



City of Vancouver *Zoning and Development By-law*

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

CD-1 (265)

International Village

By-law No. 6747

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

Effective October 23, 1990

(Amended up to and including By-law No. 9798, dated February 3, 2009)

Guidelines:

International Village

CD-1 Guidelines

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

2 Intent

The intent of this By-law is to permit the development of the International Village site as a comprehensive mixed-use neighbourhood which complements and is compatible with the character and function of adjacent areas.

Development in International Village shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of adjacent areas and yet creates its own special character and sense of place;
- (b) extend retailing along Pender and Abbott Streets and integrate new development with existing development;
- (c) maintain important views;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives;
- (e) achieve a diversity of population in terms of age, household types and income groups;
- (f) develop adequate community and recreation facilities to primarily serve the residents of International Village, but which also serves to integrate International Village with the adjacent communities;
- (g) provide adequate on-site parking and loading spaces for all developments within International Village;
- (h) provide opportunities for additional on-site parking for the surrounding areas, particularly the Stadium;
- (i) provide an open space system and local parks which meet local recreational needs and provide visual enjoyment for residents and visitors; and
- (j) provide pedestrian links to adjacent areas.

3 Definitions

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

Built Form Edge means a building facade or other structure which forms a continuous, or nearly continuous, vertical plane with only minor irregularities and articulation.

Community School means a school with facilities for community use in addition to facilities for educating children.

Interim Use means any use not specifically listed in this By-law and intended to be of only temporary duration.

Core-need Household means a household which spends more than 30 percent of its gross income on housing that is suited to its basic needs, based on market rents. [7324; 94 07 26]

Entertainment Centre means the use of premises where a minimum of 55 percent of the total floor area is used for simulated sports, simulated games and similar activities and associated circulation space, and the balance is used for the administration of the space, the sale of food and retail products, and to provide vending machines offering games for amusement or entertainment.

Simulated Sports means games or activities involving the use of baseball batting cages, basketball courts, hockey rinks, golf simulators, miniature golf, climbing walls and similar sports related games and activities.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6747 or provides an explanatory note.

Simulated Games means machines or activities which simulate an experience, and includes, but is not limited to, a virtual reality experience, but does not include simulated sports or a game or machine displaying a sex object. [8146; 99 12 16]

4 Land Uses

[7658; 96 11 05]

The only uses permitted within the area outlined in black on Schedule “A”, which area shall be more particularly described as CD-1(265), subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) a maximum of 1 410 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that: [9202; 05 11 23]
 - (i) a minimum of 222 units (but not including the units provided under clause (ii) below) shall be designed for family housing, all of which shall be designed in accordance with the “High Density Housing for Families with Children Guidelines” adopted by Council on March 24, 1992; [9798; 09 02 03]
 - (ii) a minimum of 108 units shall be provided through government funded programs targeted for core-need households or through such other affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units; [8651; 03 03 11] [9202; 05 11 23] [9798; 09 02 03]
- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island and vehicle dealer;
- (c) service uses, including theatres, but not including hotels, drive-through service, funeral home, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, repair shop - class A, and restaurant - drive-in;
- (d) office uses;
- (e) cultural and recreational uses, including entertainment centre; [8146; 99 12 16]
- (f) institutional uses;
- (g) public utility;
- (h) parking uses; and
- (i) accessory uses customarily ancillary to the above uses.

