



City of Vancouver *Zoning and Development By-law*

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CD-1 (155)

650 West Georgia Street

By-law No. 5683

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

Effective July 12, 1983

(Amended up to and including By-law No. 8169, dated March 14, 2000)

Plan Referred to on File in the City Clerk's Office

BY-LAW NO. 5683

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

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

- 1 The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-285b and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "All of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
- 2 **Uses**
The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Parking garage containing a maximum of 535 parking spaces, subject to the following:
 - (i) All spaces shall be provided, developed and maintained as approved by the Development Permit Board;
 - (b) Accessory uses customarily ancillary thereto.
- 3 **Floor Space Ratio**
 - 3.1 The floor space ratio shall not exceed 5.86.
 - 3.2 In calculating floor space the following shall be excluded, but calculations shall otherwise be in accordance with "Floor Space Ratio" as defined in the Downtown District Official Development Plan, being Schedule "A" to By-law No. 4912:
 - (a) The floor of parking areas which the Director of Planning determines is below the building grade of abutting streets or lanes;
 - (b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 **Height**
The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 17.983 m (59.00 ft.).

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5683 or provides an explanatory note.

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

DONE AND PASSED in open Council this 12th day of July 1983.

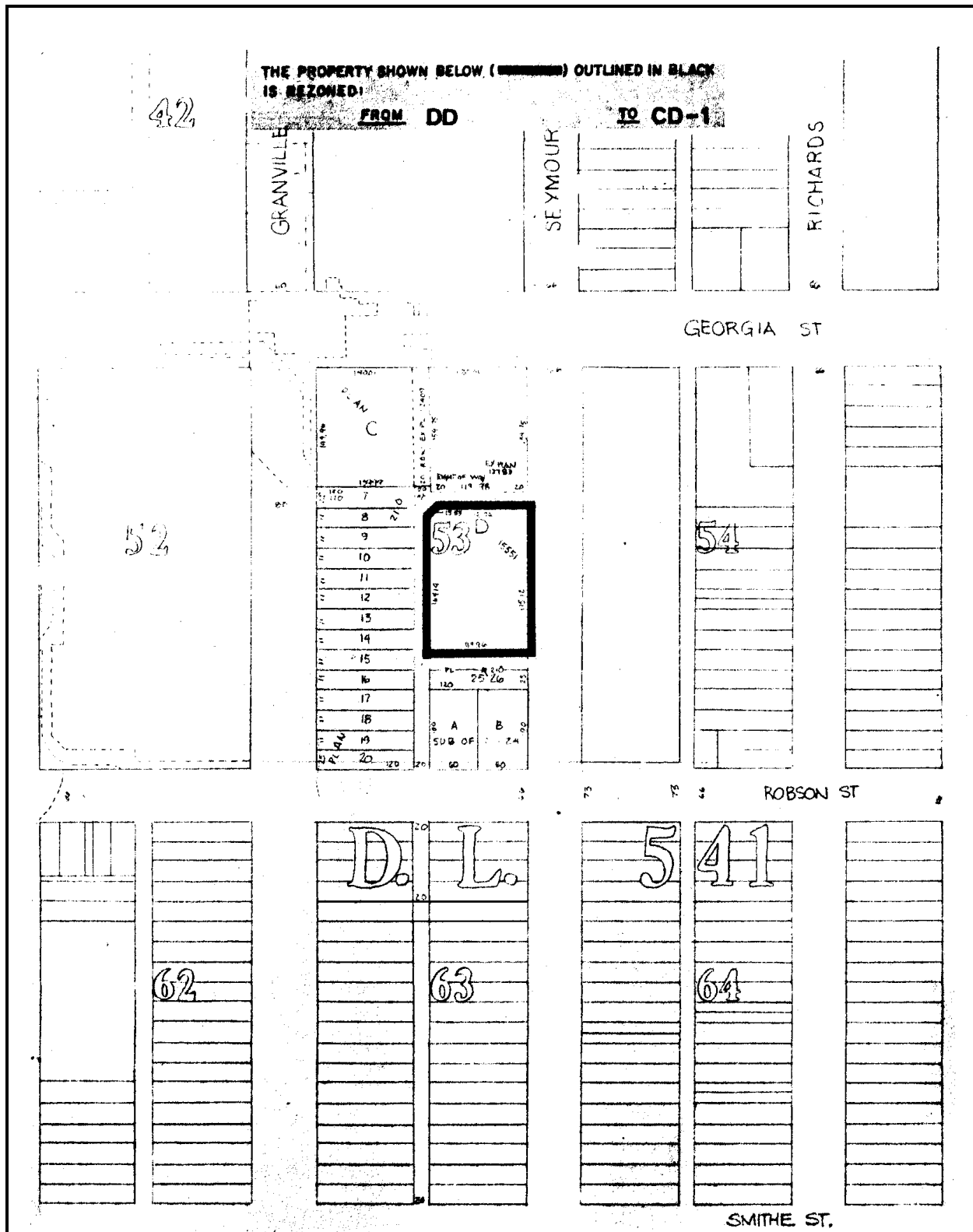
(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 12th day of July, 1983, and numbered 5683.

