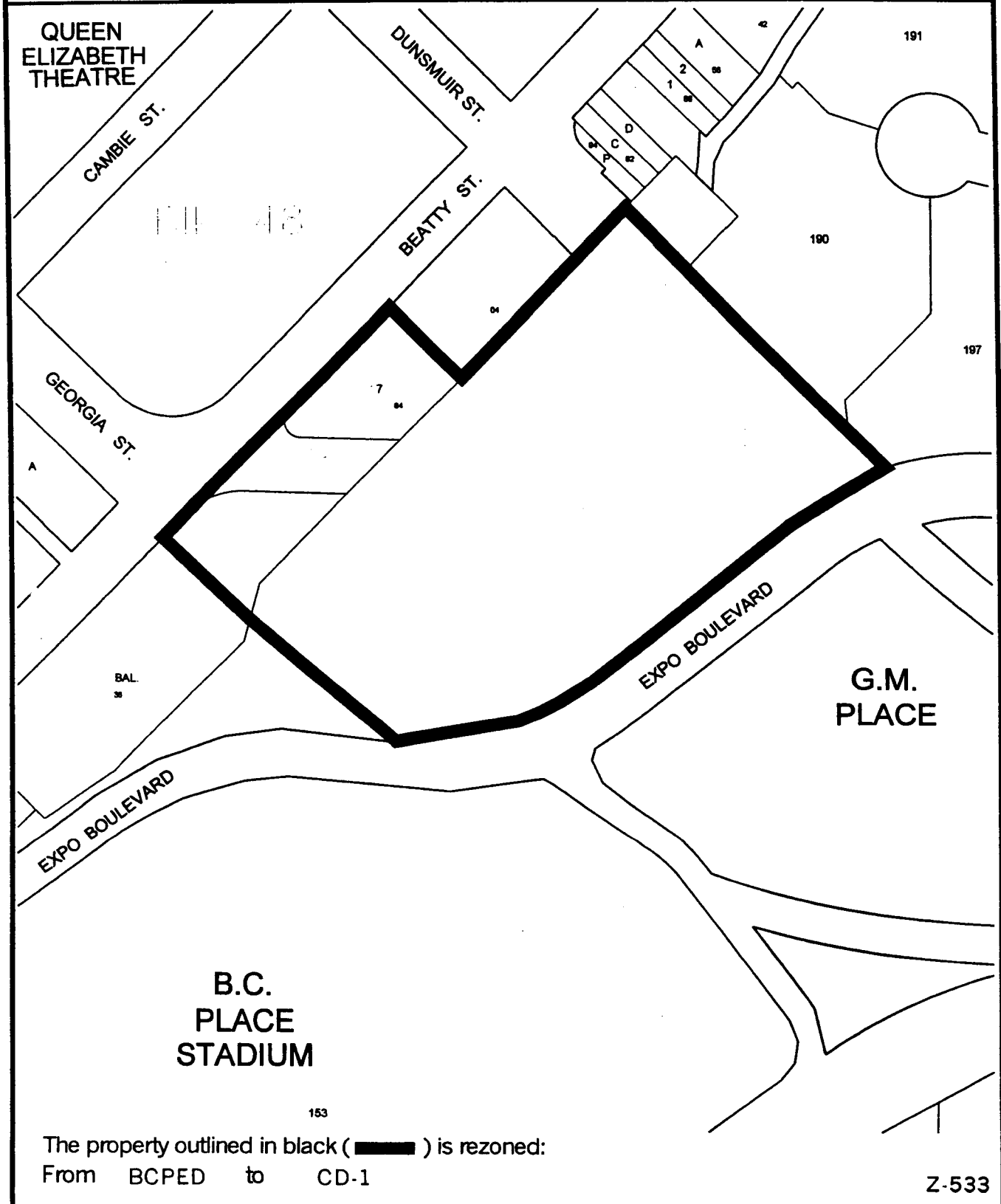
(Signed) "Syd Baxter"
City Clerk


I certify that this is a true copy of By-law No. 8587 enacted by the Council of the City of Vancouver on November 7, 2002.