5 Interim Uses

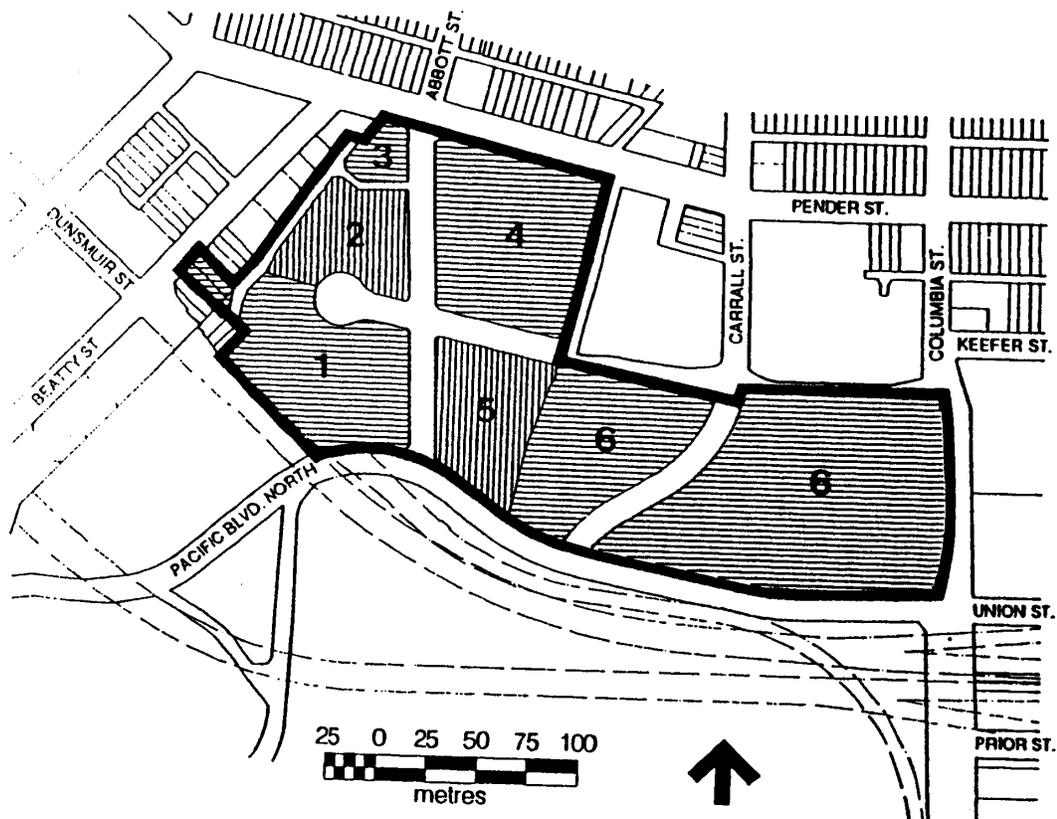
Interim uses may be permitted provided that:

- (a) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law or the orderly subdivision of adjacent lands regulated by this By-law;
- (b) the Development Permit Board is satisfied that the use can be easily removed, is of low intensity or low in capital investment and will be replaced by development in accordance with this By-law; and
- (c) development permits are limited in time to periods not exceeding 3 years.

6 Sub-areas

The district shall comprise 6 sub-areas, approximately as illustrated in Diagram 1 below.

Diagram 1



7 Floor Area and Density [7658; 96 11 05]

7.1 The maximum floor area for any use listed in Table 1 shall be as set out below.

Table 1

Use	Maximum Floor Area
Retail, Service, Office, and Cultural and Recreational Uses	35 238 m ²
Residential Use	114 205 m ²

[9202; 05 11 23]

7.2 The following shall be included in the computation of floor area:

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

7.3 The following shall be excluded in the computation of the floor area:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) unenclosed outdoor areas underneath building arcades or overhangs, provided they are:
 - (i) at street level and help to create prominent entrances to the marketplace in sub-area 4 or to development adjacent to the Keefer Steps and Circle in sub-areas 1 and 2, or
 - (ii) at an upper level to provide public amenity for restaurant terraces in sub-area 4;
- (d) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (e) the floors or portions of floors used for off-street parking and loading, and bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that is: [8566; 02 10 22]
 - (i) at or below the lowest official established building grade; or
 - (ii) above grade provided that:
 - the amount of parking that is provided below grade is the maximum amount possible, having regard to soil conditions on the site and the elevation of the water table; or
 - the Development Permit Board is satisfied that the above grade parking provides a buffer between the site and adjacent negative impacts, results in more usable open space and will be screened by other uses or will minimize the impact on the public environment and nearby development through architectural and/or landscape treatment;
- (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) community facilities, including school — elementary or secondary, community centre, neighbourhood house, child day care facility, and buildings customarily accessory to park uses;
- (h) interior public spaces (such as atria) designated for public use, and amenity areas accessory to residential use, provided that the total excluded area in each sub-area does not exceed 10 percent of the allowable floor area in each sub-area;
- (i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm.

