



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 (418)

488 Robson Street

By-law No. 8740

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

Effective November 4, 2003

(Amended up to and including By-law No. 9311, dated June 13, 2006)

- 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 Uses
- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (418).
- 2.2 The only uses permitted within CD-1 (418), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses; and
 - (g) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.
- 3 Conditions of Use
Dwelling units are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.
- 4 Density
- 4.1 For the purpose of computing floor space ratio, Council deems the site size to be 1 115.3 m², being the site size at the time of the rezoning application and before dedication of any part of the site.
- 4.2 The floor space ratio for all permitted uses must not exceed 5.0, and for dwelling units must not exceed 3.0, unless section 4.3 allows a higher floor space ratio.
- 4.3 The Development Permit Board may approve an increase in:
- (a) floor area for dwelling uses not to exceed 974.7 m²;
 - (b) floor space ratio for any use not to exceed 10% of the total permitted floor space ratio if the increase results from a transfer of heritage density, and, for this purpose, “heritage density” means the floor space on a site where a heritage by-law has designated the site or a building or structure as protected heritage property, and, according to the development limitation mechanism regulating land for that site, is available for transfer to another site, and is located within areas shown as transfer of density areas for heritage preservation illustrated in the Transfer of Density Policy and Procedure adopted by Council and in effect at the time of application for relaxation under this section 4.3(b); and
 - (c) floor area for any building that contains one or more public, social, or recreational facilities if the Development Board first considers:
 - (i) the need for such a facility,
 - (ii) the construction cost of the facility,
 - (iii) the cost to the developer of continuing maintenance required for the facility,
 - (iv) the rental value of the increased floor area of the facility, and
 - (v) the value of any authorized relaxation of other restrictions,and if, in the event the Development Permit Board considers preservation of such facility in the public domain necessary, the owner of the site registers an agreement, satisfactory to the city, dealing with the operation of the facility by the city or a delegate of the city.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8740 or provides an explanatory note.*

- 4.4** Subject to section 4.2, the substitution of residential floor area for non-residential floor area is permissible.
- 4.5** Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, to be measured to the extreme outer limits of the building. [8890; 04 07 06]
- 4.6** Computation of floor space ratio 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 and contribute to the amenity or environment of the Downtown District, except that the total floor area of all such exclusions must not exceed 8% of the residential floor area being provided;
 - (b) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and
 - (e) 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 does not apply to walls in existence prior to March 14, 2000. [8890; 04 07 06]
- 4.7** 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 except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%; and
 - (b) saunas, tennis courts, swimming pools, squash courts, gymnasiums, workout rooms, games rooms, hobby rooms, day care centres, public libraries, other uses of a public service, social or recreational nature and social and recreational amenities primarily for the enjoyment of downtown residents and employees, which, in the opinion of the Director of Planning are similar to the foregoing, except that such ancillary facilities must not exceed the lesser of 20% of allowable floor space ratio or 929 m². [8890; 04 07 06]
- 4.8** For the purpose of calculating floor space ratio, each 1 m² of gross floor area for above-grade parking must count as 0.7 m². [8890; 04 07 06]
- 4.9** The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13]

5 Retail Use Continuity

- 5.1** For the purpose of this section 5.1, “retail use continuity” means the provision and permanent maintenance of continuous pedestrian oriented retail store type display windows or other equal and suitable display as the Development Permit Board may approve.
- 5.2** Entrances to buildings including offices, hotels, banks, and financial institutions must not exceed a total of 25 feet of frontage unless they otherwise provide approved retail continuity.
- 5.3** Ground floors having frontage on Robson Street must contain retail or service uses, subject to such conditions, regulations, and design guidelines that apply or that the Development Permit Board or Director of Planning may determine.
- 5.4** The pedestrian access from Robson Street to each retail or service use must be direct.
- 5.5** Despite section 5.3, the Development Permit Board or Director of Planning may permit social, recreational, cultural, public, and institutional uses if the Development Permit Board or Director of Planning is of the opinion that there is a need for any such use and subject to such conditions, regulations, and design guidelines that apply or that the Development Permit Board or Director of Planning may determine.

