



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 (455)

701 Granville Street

701 West Georgia Street

777 Dunsmuir Street

700 West Pender Street

(Pacific Centre)

By-law No. 9460

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

Effective April 17, 2007

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 (455).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (455) 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) Public Authority Uses including rapid transit station entrance;
- (c) Institutional Uses;
- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses; and
- (g) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Density

3.1 Computation of floor area must assume that the site consists of 33 268.7 m², being the site size at the time of the application for the rezoning evidenced by this By-law.

3.2 The floor space ratio for all uses, combined, must not exceed 9.47.

3.3 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.4 Computation of floor space ratio must exclude:

- (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (b) 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (c) the entrance to the Canada Line rapid transit station, including the building above grade and floor area below grade, measured to the extreme outer limits of enclosed space designed for such purpose;
- (d) saunas, tennis courts, swimming pools, squash courts, gymnasiums, workout rooms, games rooms, hobby rooms, day care centres, public libraries, and other uses of a public service, social, or recreational nature which, in the opinion of the Development Permit Board, are similar to the foregoing, except that the total area of all such exclusions must not exceed the lesser of 20% of allowable floor space ratio and 2 787 m²; 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 is not to apply to walls in existence before March 14, 2000.

3.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board interior public space, including atria and other similar spaces, except that:

- (a) the excluded area must not exceed the lesser of 10% of the permitted floor area and 557.4 m²,
- (b) a covenant and right of way in favour of the city, which sets out public access and use, must secure the excluded area, and
- (c) the Director of Planning must first consider all applicable policies and guidelines adopted by Council.

3.6 The Development Permit Board may approve an increase in floor space ratio for any building that contains one or more public, social, or recreational facilities if:

- (a) 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;
- (b) Council approves the increase; and
- (c) the owner of the site, if required by the Development Permit Board, registers an agreement, satisfactory to the city, for the preservation of such facility in the public domain and dealing with the operation of the facility by the city or a delegate of the city.

3.7 The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

4 Building height

4.1 The building height must not exceed:

- (a) 137.16 m except as set out in subsection (b); and
- (b) 91.44 m for buildings or portions of buildings located in Block 32, District Lot 541.