7.5 The maximum floor area for each sub-area shall be as set out in Table 2.

Table 2 - Maximum Floor Area

Sub Area (from Diagram 1)	Retail, Service, Office, and Cultural and Recreational	Residential
1	1 394 m ²	41 685 m ²
2	8 725 m ²	17 350 m ²
3	598 m ²	5 679 m ²
4	23 602 m ²	14 135 m ²
5	919 m ²	35 356 m ²
6	N/A	N/A

[8146; 99 12 16] [9202; 05 11 23]

7.6 Notwithstanding sub-section 7.5, the following floor area may be transferred:

- (a) the Development Permit Board may permit a maximum of 2 000 m² of retail, service and office floor area to be transferred from sub-area 4 to sub-area 1, provided that the floor area being transferred was not located on the ground floor of sub-area 4, and provided that the additional floor area would not increase the bulk of the buildings in sub-area 1, and provided that the total commercial floor area for these two sub-areas does not exceed 27 087 m²;
- (b) the Development Permit Board may also permit a maximum of 5 000 m² of residential floor area to be transferred between sub-areas 1, 4 and 5, provided that the total residential floor area for these three sub-areas does not exceed 86 892 m².

7.7 Notwithstanding Section 7.1, an entertainment centre shall only be permitted in sub-area 4 and on the second and third storeys of a building in that sub-area and shall be limited to a maximum floor area of 621.1 m² on the second storey a maximum floor area of 96.7 m² on the third storey. [8146; 99 12 16]

8 Grade Level Uses

[7658; 96 11 05]

8.1 For the purposes of Section 8, grade level uses means any of the following uses when located on the ground floor: retail, restaurant, financial institution, barber shop or beauty salon, laundromat or drycleaning establishment, travel agent, real estate office, residential entrances or lobbies and any other uses which in the opinion of the Development Permit Board are similar to the foregoing.

8.2 Grade level uses shall be required on the Pender Street and Abbott Street frontages and on the Keefer Street frontage west of Abbott Street.

8.3 The maximum continuous frontage for each grade level use shall be 15.0 m, except on corners where the combined frontage for such uses shall not exceed 30.0 m, except that the requirements of this Section 8.3 shall not apply to development within sub-area 2.

- 8.4** The Director of Planning or the Development Permit Board, as the case may be, may relax the maximum frontage regulation in Section 8.3 for retail or service uses on the same site, provided that:
- (a) the Director of Planning or the Development Board first considers the intent of this Schedule and is satisfied that the scale of development at the street property line will relate to pedestrians;
 - (b) no more than a total of 50 percent of the frontage of the site is occupied by grocery or drug store use and its departments except that this total amount shall be interspersed with other retail or service uses; and
 - (c) windows at the street property line are clear-glazed and unobstructed so that the interior of the premises are at all times visible from the sidewalk.

8.5 For the purpose of Section 8.4, any department of a grocery or drug store which has its own check-out facility and entrance or exit door to the street shall be deemed to be an individual occupancy.

9 Residential Component

9.1 Separate and distinct means of access shall be provided for residential uses to streets and on-site parking.

9.2 Private, semi-private and public spaces shall be defined and distinguished from each other.

9.3 In every building intended to contain core-need households a community room shall be provided with the capacity to accommodate at least 40% (forty percent) of the estimated adult population. [7324; 94 07 26]

10 Height

10.1 The maximum building height measured above the base surface, excluding the mechanical penthouse, shall be as set out in Table 3.