6 Public Realm Design

- 6.1** The design and detail of buildings, semi-public open spaces, and setback areas must complement the design of the public realm.
- 6.2** Streetscape designs as outlined in guidelines, manuals, and policies adopted by Council must form an integral part of development permit applications.
- 6.3** In considering public realm design, aspects to consider include setbacks requirements, paving, lighting, planting, driveway crossings, pedestrian entrances and walks, seating, display windows, weather protection, garbage storage, and loading facilities.

7 Height

- 7.1** The maximum building height, measured above the base surface, and including all architectural and mechanical appurtenances, must not exceed 91.44 m. [9311; 06 06 13]
- 7.2** Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law. [9311; 06 06 13]

8 Parking and Loading

Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law.

9 Acoustics

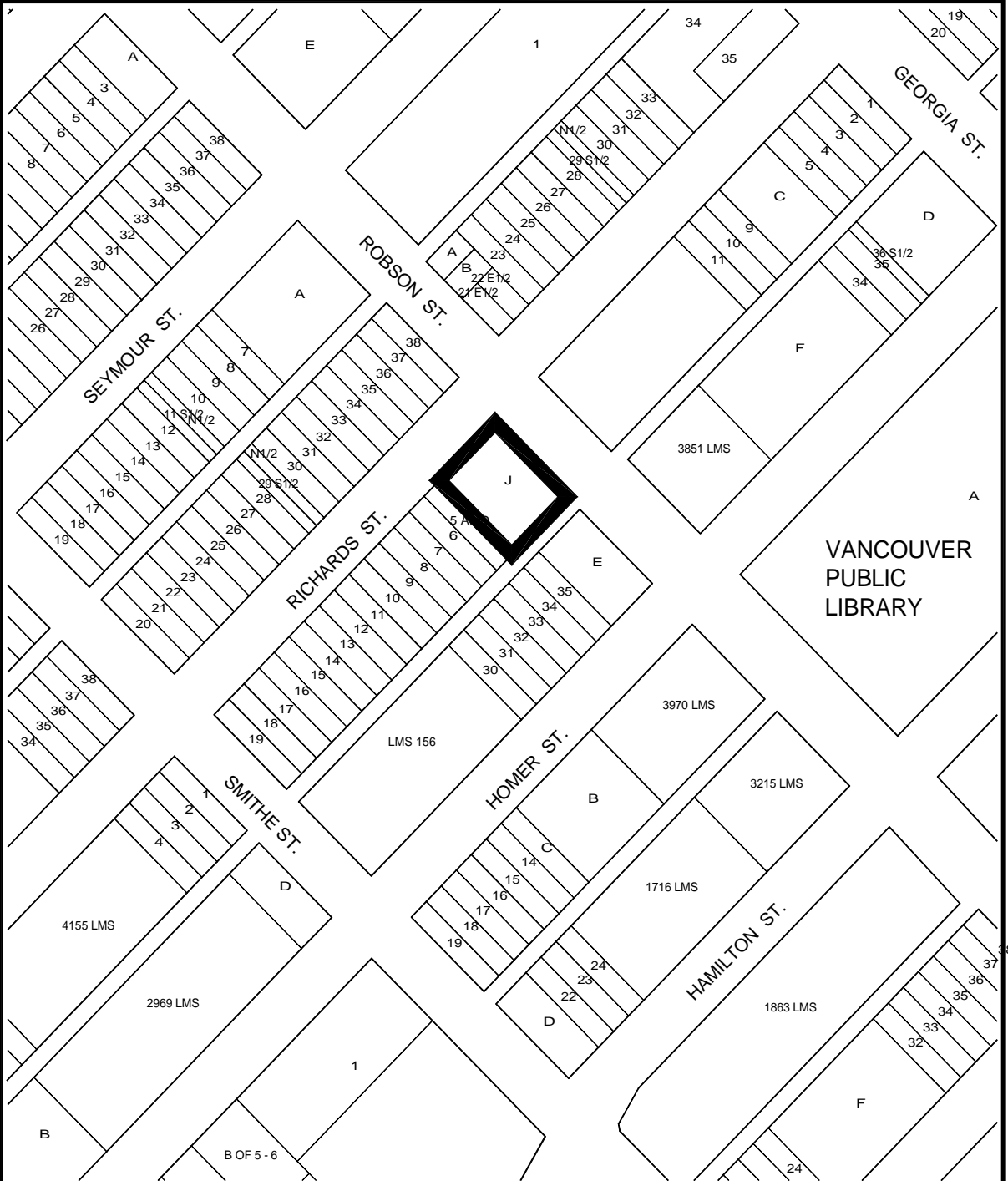
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level 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