CITY CLERK

By-law No. 8587 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



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

Z-533

RZ - 651 Expo Blvd. and 630-690 Beatty Street

map: 1 of 1
scale: 1:2000



Miscellaneous text

BY-LAW NO. 8759

**A By-law to amend By-law No.'s 6180, 6320, and 8587 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. In section 2 of By-law No. 6180, Council:
 - (a) re-letters subsection (d) as subsection (e); and
 - (b) after subsection (c), adds:

“(d) service;”
2. From section 4 of By-law No. 6320, Council strikes out “343 m² (3,696 sq. ft.)”, and substitutes “334 m² (3,600 sq. ft.)”.
3. From section 3(a)(i) of By-law No. 8587, Council strikes out “3(1)(a)(ii)”, and substitutes “3(a)(i)”.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 9th day of December, 2003

(Signed) "Larry W. Campbell"
Mayor

(Signed) "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8759 enacted by the Council of the City of Vancouver on December 9, 2003.

CITY CLERK

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)

DD

Miscellaneous text amendments

BY-LAW NO. 9311

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

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

1. Council repeals section 3.5 of By-law No.'s 8536 and 8546, and section 4.9 of By-law No. 8740.

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

"The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion."

3. To Section 3 of By-law No.'s 8536 and 8546, Section 4 of By-law No.'s 8587, 9088, 9170 and 9204, and Section 5 of By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190 and 9195, after "Computation of floor space ratio", wherever it appears, Council adds "and floor area".

4. To section 5.4(c) of By-law No. 9173, section 5.3(c) of By-law No.'s 9190 and 9195, and section 4.3(c) of By-law No. 9204, after "bicycle storage,", wherever it appears, Council adds "heating and mechanical equipment,".

5. Council repeals section 6.2 of By-law No.'s 8943 and 9195.

6. Council re-numbers section 7 of By-law No. 8740 as section 7.1, section 6 of By-law No.'s 8896, 9081, 9173, 9184 and 9190 as section 6.1, section 4 of By-law No. 8978 as section 4.1, and section 5 of By-law No.'s 9088, 9170 and 9204 as section 5.1.

7. To By-law No. 7679 as section 7.6, By-law No. 8536 as section 4.3, By-law No.'s 8546, 8592 and 8978 as section 4.2, By-law No. 8587 as section 5.3, By-law No. 8740 as section 7.2, By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190, and 9195 as section 6.2, and By-law No.'s 9088, 9170 and 9204 as section 5.2, Council adds:

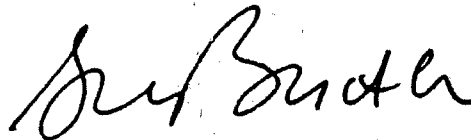
"Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law."

8. To section 6.1 of By-law No. 8943, after "191.7 m", Council adds:
", except that mechanical appurtenances and decorative roof may increase the building height to no more than 196.9 m".
9. To section 6.1 of By-law No. 9195, after "178 m", Council adds:
", except that mechanical appurtenances and decorative roof may increase the building height to no more than 182.9 m".
10. Council repeals section 7(a)(ii) and (iii) of By-law No. 9190 and section 6(a)(ii) and (iii) of By-law No. 9204, and substitutes:
"(ii) for dwelling units of more than 80 m² of gross floor area, a minimum of one parking space for each unit plus one additional parking space for each 125 m² of gross floor area in excess of the initial 80 m², except that there need not be more than two spaces for each unit, and
(iii) for all dwelling units, the maximum permitted parking must not exceed 0.2 spaces for each unit more than the required minimum number of parking spaces;"
11. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
12. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 13th day of June, 2006



Mayor



City Clerk

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

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

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Chow

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

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

4. Text Amendment: Miscellaneous Text Amendments

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Stevenson

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

CARRIED UNANIMOUSLY

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

CITY OF VANCOUVER

5



SPECIAL COUNCIL MEETING MINUTES

MAY 16, 2006

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

PRESENT:

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

ABSENT:

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

CITY CLERK'S OFFICE:

Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

1. Heritage Revitalization Agreement/Heritage Designation: 73-91 East 27th Avenue

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

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

The Director of Current Planning recommended approval.

Applicant Comments

Tom Pappajohn, Jameson Development Corp., and Walter Francl, Walter Francl Architecture Inc., were present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Deal

THAT the application by Walter Francl Architects, on behalf of Jameson House Ventures Ltd., to amend CD-1 By-law No. 9184 for 826-848 West Hastings Street (Parcel A, Block 21, DL 541, PLAN BCP19413; P.I.D. 026-434-555) to increase the maximum residential floor area by 809 m² to 19 437 m² generally as presented in Appendix A to Policy Report "CD-1 Text Amendment: 826-848 West Hastings Street" dated January 31, 2008, be approved subject to the following condition:

- (a) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, on terms and conditions satisfactory to the Director of Legal Services, secure the purchase and transfer of 1 068 m² (11,500 sq. ft.) of heritage bonus density from the donor site at 51 East Pender Street (Wing Sang Building).