Table 3

Sub-area (from Diagram 1)	Maximum Height
1	97 m
2	91 m
3	33 m
4	70 m
5	86 m
6	N/A

[7728; 97 04 22] [9202; 05 11 23]

11 Parking

11.1 Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) non-residential uses, except for school and park space uses, shall provide a minimum of 1 space for each 80 m² of gross floor area, and a maximum of 1 space for each 50 m² of gross floor area;
- (b) dwelling uses, but not including units designated for core-need or seniors housing, shall provide a minimum of 1 space for each 100 m² of gross floor area plus 0.4 spaces for each dwelling unit and a maximum of 1 space for each 100 m² of gross floor area plus 0.6 spaces for each dwelling unit;
- (c) school uses shall provide parking as determined by the Director of Planning, in consultation with the General Manager of Engineering Services;
- (d) park space uses shall provide parking as determined by the Director of Planning, in consultation with the General Manager of Engineering Services and the General Manager of Parks and Recreation; and
- (e) a minimum of 350 additional spaces shall be provided.
[7051; 92 11 17] [7658; 96 11 05] [7728; 97 04 22]

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

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

11.4 **Multiple-Use Developments**

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

11.5 **Parking Space Requirement Exemptions**

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

[8011; 99 04 13]

12 Loading

12.1 Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except residential loading shall be provided as follows:

less than 100 units	0 Bays
100-299 units	1 Bay
300-499 units	2 Bays
500 or more units	3 Bays

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

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

12.4 Multiple-Use Developments

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

12.5 Loading Space Requirement Exemptions

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

[8011; 99 04 13]

13 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.

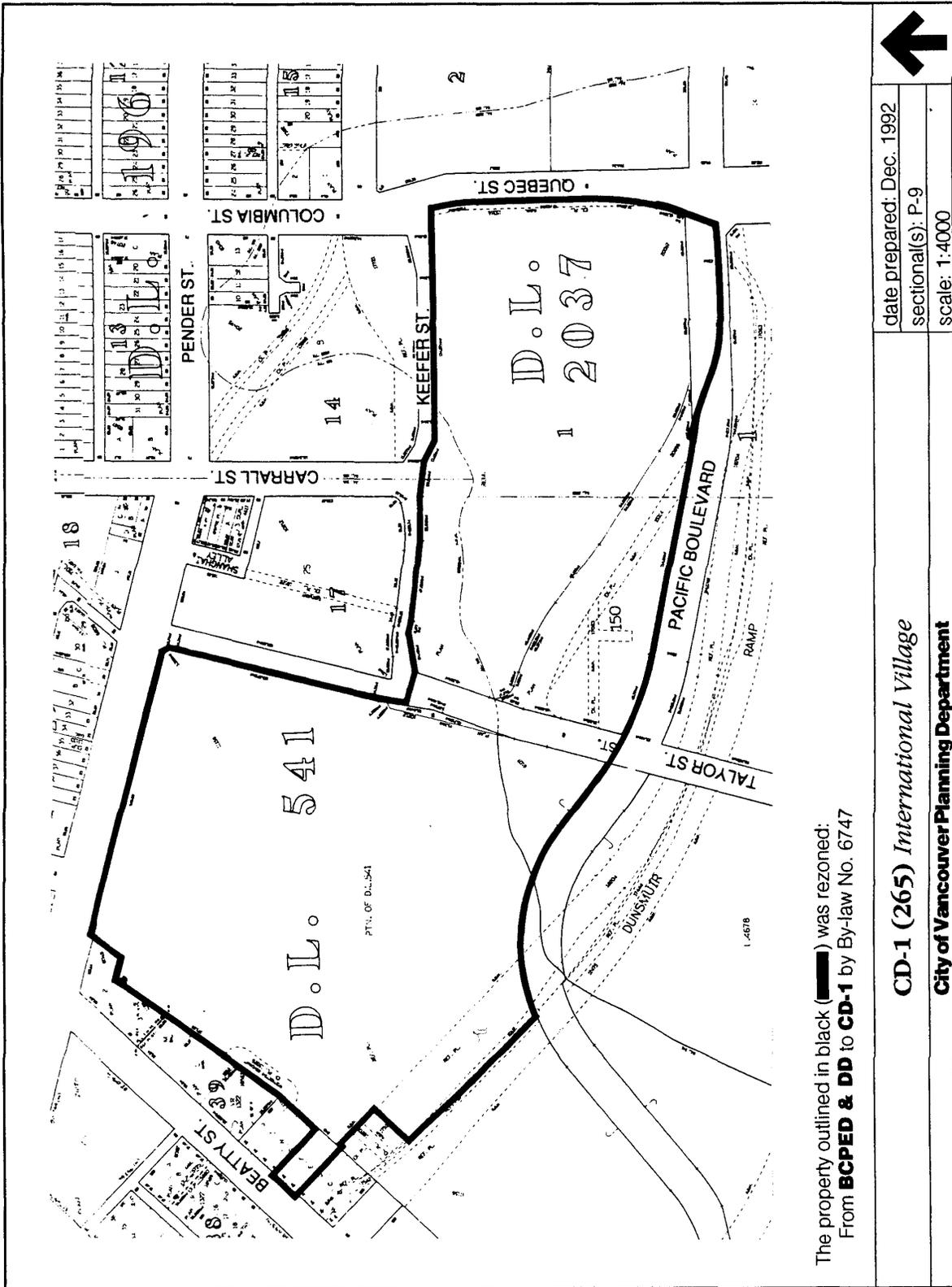
Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