CITY CLERK”

By-law No. 5683 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law



CITY OF VANCOUVER
SPECIAL COUNCIL - PUBLIC HEARING

June 23, 1983

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 23, 1983 at 7:30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Alderman Rankin, Presiding Officer
Aldermen Brown, Davies, Eriksen,
Ford and Yee

ABSENT: Mayor Harcourt
Deputy Mayor Kennedy
Aldermen Bellamy, Puil and Yorke

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

To aid the public present, the Clerk read from the Agenda which had been previously circulated to members.

Items 1 and 2 were addressed concurrently as follows with Mr. D. N. McDonald, Associate Director, Zoning, Mr. R. Scobie, Zoning Division and Mr. R. G. Macdonald, Traffic Division, presenting the departmental positions and answering Council members' questions.

1. 1124 Mainland Street
2. 650 West Georgia Street

The Council considered the following applications:

1. LOCATION: 1124 MAINLAND STREET (Lot 2, Block 76, D.L. 541, Plan 6854 and Lots 3 and 4, Block 76, D.L. 541, Plan 8641)

Present Zoning: Downtown District with
accompanying Official Development
Plan

Requested Zoning: CD-1 Comprehensive Development
District

- (i) If the proposed rezoning is approved, the CD-1 By-law would permit the use and development of the site generally as follows:

- a parking garage for a maximum of 672 vehicles;
- 'office-commercial' and 'retail-commercial' uses located at grade along the Mainland Street frontage to a maximum depth of 6.09 m (20.00 ft.);

Cont'd.....

1124 Mainland Street and
650 West Georgia Street (Cont'd)

- accessory uses customarily ancillary thereto;
 - a maximum floor space ratio of 7.0; and
 - a maximum height of 20.726 m (68.00 ft.);
- (ii) Amend the Sign By-law;
- (iii) Any consequential amendments.

APPLICANT: ~~Pillar Design & Construction~~

2. LOCATION: 650 WEST GEORGIA STREET - VANCOUVER CENTRE PARKADE (All that Portion of Lot "D", Block 53, D.L. 541, Plan 15551 Lying Southwesterly to the Limit of Explanatory Plan 12783)

Present Zoning: Downtown District with accompanying Official Development Plan

Requested Zoning: CD-1 Comprehensive Development District

- (i) If the proposed rezoning is approved, the CD-1 By-law would permit the use and development of the site generally as follows:

- a parking garage for a maximum of 535 vehicles;
- accessory uses customarily ancillary thereto;
- a maximum floor space ratio of 5.86; and
- a maximum height of 17.983 m (59.00 ft.);

- (ii) Amend the Sign By-law;

- (iii) Any consequential amendments.

APPLICANT: Armour Blewett & Partners

The Director of Planning recommended approval of the applications.

There were no speakers for or against the applications.

MOVED by Ald. Ford,
THAT the application by Pillar Design & Construction respecting
1124 Mainland Street be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT the application by Armour Blewett & Partners respecting
650 West Georgia Street be approved.

- CARRIED UNANIMOUSLY

PLAN REFERRED TO ON FILE IN THE CITY CLERK'S OFFICE.

BY-LAW NO. 5683

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-285b and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. USES

The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

(a) Parking garage containing a maximum of 535 parking spaces, subject to the following:

(i) All spaces shall be provided, developed and maintained as approved by the Development Permit Board;

(b) Accessory uses customarily ancillary thereto.

3. FLOOR SPACE RATIO

3.1 The floor space ratio shall not exceed 5.86.

3.2 In calculating floor space the following shall be excluded, but calculations shall otherwise be in accordance with "Floor Space Ratio" as defined in the Downtown District Official Development Plan, being Schedule "A" to By-law No. 4912:

(a) The floor of parking areas which the Director of Planning determines is below the building grade of abutting streets or lanes.

4. HEIGHT

The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 17.983 m (59.00 ft.).

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

DONE AND PASSED in open Council this 12th day of July , 1983.

(signed) Michael Harcourt

Mayor

(signed) R. Henry

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 12th day of July, 1983, and numbered 5683.

CITY CLERK"

A By-law to amend
By-law No. 4810,
" being the Sign By-law
Superseded by Sign By-law 6510"

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the
following as Map Index No. 155:

"650 West Georgia Street 5683 "B"(Downtown Comm. DD)"

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

DONE AND PASSED in open Council this 12th day of July ,
1983.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of
a By-law passed by the Council of the City of Vancouver
on the 12th day of July, 1983, and numbered 5684.

CITY CLERK"

BY-LAWS (CONT'D)

3. A BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT BY-LAW
(650 West Georgia St. - DD to CD-1)

When considering this by-law Council also noted a memorandum dated June 30, 1983 from the Director of Planning.

MOVED by Ald. Ford,
SECONDED by Ald. Yee,

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Yee,

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Yee,
THAT the form of development not be materially different from that as illustrated in the drawings submitted under development permit application No. 94802, and stamped "Received, City Planning Department, March 01, 1983", and approved by the Development Permit Board on May 2, 1983, subject to conditions.

- CARRIED UNANIMOUSLY

(Aldermen Bellamy, Kennedy, Puil, Yorke and the Mayor
were excused from voting on this By-law)

4. A BY-LAW TO AMEND BY-LAW NO. 4810,
BEING THE SIGN BY-LAW
(650 West Georgia St. - DD to CD-1)

MOVED by Ald. Ford,
SECONDED by Ald. Yee,

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Yee,

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

- CARRIED UNANIMOUSLY

(Aldermen Bellamy, Kennedy, Puil, Yorke and the Mayor
were excused from voting on this By-law)