- 10 Severability
A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.
- 11 *[Section 11 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. 8740 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black () is rezoned:

From **DD** to **CD-1**

Z-545

RZ - 488 Robson Street

map: 1 of 1

scale: 1:2000



City of Vancouver

PUBLIC HEARING AGENDA

DATE: Thursday, October 23, 2003
TIME: 7:30 p.m.
PLACE: Council Chamber

Third Floor, City Hall

453 West 12th Avenue

PLEASE NOTE:

- *If you wish to speak at the Public Hearing, please contact the Meeting Coordinator to register, or you can register on the evening of the Hearing, between 7:00 and 7:30 p.m.*
- *Decisions arising from the meeting.*
- *Minutes are generally available on the web site within one week following the meeting.*

For information, please call Tarja Tuominen at 604.873.7191
or Charlene Imai at 604.871.6355.

ROLL CALL

COMMITTEE OF THE WHOLE

1. TEXT AMENDMENT: Zoning & Development By-law (Consequential to SRA By-law)

Summary: To amend the Zoning & Development By-law to include that a person who has not obtained a conversion or demolition permit for a room designated under the Single Room Accommodation By-law will not be able to obtain a development permit in connection with such conversion or demolition.

Applicant: Director of Current Planning

Recommended Approval: By the Director of Current Planning

Policy Report dated September 9, 2003, refers.

2. TEXT AMENDMENT: C-2 District Schedule

Summary: The proposed amendments to the C-2 District Schedule would result in different form of development for projects in the C-2 zone. (There is a choice between two versions for Council=s consideration).

Applicant: Director of City Plans

Recommended Approval: By the Director of City Plans

Policy Report dated August 5, 2003, refers.

3. REZONING: 488 Robson Street

Summary: The proposed rezoning would change the zoning from Downtown District (DD) to Comprehensive Development District (CD-1) to permit additional floor area in the project previously

approved by the Development Permit Board.

Applicant: Hancock Brückner Eng & Wright Architects

Recommended Approval: By the Director of Current Planning, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by Hancock Brückner Eng + Wright Architects on behalf of H. Tjoa to rezone 488 Robson Street (Lot J, Block 65, DL 541, Plan LMP 41829) from DD (Downtown District) to CD-1 (Comprehensive Development District) generally as set out in Appendix A to the Policy Report ACultural Amenity Bonus, Heritage Density Transfer and CD-1 Rezoning: 488 Robson Street@ dated September 4, 2003, be approved, subject to the following conditions:

(a) That the proposed form of development be approved by Council in principle, generally as prepared by Hancock Brückner Eng + Wright Architects, and stamped AReceived Planning Department, August 7, 2003@, provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

(b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, or Development Permit Board.

(c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City make arrangements for the contribution of \$ 559,060 to the Affordable Housing Fund for use in replacing or securing SROs in Downtown South, to the satisfaction of the Director of the Housing Centre, on terms and conditions satisfactory to the Director of Legal Services.

B. THAT the application by Hancock Brückner Eng + Wright Architects to amend the Sign By-law (By-Law No. 6510) to establish regulations for the CD-1 in accordance with Schedule B (DD) be approved.

C. THAT the Director of Legal Services be instructed to bring forward the following amendments to the Noise Control By-law at time of enactment of the Zoning By-law:

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #] [By-law #] 488 Robson Street".

Policy Report dated September 4, 2003, refers.