14 Phasing

The timing of the development of the school, park and residential units suitable for families will be established by agreements which pertain to the site.

15 *[Section 15 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.]*



The property outlined in black (■) was rezoned:
 From **BCPED & DD** to **CD-1** by By-law No. 6747

date prepared: Dec. 1992
 sectional(s): P-9
 scale: 1:4000

CD-1 (265) International Village
City of Vancouver Planning Department

CITY OF VANCOUVER
MEMORANDUM

Anne

From: CITY CLERK

Date: July 17, 1989

To: City Manager
Director of Legal Services
Acting Director of Planning
Associate Director - Zoning
City EngineerSubject: Special Council - Public Hearing
June 22, 1989

Refer File:

RECEIVED
CITY

JUL 19 1989

NUMBER 4319

REFERRED TO JPL

COPY TO JPL

ANSWER REQ'D

I wish to advise of the attached Minutes from the Special Council Meeting (Public Hearing) of June 22, 1989, with respect to International Village.

Please note any matters contained therein which are for your attention.

Lou Bach
DEPUTY CITY CLERK

:dm

Att.

Also sent to: Mr. Stanley Kwok
Concord Pacific Developments Ltd.
The Penthouse, 1090 West Pender
Vancouver, B.C. V6E 2N7

Mr. Richard Reis
Project Director
Soils Remediation Group
4th Floor, 1090 West Pender
Vancouver, B.C. V6E 2N7

Messrs. Rick Hulbert & Barry Downs
Pacific Place Design Consortium
4th Floor, 1090 West Pender
Vancouver, B.C. V6E 2N7

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 22, 1989, in the Vancouver Playhouse, 649 Cambie Street at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT:

Mayor Campbell
Aldermen Baker, Bellamy, Davies,
Eriksen, Owen, Price, Puii,
Rankin, Taylor and Wilking

CLERK TO THE COUNCIL: D. Back

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Baker,

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

- CARRIED UNANIMOUSLY

1. Rezoning: International Village

An application by Concord Pacific Developments Ltd., was considered as follows:

REZONING: LOCATION - AREA GENERALLY BOUNDED BY PENDER AND KEEFER STREETS IN THE NORTH, TAYLOR AND QUEBEC STREETS IN THE EAST, PACIFIC BOULEVARD IN THE SOUTH AND THE LANE EAST OF BEATTY STREET IN THE WEST

Present Zoning: BCPED B.C. Place Expo District and DD
Downtown District

Proposed Zoning: CD-1 Comprehensive Development District

- i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:
- maximum of 825,000 square feet comprising 800 dwelling units of which 20% will be for non-market housing and 25% will be suitable for families with children;
 - retail uses, as more particularly defined in the draft by-law, limited to a maximum of 200,000 square feet;
 - service and office uses, as more particularly defined in the draft by-law, limited to a maximum of 265,000 square feet;
 - hotel containing approximately 400 rooms, limited to a maximum of 300,000 square feet;
 - institutional uses;
 - recreational and cultural uses, including a 10.4 acre park;
 - maximum height set out on a sub-area basis ranging from 100 ft. to 300 ft.;
 - acoustic requirements;
 - provisions regarding off-street parking and loading, including 350 parking spaces in addition to on-site requirements.

cont'd....

Rezoning: International Village (cont'd)

- ii) A second draft by-law would repeal North Park Official Development Plan, By-law NO. 6016.
- iii) A third draft by-law would amend Sign By-law No. 4810.
- iv) Any consequential amendments.

The Director of Planning recommended approval, subject to the following conditions proposed for adoption by resolution of Council:

- (a) The approval in principle of the document entitled, "International Village CD-1 Guidelines";
- (b) The adoption in principle of the proposed form of development as contained in the document entitled, "International Village Form of Development";
- (c) That, prior to the enactment of the CD-1 by-law, the registered property owner must:
 - 1. submit, have approved, and register a compatible subdivision plan;
 - 2. enter into an indemnity agreement in form satisfactory to the Director of Legal Services protecting the City (including the Approving Officer) and the School Board from all liability arising out of or related in any way to the presence of contaminated soils on the lands comprising International Village, such agreement to commence subsequent to the Public Hearing and to remain in force and effect until such time as the Province of British Columbia issues Confirmation of Compliance certificates, certifying, to the satisfaction of the City (including the Approving Officer) and the School Board, the completed remediation (in accordance with approved standards and remediation plans) of the International Village lands, including all roads, utility corridors, open spaces and parks;
 - 3. register a covenant satisfactory to the Director of Legal Services that there will be no occupancy of buildings in the area included in this rezoning until the park is designed and constructed to the satisfaction of the General Manager of Parks and Recreation and confirmation of compliance is provided by the Ministry of Environment;
 - 4. submit a satisfactory soil remediation plan for all dedicated streets and utility rights-of-way required to serve the International Village site, including utility construction plans (detailed to normal subdivision requirements) compatible with the proposed remediation, all to the satisfaction of the City Engineer and Director of Legal Services and relevant senior government approving authorities;
 - 5. as a condition of subdivision, execute a legal agreement satisfactory to the City Engineer and Director of Legal Services to amend the B.C. Place Infrastructure Agreement, requiring the property owner to carry out design and construction of water and sewer works:

cont'd....

Rezoning: International Village (cont'd)