4.2 Section 10.11 of the Zoning and Development By-law does not apply to this By-law.

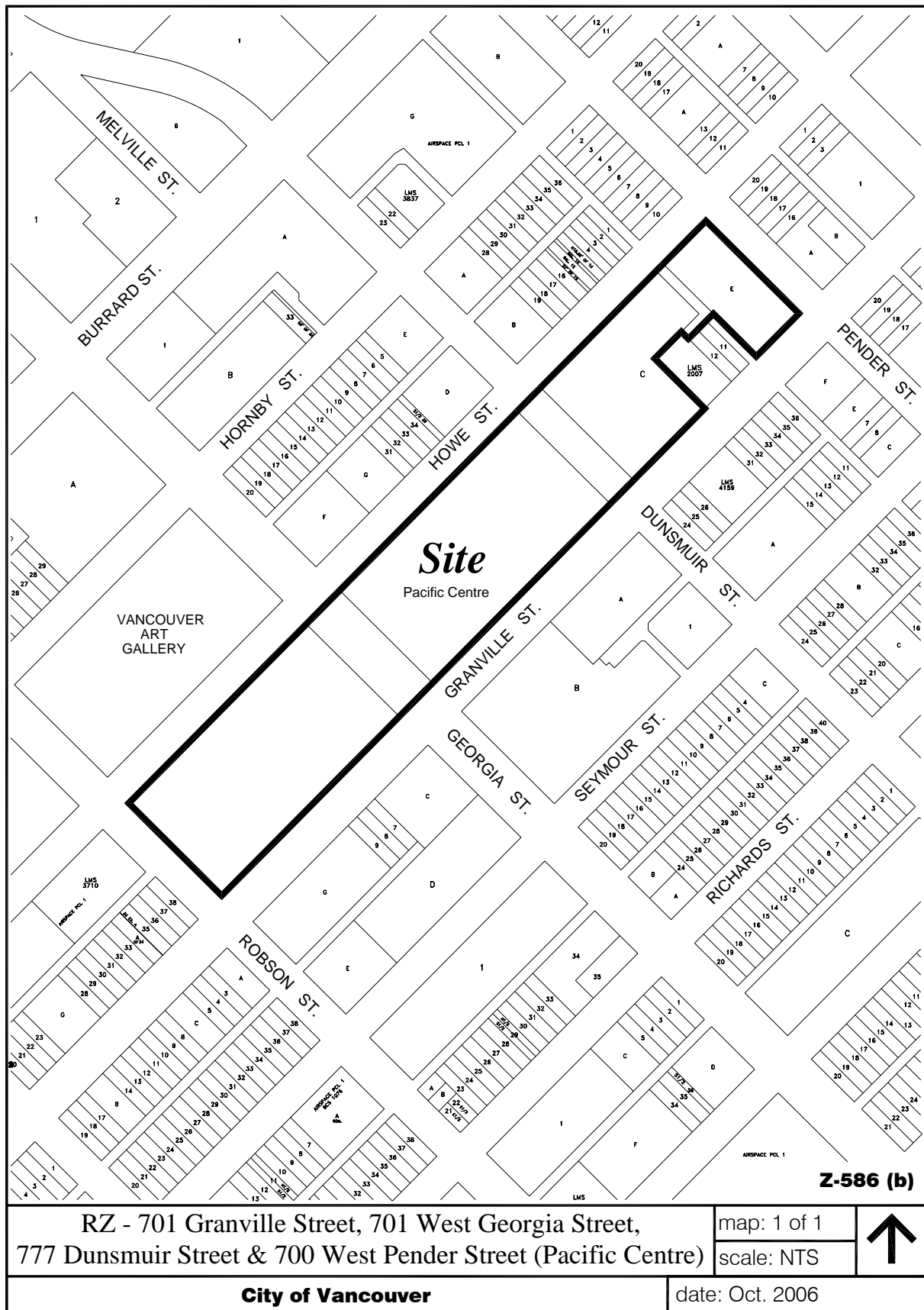
5 Parking, loading, and bicycle spaces

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

6 Severability

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.

7 *[Section 7 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.]*



City of Vancouver
 CD-1 (455)
 701 Granville Street
 701 West Georgia Street
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BY-LAW NO. 9460

**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-586(b) 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 (455).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (455) 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) Public Authority Uses including rapid transit station entrance;
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- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses; and
- (g) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Density

- 3.1 Computation of floor area must assume that the site consists of 33 268.7 m², being the site size at the time of the application for the rezoning evidenced by this By-law.
- 3.2 The floor space ratio for all uses, combined, must not exceed 9.47.
- 3.3 Computation of floor space ratio must include:
- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building; and
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
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 - (c) the entrance to the Canada Line rapid transit station, including the building above grade and floor area below grade, measured to the extreme outer limits of enclosed space designed for such purpose;
 - (d) saunas, tennis courts, swimming pools, squash courts, gymnasiums, workout rooms, games rooms, hobby rooms, day care centres, public libraries, and other uses of a public service, social, or recreational nature which, in the opinion of the Development Permit Board, are similar to the foregoing, except that the total area of all such exclusions must not exceed the lesser of 20% of allowable floor space ratio and 2 787 m²; 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 is not to apply to walls in existence before March 14, 2000.

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3.6 The Development Permit Board may approve an increase in floor space ratio for any building that contains one or more public, social, or recreational facilities if:

- (a) 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;
- (b) Council approves the increase; and
- (c) the owner of the site, if required by the Development Permit Board, registers an agreement, satisfactory to the city, for the preservation of such facility in the public domain and dealing with the operation of the facility by the city or a delegate of the city.

3.7 The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

Building height

4.1 The building height must not exceed:

- (a) 137.16 m except as set out in subsection (b); and
- (b) 91.44 m for buildings or portions of buildings located in Block 32, District Lot 541.

4.2 Section 10.11 of the Zoning and Development By-law does not apply to this By-law.

Parking, loading, and bicycle spaces

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

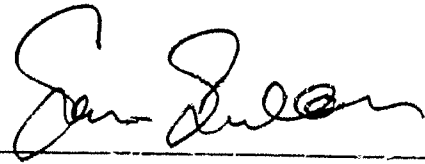
Severability

6. 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.