CARRIED UNANIMOUSLY

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

4. **TEXT AMENDMENT: 651 Expo Boulevard**

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

Summary: To amend the CD-1 By-law (415) No. 8587 to remove the requirement for affordable housing vested on 696 Beatty Street (Lot D) and increase the allowable maximum number of dwelling units from 1,116 to 1,140 and also to similarly amend the False Creek North Official Development Plan (FCN ODP) By-law No. 6650.

The Director of the Housing Centre, in consultation with the Director of Planning, recommended approval.

Staff Comments

Cameron Gray, Director of Housing Centre, along with Trish French, Assistant Director of Current Planning, and Michael Flanigan, Director of Real Estate Services, responded to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Ball

- A. THAT the application to amend CD-1 By-law No. 8587 (CD-1 #415) for 651 Expo Boulevard to remove the requirement for Affordable Housing and increase the maximum allowable number of dwelling units from 1,116 to 1,140 and the application to amend the False Creek North Official Development Plan (FCN ODP) By-law No. 6650 generally in accordance with Appendix A and Appendix B to Policy Report "CD-1 Text Amendment for 651 Expo Boulevard; and Text Amendment of the False Creek North Official Development Plan: Conversion of an Affordable Housing Site to a Market Housing Site" dated January 30, 2008, be approved.
- B. THAT, pursuant to the City's Option to Purchase for the Affordable Housing site in Area 7B, FCN ODP, and subject to approval of the rezoning application proposed in A above, Council confirm the payment-in-lieu from Concord Pacific Group Inc. for the conversion of the Affordable Housing site to Market Housing, in the amount of \$5,116,320. The payment-in-lieu is to be paid to the City prior to enactment of the amendments to the CD-1 for 651 Expo Boulevard, on terms and conditions to the satisfaction of the City's Director of Legal Services, with the funds to be credited to the City's Affordable Housing Fund.
- C. THAT, prior to enactment, Concord Pacific Group Inc. shall enter into agreements with the City, drawn to the satisfaction of the Director of Legal Services, in which Concord Pacific Group Inc. agrees that until January 31, 2010, the purchase price by the City for sites 1F and 1T in the Beach neighbourhood and Site 4J in the Quayside neighbourhood, shall be calculated at \$42.64/buildable sq. ft., reflecting the February 2005 price.
- D. THAT, subject to approval of the rezoning application proposed in A and B above, and to the Province confirming the funding to build and operate the social and supportive housing proposed for 1050 Expo Boulevard, that the Director of Legal Services be authorized to exercise the City's Option to Purchase 1050 Expo Boulevard legally

described as Lot 232, PL LMP 13010, New Westminster, DL False Creek, (identified as Site 4J in the CD-1 By-law for 800-1100 Pacific Boulevard [CD-1 #324]), at a price of \$2,670,202, on terms and conditions to the satisfaction of the Director of Legal Services, with the source of funds to be the Affordable Housing Fund.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Anton

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Chow

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Ball
SECONDED by Councillor Lee

THAT Council enact the by-law before them at this meeting as number 1, and authorize the Mayor and the City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

(Councillors Ladner, Louie and Stevenson ineligible to vote on By-law 1)

1. A By-law to amend CD-1 By-law No. 9600 (re 2-88 West 1st Avenue, 2-26 East 1st Avenue and 27-99 West 2nd Avenue) (By-law No. 9614)

The Special Council adjourned at 8:35 p.m.

* * * * *



CITY OF VANCOUVER

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

MARCH 11, 2008

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 11, 2008, at 8:00 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, CD-1 By-law, Sign By-law, and False Creek North Official Development Plan.

PRESENT:

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

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
SECONDED by Councillor Chow

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the Zoning and Development By-law, CD-1 By-law, Sign By-law and False Creek North Official Development Plan.