6. as a condition of subdivision, execute a legal agreement satisfactory to the City Engineer and Director of Legal Services to ensure that all works and services necessary and incidental to this development, but not covered in the Infrastructure Agreement, are constructed by the property owner at its cost, to the satisfaction of the City Engineer and to provide for the grant of all necessary rights-of-way for these services to the satisfaction of the City Engineer and Director of Legal Services;
7. execute a legal agreement, satisfactory to the General Manager of Parks and Recreation, City Engineer, Director of Planning and Director of Legal Services, committing the property owner to construct a grade-separated pedestrian crossing from the school area to the playfields across Carrall Street according to conceptual design acceptable to the parties named herein;
8. execute a legal agreement, satisfactory to the City Engineer, Director of Planning and the Director of Legal Services, committing the property owner to construct a stairway (the "Kefer Steps") from the west end of Kefer Street to Beatty Street according to a conceptual design acceptable to the City Engineer and Director of Planning;
9. register covenants on its parcels abutting the steps, to the satisfaction of the City Engineer and Director of Legal Services, that there will be no occupancy of buildings on abutting parcels until the Kefer Steps are completed to the satisfaction of the City Engineer and Director of Planning;
10. register a statutory right-of-way satisfactory to the City Engineer, Director of Planning and Director of Legal Services, for public access (including suitable disabled access) to the Kefer Steps, including access to the Stadium ALRT Station from the Steps;
11. register a legal agreement satisfactory to the Director of Legal Services and the Superintendent of the School Board to ensure that a site satisfactory to the School Board is conveyed by the property owner to the School Board at no cost, funds are made available from the property owner to cover any excessive construction or programmatic costs which result from unique site characteristics, and no development permits for family housing are issued prior to an agreement on the timing and method of making school site available for development; if the School Board decides not to construct a school on the site, the site is to be returned to the property owner at no cost;
12. register a legal agreement satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation to ensure that 6,000 square feet of fully finished (i.e. ready for immediate occupancy) community space be provided in the school at no cost to the City or School Board; this space shall consist of a half size addition to the gynasium with a movable divider, changing

cont'd....

Rezoning: International Village (cont'd)

- rooms and washrooms accessible both from the gyanasium and outdoors and capable of isolation from the rest of the school, two multi-purpose rooms of at least 1,200 square feet each, a small kitchen facility and an administration office, and shall be satisfactory to the General Manager of Parks and Recreation and the Superintendent of the Vancouver School Board; delivery of the fully finished facility shall be accomplished within the time limited therefor by the City; if for some reason the School Board does not construct the community school, an equivalent community facility shall be provided by the owner;
13. register a legal agreement satisfactory to the Directors of Legal Services, Social Planning and Civic Buildings to ensure that a fully finished (i.e. ready for immediate occupancy) daycare facility for 50 children be provided and conveyed to the City at no cost to the City; the daycare facility shall be on the school site, or if that is not possible, at a location acceptable to the City and shall comprise a minimum of 4,000 square feet of fully finished indoor space and 5,000 square feet of immediately adjacent fenced and equipped outdoor play space and must meet all Community Care Facilities Licensing Daycare requirements and be satisfactory to the Directors of Social Planning and Civic Buildings; delivery of the completed facility shall be accomplished within the time limited therefor by the City;
 14. register a legal agreement satisfactory to the Director of Legal Services and the Manager of Properties ensuring that the property owner will convey to the City, sufficient parcels at locations acceptable to the Directors of Planning and Social Planning to achieve 20% non-market units of the total units approved with 50% of this 20%, that is, 10% of total units, suitable for families with children;
 15. as a condition of subdivision, pursuant to a certain agreement dated October 29, 1986 with B.C. Transit, cause B.C. Transit to grant to the City a statutory right-of-way (such agreement to be registered) through the "tunnel" under the ALRT Stadium Station to the satisfaction of the City Engineer and Director of Legal Services;
 16. as a condition of subdivision, provide all necessary documentation to the satisfaction of the City Engineer, Director of Legal Services, General Manager of Parks and Recreation, reserving a right-of-way for the electrical duct across that portion of the proposed park now occupied by Taylor Street; or alternatively, the property owner shall pay all costs of relocating said electrical duct to the satisfaction of B.C. Hydro and the City Engineer;
 17. subject to Council approval of a land exchange, execute an agreement for the relocation of Union Street, satisfactory to the City Engineer and Director of Legal Services;

cont'd....