Force and effect

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

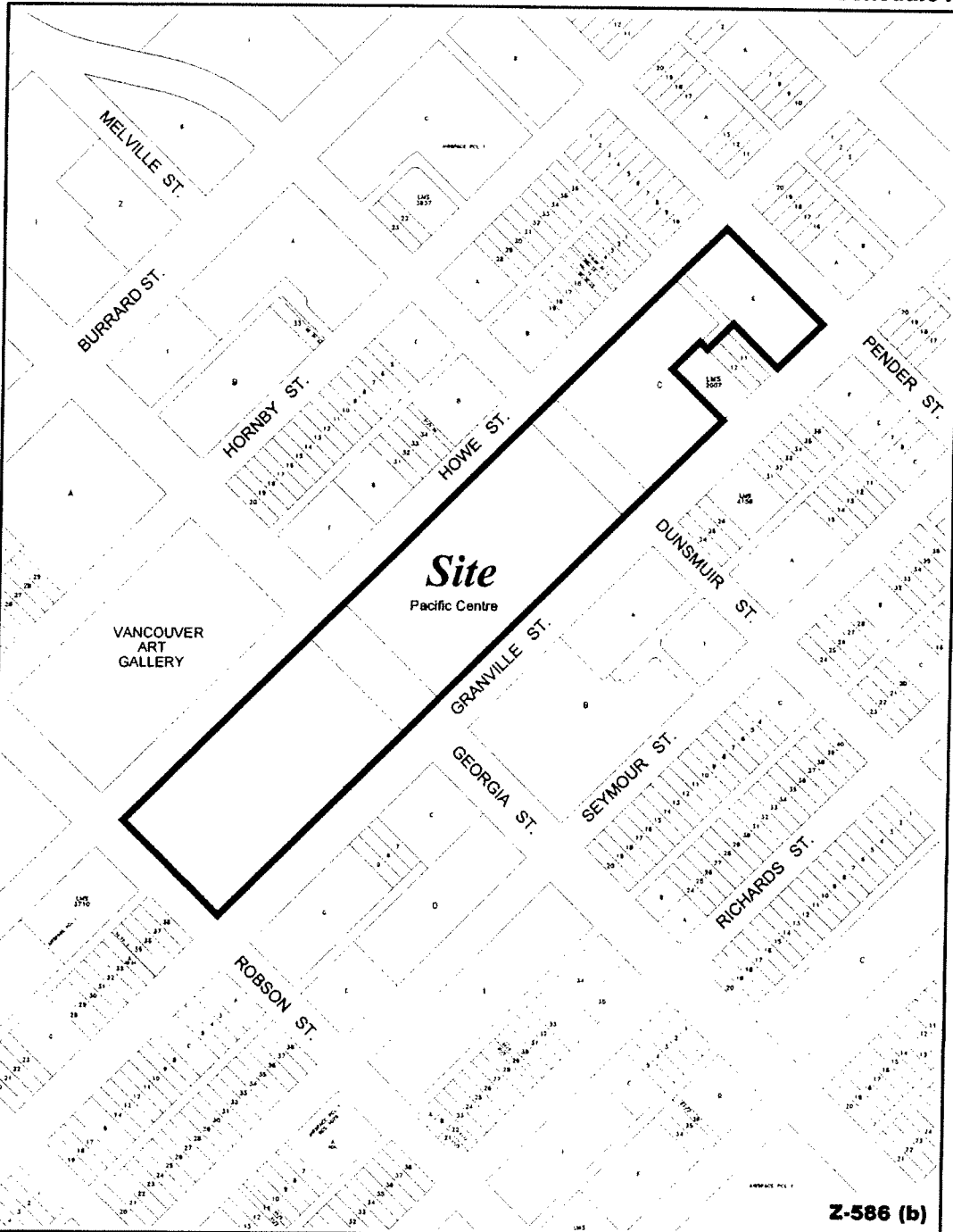
ENACTED by Council this 17th day of April, 2007



Mayor



City Clerk



Z-586 (b)

RZ - 701 Granville Street, 701 West Georgia Street,
777 Dunsmuir Street & 700 West Pender Street (Pacific Centre)