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

1. TEXT AMENDMENT: Miscellaneous Text Amendments

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

Summary: Miscellaneous text amendments to the Zoning and Development By-law, CD-1 (Comprehensive Development) By-laws, and the Sign By-law. The amendments achieve the intent of earlier rezonings.

651 Expo Boulevard

BY-LAW NO. 9769

A By-law to amend CD-1 By-law No. 8587

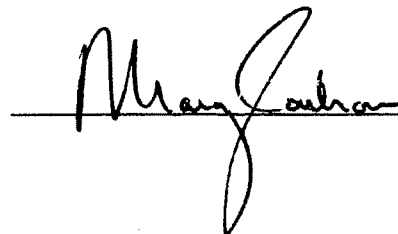
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of By-law No. 8587.
2. From section 2, Council repeals the definition of "Core-need Household".
3. From section 3, Council repeals subsection (a), and substitutes:
 "(a) Dwelling Units in multiple dwellings, not exceeding 1,140 dwelling units, provided that at least 285 dwelling units must be for family housing, and their design must be in accordance with Council's "High-Density Housing for Families with Children Guidelines";"
4. In section 6, Council:
 - (a) from subsection (a), strikes out ", not including units designated for core need subsidized seniors housing or non-market housing,";
 - (b) strikes out subsection (b); and
 - (c) re-letters subsections (c) to (e) as subsections (b) to (d) respectively.
5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 25th day of November, 2008



Mayor



City Clerk

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Capri

THAT Council, except for those members excused as noted in the agenda, enact the by-law(s) listed on the agenda for this meeting as numbers 1-17 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY
(Councillors Chow and Lee absent for the vote)

1. **A By-law to amend Solid Waste By-law No. 8417 regarding 2009 fee increases and miscellaneous amendments (By-law No. 9754)**
2. **Vancouver Development Cost Levy By-law (By-law No. 9755)**
3. **Procedure By-law (By-law No. 9756)**
4. **A By-law to amend License By-law No. 4450 regarding appeals from license suspension (By-law No. 9757)**
5. **A By-law to amend Vehicles for Hire By-law No. 6066 regarding vehicle for hire license appeals (By-law No. 9758)**
6. **A By-law to amend Tax Prepayment By-law No. 4804 to amend the annual rate of interest for payments in advance through the Tax Instalment Prepayment Plan (By-law No. 9759)**
7. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 18 West Hastings Street) (By-law No. 9760)**
(Councillor Chow ineligible to vote)
8. **Heritage Taxation Exemption By-law for 18 West Hastings Street (By-law No. 9761)**
9. **A By-law to enact a Housing Agreement for 18 West Hastings Street (By-law No. 9762)**
10. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 26 Southwest Marine Drive) (By-law No. 9763)**
(Councillor Chow and the Mayor ineligible to vote)
11. **A By-law to amend Sign By-law No. 6510 (re 26 Southwest Marine Drive) (By-law No. 9764)**
(Councillor Chow and the Mayor ineligible to vote)

12. **A By-law to designate certain real property as protected heritage property (re 26 Southwest Marine Drive) (By-law No. 9765)**
(Councillor Chow and the Mayor ineligible to vote)
13. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 3238 Granville Street and the westerly portion of 1402 McRae Avenue) (By-law No. 9766)**
(Councillors Cadman, Louie and Stevenson ineligible to vote)
14. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the owner of Heritage Property (re 1402 McRae Avenue) (By-law No. 9767)**
(Councillor Cadman, Louie and Stevenson ineligible to vote)
15. **A By-law to designate certain real property as protected heritage property (re 1402 McRae Avenue) (By-law No. 9768)**
(Councillors Cadman, Louie and Stevenson ineligible to vote)
16. **A By-law to amend CD-1 By-law No. 8587 (re 651 Expo Boulevard) (By-law No. 9769)**
17. **A By-law to amend False Creek North Official Development Plan By-law No. 6650 (re dwelling units) (By-law No. 9770)**
18. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 201 West 2nd Avenue) - WITHDRAWN**
19. **A By-law to amend Sign By-law No. 6510 (re 201 West 2nd Avenue) - WITHDRAWN**

MOTIONS

A. Administrative Motions

1. **Closing portions of Water Street adjacent to 36 Water Street**

MOVED by Councillor Stevenson
SECONDED by Councillor Louie

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. Portions of the building constructed on Parcel X Block 2 Old Granville Townsite Plan BCP19290 encroach onto the southerly side of Water Street;
3. The portion of Water Street encroached upon, abutting said Lot X, was dedicated by the deposit of Plan 168;