BY-LAWS

1. A By-law to amend Vehicles for Hire By-law No. 6066 re 2004 fee increases and stretch limousines
2. A By-law to amend License By-law No. 4450 re 2004 fee increases and miscellaneous amendments
3. A By-law to amend Zoning and Development Fee By-law No. 5585 to correct miscellaneous text references
4. A By-law to authorize the Boundary Road maintenance agreement between City of Vancouver and City of Burnaby
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (488 Robson Street)
(Councillors Green, Stevenson and the Mayor excused from voting on By-law 5)
6. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (Downtown District - 488 Robson Street)
(Councillors Green, Stevenson and the Mayor excused from voting on By-law 6)
7. A By-law to amend Sign By-law No. 6510 (488 Robson Street)
(Councillors Green, Stevenson and the Mayor excused from voting on By-law 7)
8. A By-law to amend Parking By-law No. 6059 (loading requirement standards for new developments)

488 Robson Street

BY-LAW NO. 8740

**A By-law to amend Zoning and Development By-Law No. 3575
to rezone an area to CD-1**

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 - 545 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (418).

2.2 The only uses permitted within CD-1 (418), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses;
- (c) Institutional Uses;
- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses; and
- (g) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

4.4 Subject to section 4.2, the substitution of residential floor area for non-residential floor area is permissible.

4.5 Computation of floor space ratio 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 and contribute to the amenity or environment of the Downtown District, except that the total floor area of all such exclusions must not exceed 8% of the residential floor area being provided;
- (b) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and
- (e) 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 does not apply to walls in existence prior to March 14, 2000.

4.6 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 except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%; and

6.3 In considering public realm design, aspects to consider include setbacks requirements, paving, lighting, planting, driveway crossings, pedestrian entrances and walks, seating, display windows, weather protection, garbage storage, and loading facilities.

Height

7. The maximum building height, measured above the base surface, and including all architectural and mechanical appurtenances, must not exceed 91.44 m.

Parking and loading

8. Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law.

Acoustics

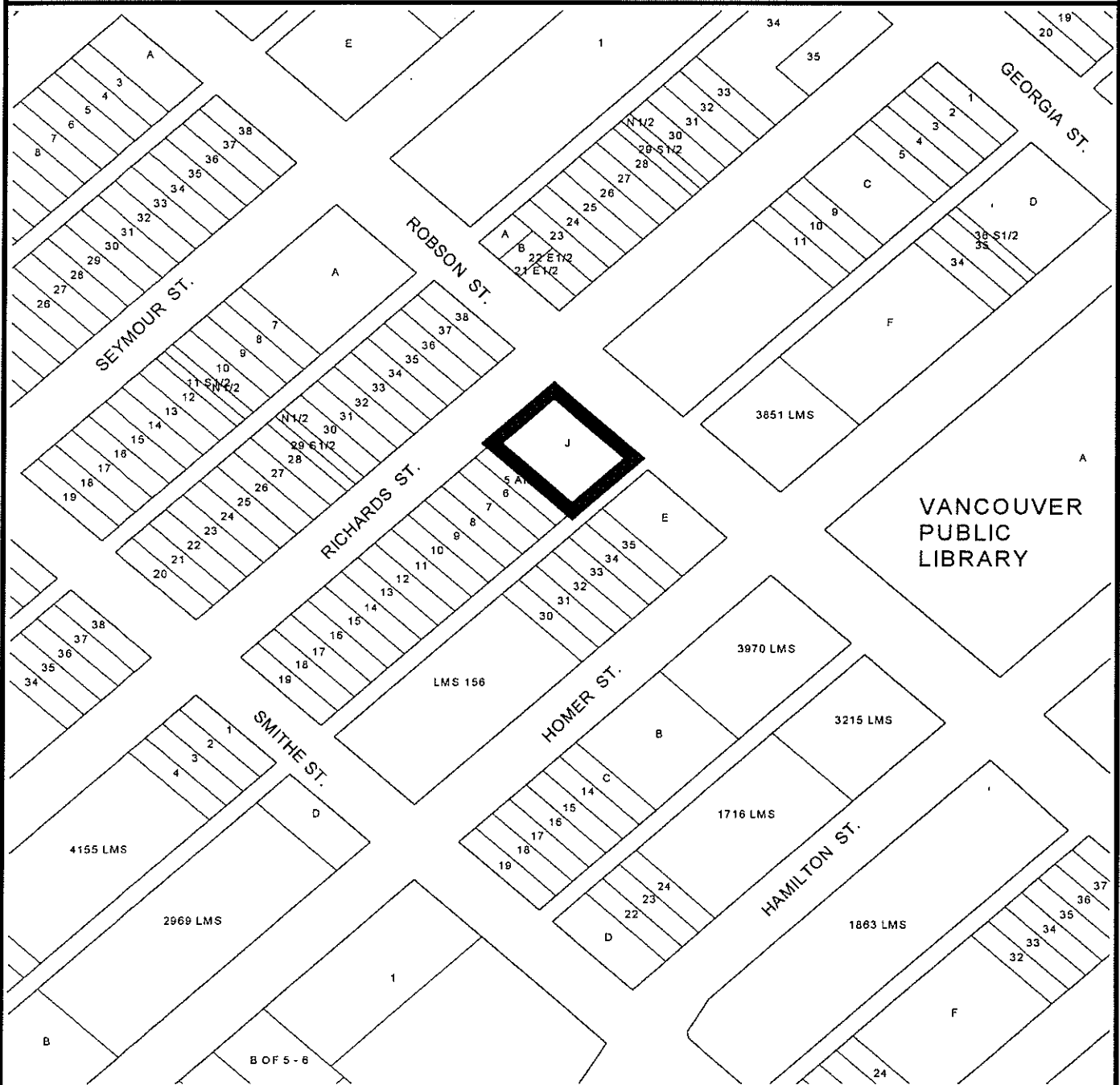
9. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level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