map: 1 of 1

scale: NTS



City of Vancouver

date: Oct. 2006

BY-LAWS

MOVED by Councillor Chow
SECONDED by Councillor Deal

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 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 to rezone an area to CD-1 (re the Olympic Village) (By-law No. 9454)**
2. **A By-law to amend Southeast False Creek Official Development Plan By-law No. 9073 (re the Olympic Village) (By-law No. 9455)**
3. **A By-law to amend Sign By-law No. 6510 (re the Olympic Village) (By-law No. 9456)**
4. **A By-law to amend the Electric By-law regarding miscellaneous text amendments (By-law No. 9457)**
5. **A By-law to amend Vehicles for Hire By-law No. 6066 regarding issuance of 2007 licenses and miscellaneous matters (By-law No. 9458)**
6. **A By-law to amend Street Name By-law No. 4054 re extension of Salt Street (By-law No. 9459)**
7. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re Pacific Centre) (By-law No. 9460)**
(Councillor Cadman and Mayor Sullivan ineligible to vote on By-law 7)
8. **A By-law to amend Downtown Official Development Plan By-law No. 4912 (re Pacific Centre) (By-law No. 9461)**
(Councillor Cadman and Mayor Sullivan ineligible to vote on By-law 8)
9. **A By-law to amend Sign By-law No. 6510 (re Pacific Centre) (By-law No. 9462)**
(Councillor Cadman and Mayor Sullivan ineligible to vote on By-law 9)
10. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 360 West 1st Avenue) (By-law No. 9463)**
11. **A By-law to amend Sign By-law No. 6510 (re 360 West 1st Avenue) (By-law No. 9464)**

4. REZONING: 701 Granville Street, 701 West Georgia Street, 777 Dunsmuir Street and 700 West Pender Street (Pacific Centre)

An application by Jeffrey Hess, Cadillac-Fairview Corp. Ltd., was considered as follows:

Summary: To rezone this site (Pacific Centre) from DD (Downtown District) to CD-1 to provide a maximum floor space ratio of 9.47 (to increase the maximum floor area by 70,000 sq. ft.) and accommodate a Canada Line station entrance ('Vancouver City Centre') in the plaza at Granville and Georgia.

The Director of Planning in consultation with the General Manager of Engineering Services recommended approval, subject to the conditions set out in the Agenda of the Public Hearing.

Staff Opening Comments

Phil Mondor, Rezoning Planner, reviewed the application.

Applicant Comments

Jeffrey Hess, Cadillac-Fairview Corp. Ltd., was present to respond to questions.

Summary of Correspondence

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

- One email in support of the application; and
- One letter and two emails supporting the inclusion of a bicycle station as a requirement of the rezoning.

Speakers

The Deputy Mayor called for speakers for and against the application.

Arno Schortinghuis, Vancouver Area Cycling Coalition, spoke in support of the creation of a first class bike station in Pacific Centre.

Staff Closing Comments

Mr. Mondor noted that the requirement for a bikade is not included at this time because it would detract from the budget required for the enhanced station, and that consideration of a bikade will take place in the future, when the possibility of DCLs and other funding options are brought into place.

Council Decision

MOVED by Councillor Deal

- A. THAT the application by Cadillac-Fairview Corp. Ltd. to rezone the site at 701 Granville Street (BLK 52, PLN 210, DL 541 Except PLN 16405 XPL LMP45482), 701 West Georgia Street (BLK 42, PLN 210, DL 541 Except PLN 18901 EP13277), 777 Dunsmuir Street (Lot C, Block 32, DL 541, PL 21253 Except PL 18505X, 1850MX), and 700 West Pender Street (Lot E, Block 32, DL 541, PLN LMP40957) from DD (Downtown District) to CD-1 (Comprehensive Development District), to increase the maximum floor space ratio to 9.47, generally as presented in Appendix A to Policy Report "CD-1 Rezoning of 701 Granville Street, 701 West Georgia Street, 777 Dunsmuir Street and 700 West Pender Street (Pacific Centre)" dated October 12, 2006, be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) THAT the existing form of development be approved by Council in principle, generally as shown in development permit drawings on record, 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 final approval by Council of the form of development which accommodates additional development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, as the case may be, who shall consider the following for any development which is to be situated on those parts of the site now developed with plaza area:

DESIGN DEVELOPMENT

Development should enhance the prominence of the north-east corner of Block 52 and south-west corner of Block 42 with exemplary architecture commensurate with the significance of these locations, provide pedestrian interest and amenity and be well integrated with the Canada Line rapid transit station entrance and surrounding context.

- (i) design development should achieve siting, massing and design which have appropriate relationship and integration with existing development on the site, surrounding development, and adjoining public realm, responding to the prominence of the north-east corner of block 52 and south-west corner of block 42 in the image of Vancouver's downtown;

Note to Applicant: Massing should be a minimum two storeys in height and provide for an urban form and architectural design that are both memorable and place making. The massing should address and mitigate the blankness of the existing buildings while supporting an enriched and expanded public realm. Design development should include consideration of the Granville Street Redesign Concept (2006), Central Area Weather Protection Guidelines, West Georgia Street Tree and Sidewalk Design Guidelines, and related design guidelines.