651 Expo Boulevard

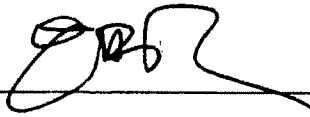
BY-LAW NO. 9890

A By-law to amend CD-1 By-law No. 8587

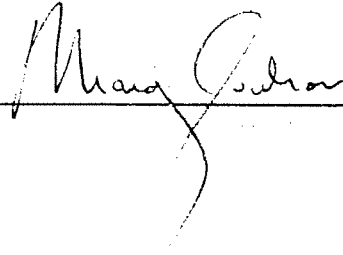
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. In By-law No. 8587, from section 3(a), Council strikes out "1,140", and substitutes "1,153", and "285", and substitutes "288".
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 16th day of June, 2009



Mayor



City Clerk

BY-LAWS

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

THAT Council, except for those members excused as noted in the agenda, enact the by-law(s) listed on the agenda for this meeting as numbers 1 to 36 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY
(Councillors Chow and Jang absent for the vote)

22. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding reduced fees for phased sites (By-law No. 9882)
23. A By-law to amend Urban Design Panel By-law No. 4722 regarding miscellaneous amendments (By-law No. 9883)
24. A By-law to amend Solid Waste By-law No. 8417 regarding tipping fees and miscellaneous amendments (By-law No. 9884)
25. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$6 13,154.59 for certain local improvement street work projects, including pavement curbs, trees and bulges, cement walks, lane pavement, and speed humps and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9885)
26. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$7,772.76 for certain local improvement lane lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9886)
27. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$3,528.39 for certain local improvement street lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9887)
28. A By-law to amend Zoning and Development By-law No. 3575, CD-1 By-law No. 9193, and CD-1 By-law No. 9766 regarding miscellaneous text amendments (By-law No. 9888)
29. A By-law to amend Sign By-law No. 6510 regarding miscellaneous text amendments (By-law No. 9889)
30. A By-law to amend CD-1 By-law No. 8587 regarding 651 Expo Boulevard (By-law No. 9890)
31. A By-law to amend False Creek North Official Development Plan By-law No. 6650 regarding 651 Expo Boulevard (By-law No. 9891)

32. A By-law to amend Street and Traffic By-law No. 2849 regarding Canada Line neighbourhood parking (By-law No. 9892)
33. A By-law to amend Parking Meter By-law No. 2952 to expand the residential parking permit program to the Marine Drive, 41st and 49th Avenue, and King Edw (Cambie Village) Station neighbourhoods (By-law No. 9893)
34. A By-law to amend CD-1 By-law No. 6718 regarding East Vancouver Port Lands (By-law No. 9894)
35. A By-law to amend Zoning and Development By-law No. 3575 regarding Metro Cc Jobs and Economy Land use Plan - Downtown Policies (By-law No. 9895)
(Councillors Deal and Reimer ineligible to vote)
36. A By-law to amend Downtown Official Development Plan By-law No. 4912 regard Metro Core Jobs and Economy Land use Plan (By-law No. 9896)
(Councillors Deal and Reimer ineligible to vote)

4. TEXT AMENDMENT: 651 Expo Boulevard

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

Summary: To amend an existing Comprehensive Development (CD-1) By-law to allow a 13-unit increase in the maximum number of dwelling units permitted to be achieved by reconfiguring several unit layouts in the proposed development at 161 West Georgia Street.

The Director of Planning recommended approval.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Anton

THAT the application by James Cheng, Architects, to amend CD-1 #415 (By-law No. 8587) for 651 Expo Boulevard (Lot 311, Block 49, D.L. 541, Plan BCP33383; PID: 027 300 285) to increase the maximum allowable number of dwelling units from 1,140 to 1,153, generally in accordance with Appendix A to Policy Report "*CD-1 Text Amendment - 651 Expo Boulevard*" dated April 7, 2009 and a consequential amendment to the False Creek North Official Development Plan (FCN ODP) By-law No. 6650, generally in accordance with Appendix B of the above noted Policy Report be approved.

CARRIED UNANIMOUSLY

**REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES**

MAY 19, 2009

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 19, 2009, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider zoning, heritage and sign by-law amendments.

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

ABSENT: Councillor David Cadman (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed zoning, heritage and sign by-law amendments.