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

Severability

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

By-law No. 8140 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



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

Z-545

RZ - 488 Robson Street

map: 1 of 1
scale: 1:2000



City of Vancouver

GM

Miscellaneous text

BY-LAW NO. 8890

**A By-law to amend By-law No.'s 8536, 8546, and 8740 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 each of By-law No.'s 8536 and 8546, Council:
 - (a) from section 3.4, strikes out "3.2", and substitutes "3.3";
 - (b) re-numbers sections 3.2, 3.3, 3.4, and 3.5 as 3.3, 3.4, 3.5, and 3.6; and
 - (c) after section 3.1, adds:

"3.2 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, to be measured to the extreme outer limits of the building."

2. In By-law No. 8740, Council:
 - (a) from section 4.8, strikes out "4.5", and substitutes "4.6";
 - (b) re-numbers sections 4.5, 4.6, 4.7, and 4.8 as 4.6, 4.7, 4.8, and 4.9; and
 - (c) after section 4.4, adds:

"4.5 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, to be measured to the extreme outer limits of the building."

BY-LAWS

MOVED by Councillor Bass
SECONDED by Councillor Louis

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 Parking By-law No. 6059 (By-law No. 8883)
2. A By-law to amend Building By-law No. 8057 regarding energy utilization (By-law No. 8884)
3. A By-law to enact a Housing Agreement for 2001 Cassiar Street (By-law No. 8885)
4. A By-law to designate certain real property as protected heritage property (re 2036 West 15th Avenue) (By-law No. 8886)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 4)
5. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2036 West 15th Avenue) (By-law No. 8887)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 5)
6. A By-law to amend Central Waterfront Official Development Plan By-law No. 5261 and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law No. 8888)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 6)
7. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and plan amendments) (By-law No. 8889)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 7)
8. A By-law to amend By-law No.'s 8536, 8546, and 8740 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8890)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 8)
9. A By-law to amend By-law No. 6744 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (By-law No. 8891)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1402-1436 Kingsway and 4050 Knight Street) (By-law No. 8892)
11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 3837 Point Grey Road) (By-law No. 8893)
(Councillors Cadman, Green, Louie and Roberts excused from voting on By-law No. 11)

2. TEXT AMENDMENTS: Zoning & Development By-law, CD-1s & Official Development Plans

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

Summary: Miscellaneous text amendments to the Zoning & Development By-law, CD-1 By-laws, and Official Development Plans to provide clarity regarding existing regulations.

The Director of Current Planning recommended approval.

Staff Comments

Rob Jenkins, Assistant Director, Current Planning, Initiatives Branch, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this item 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 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 Appendix A of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, Official Development Plans and Policies and Guidelines" dated April 21, 2004 be approved.

CARRIED UNANIMOUSLY
(Councillors Bass and Sullivan absent for the vote)

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:

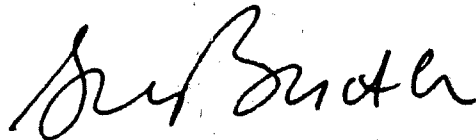
"Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law."

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

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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.