- (ii) design development should incorporate and integrate the Canada Line rapid transit station entrance in a manner which is functional, in terms of pedestrian access, and architecturally evocative, conveying a sense of publicness and accessibility;
- (iii) design development at the north-east corner of Block 52 and south-west corner of Block 42 should achieve architectural excellence, appropriate to this significant city location and consistent with the intent of the Downtown Official Development Plan and related guidelines;
- (iv) design development should seek to retain some open space and provide some interior public space, and provide these in a way which is integrated seamlessly with the adjoining public realm;

Note to Applicant: The public realm should encourage public interaction and gathering, lending significance to these corner sites and be well integrated with the surrounding streets and sidewalks. Provision of detailed drawings is required of proposed landscaping, including paving materials, planting, street furniture, and lighting.

- (v) design development should explore opportunity to replace the existing kiosk on the Block 52 plaza with a more functional, community-serving information facility that would also operate as ticket booth for venues/events in the city.

Note to applicant: The replacement kiosk should be a manned ticketing operation which also provides information/ pamphlets etc. for the public. The facility would need to be enclosed and heated, with a ticket/wicket window accessible to the street.

- (vi) In the preparation of a development application, the public should be consulted about proposed land use and design concepts, through workshops and open houses.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (vii) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for theft in the underground parking areas and mischief such as graffiti and alcove areas.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services in consultation with the General Manager of Engineering Services, make arrangements for the applicant to carry out the following:
 - (i) provide copies of a charge summary and analysis of the titles to Blocks 32, 42 and 52 in accordance with guidelines specified by the Director of Legal Services;
 - (ii) provide a written analysis, prepared by a qualified professional engineer or professional engineers satisfactory to the General Manager of Engineering Services, of all existing City utility services currently servicing Blocks 32, 42 and 52 and projections of demands on these services following redevelopment of the lands pursuant to this rezoning application;
 - (iii) where requested by the City, grant statutory rights of way to the City for utility services currently servicing Blocks 32, 42 or 52 or new utility services to be constructed to serve the lands on redevelopment pursuant to this rezoning application; and
 - (iv) undertake a feasibility study for the provision of a bikade, as that facility is envisioned by the General Manager of Engineering Services, to be located near the Canada Line station entrance.

COMMUNITY AMENITY CONTRIBUTION

- (d) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services, make arrangements to the satisfaction of the City Manager to secure the property owner's offer of a statutory right-of-way to be granted to the City or nominee to accommodate a Canada Line rapid transit station entrance in the plaza area at the north-east corner of the site at 701 Granville street (Block 52) and the property owner's commitment to construct or permit the construction of a below-grade entrance providing public access to the rapid transit station from the south end of the lower level of Pacific Centre Mall near the entrance to the Sears store, at a minimum cost of \$7.5 million, including both actual and opportunity costs.

Note: Where the Director of Legal Services deems appropriate, the preceding arrangements and 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.

Agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting 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.

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, if any, 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, a consequential amendment to the Downtown Official Development Plan to remove the site from all map figures be approved.
- C. THAT the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigned Schedule "B" (DD)] be approved.
- D. THAT the amendment to the Noise Control By-law to include this CD-1 in Schedule A be approved.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
NOVEMBER 14, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 14, 2006, 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, Downtown Official Development Plan and Sign By-laws and to adopt the East Fraser Lands Official Development Plan.

PRESENT:

Deputy Mayor Peter Ladner
Councillor Suzanne Anton
Councillor Elizabeth Ball
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor B.C. Lee
*Councillor Raymond Louie
*Councillor Tim Stevenson

ABSENT:

Mayor Sam Sullivan (Leave of Absence - Civic Business)
Councillor David Cadman (Leave of Absence)

CITY MANAGER'S OFFICE:

Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE:

Lori Isfeld, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Capri

SECONDED by Councillor Chow

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ladner in the Chair, to consider proposed amendments to the Zoning and Development, Downtown Official Development Plan and Sign By-laws and to adopt the East Fraser Lands Official Development Plan.

CARRIED UNANIMOUSLY

(Councillors Louie and Stevenson absent for the vote)