CARRIED UNANIMOUSLY

Backup Notes

By-law No. 10184, dated December 14, 2010

651 Expo Boulevard

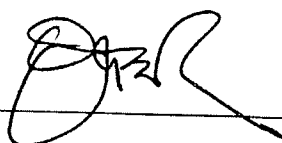
BY-LAW NO. 10184

A By-law to amend CD-1 By-law No. 8587

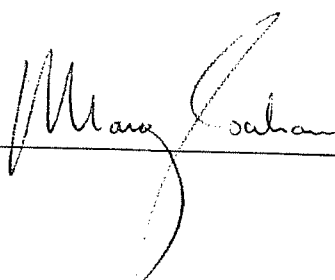
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of CD-1 By-law No. 8587.
2. From section 2, Council repeals the definition of "Live/work Use".
3. From section 2, Council deletes the ";" following roads and replaces it with a ".".
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 14th day of December, 2010



Mayor



City Clerk

SPECIAL COUNCIL MEETING MINUTES

DECEMBER 14, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 2010, at 7:44 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the zoning, sign, and heritage by-laws.

PRESENT:

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

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the zoning, sign, and heritage by-laws.

CARRIED UNANIMOUSLY
(Councillor Chow absent for the vote)

1. **TEXT AMENDMENT: Miscellaneous Text Amendments to CD-1 By-laws - 651 Expo Boulevard, 1201-1215 Bidwell Street & 1702-1726 Davie Street, 1142 Granville Street and 5912-5970 Oak Street**

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

Summary: To amend Comprehensive Development By-laws: CD-1 (415) By-law No. 8587 for 651 Expo Boulevard, CD-1 (489) By-law No. 10101 for 1201-1215 Bidwell Street and 1702-1726 Davie Street, CD-1 (491) By-law No. 10127 for 1142 Granville Street, and CD-1 (492) By-law No. 10129 for 5912-5970 Oak Street, for miscellaneous text amendments.

The Director of Planning recommended approval.

Summary of Correspondence

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

Speakers

The Mayor called for speakers for and against the application.

The following delegations expressed concern regarding the tree removal permit process and By-law:

Michelle Mathias
Laurent Farley

Staff Comments

Michael Naylor, Senior Rezoning Planner, and Kent Munro, Assistant Director, Current Planning, responded to questions regarding the Protection of Trees By-law.

Council Decision

MOVED by Councillor Louie

THAT the application to amend the following CD-1 (Comprehensive Development) Districts:

- (i) CD-1 #415 (By-law No. 8587) for 651 Expo Boulevard,
- (ii) CD-1 #489 (By-law No. 10101) for 1201-1215 Bidwell Street and 1702-1726 Davie Street,
- (iii) CD-1 #491 (By-law No. 10127) for 1142 Granville Street, and
- (iv) CD-1 #492 (By-law No. 10129) for 5912-5970 Oak Street,

for miscellaneous text amendments generally as presented in Appendix A of the Policy Report dated November 3, 2010, entitled "Miscellaneous Text Amendments: CD-1 By-laws #415, #489, #491 and #492 and Protection of Trees By-law" be approved.

CARRIED UNANIMOUSLY

~~2. TEXT AMENDMENT: 1277 Robson Street (Pacific Palisades)~~

~~An application by Wing Leung, W.T. Leung Architects Inc. was considered as follows:~~

~~Summary: To amend the Downtown Official Development Plan (ODP) to remove the density restrictions on non-residential uses in Area J.~~

~~The Director of Planning recommended approval.~~

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Jang

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Reimer
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

1. **A By-law to amend CD-1 By-Law No. 10101 regarding 1201 -1215 Bidwell Street and 1702 - 1726 Davie Street (By-law No. 10183)**
2. **A By-law to amend CD-1 By-law No. 8587 regarding 651 Expo Boulevard (By-law No. 10184)**
3. **A By-law to amend CD-1 By-law No. 10127 regarding 1142 Granville Street (By-law No. 10185)**
4. **A By-law to amend CD-1 By-law 10129 regarding 5912 - 5970 Oak Street (By-law No. 10186)**
5. **A By-law to amend Downtown Official Development Plan By-law No. 4912 regarding specific density restrictions in Area J for 1277 Robson Street (By-law No. 10187)**

The Special Council adjourned at 10:29 pm