Rezoning: International Village (cont'd)

18. execute an agreement to the satisfaction of the City Engineer and Director of Legal Services, for off-site continuation of the lane east of Beatty so that it connects to Pacific Boulevard North in accordance with the agreed conceptual design.

(d) That, also prior to enactment:

1. an agreement to lease (on a long term basis), between the City and the Province, in form satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation be entered into for the entire Park area, such lease to be registered, to contain an indemnity in favour of the City for all costs and liabilities which may be incurred or arise as a result of the presence of contaminants in the soil, and to contain a covenant from the Province that if future statutory obligations require the Province as owner to undertake further remediation, it will do so expeditiously;

2. a Certificate of Process shall accompany the lease required in (d) 1., executed by the Ministry of Environment, setting forth the Province's remediation process for the International Village Lands.

Mr. L. Beasley, Associate Director - Central Area Planning, with the aid of slides, provided an overview of the rezoning proposal and the major issues surrounding it. The intent is to rezone from the existing North Park ODP to a new CD-1 zoning that will allow development to occur directly in what is now called International Village. It is considered possible to proceed with this area rezoning prior to the rest of the new ODP for Pacific Place as this area has zoning in place for which there was a wide public planning process, and the area fits tightly into the existing built city. International Village is seen as a complete neighbourhood. The proposal is to cluster residential and commercial development into a mixed-use hub at the north-west corner of the site in a development form reminiscent of Gastown and Chinatown in terms of streetscape, but including layered parking and commerce and residential realms. Mr. Beasley reviewed the statistical detail noting the overall square footage and number of units of housing, hotel, commerce and community facilities. Council was also provided with a review of the manner in which each of the following issues, considered to be the most important ones, were addressed:

- Process
- Environment
- Quality of Life
- Retail
- Traffic
- Parking
- Lane Bridge over Carrall Street
- Social Impacts
- Adjacency Concerns.

cont'd....

Rezoning: International Village (cont'd)

Mr. Stanley Kwok, Concord Pacific Developments Ltd., stated he is very pleased to have participated in the successful co-operative planning process on this project. This project will set the tone for future development in the area. The public and special interest groups have made their thoughts known relative to the proposal. Approximately 15,000 people visited the development model, and there have been 105 presentations, including 30 public meetings organized by Concord Pacific or City staff and 20 meetings with the site neighbours. Concord Pacific has responded to the public input and incorporated its wishes into the plan. This new approach towards planning in Vancouver has been studied as a model for co-operation planning in both Australia and Japan. The 800 housing units proposed in the development relieve pressure for redevelopment in existing areas. The plan includes an offer of 20% designated for social housing. This project will have a positive effect on the Downtown Eastside, making it more secure and livable. This scheme represents a good balance between what the City requires, what the public demands, and what the developer can achieve.

The Mayor called for speakers for or against the application and 31 speakers addressed the Public Hearing as follows:

Mr. Jim Green, DERA, recorded a concern respecting the speaker registration process at the Public Hearing.

The proposed International Village development would have serious implications for residents of the Downtown Eastside, just as EXPO had in 1986. Land values will escalate, residents will face increased rents or lose their homes due to redevelopment pressures. Furthermore, it could be predicted there will be no social housing provided on the site; if there is, it would be more like 6% rather than the 20% required by Council. It was regrettable DERA's request for a Planner to study impacts and local area requirements had not been approved, as DERA had neither the funds or staff resources to undertake this much-needed task.

In response to questions from Council members, Mr. Green advised he would feel more positive about the 20% social housing goal if the non-market housing units were specifically earmarked for core needy households.

Mr. Dick Baker, Chairman, Business Council of B.C., stated business investment and construction was the primary focus behind the prosperity of the province. The proposed development should be supported as it would add significantly to government revenues and set the stage for the next phase of development of the Downtown core.

Mr. Larry Bell, Chairman, Vancouver Board of Trade, spoke in support, noting the developer had been co-operative in reviewing details of the project with the Board's Community Affairs Committee. The Board welcomed the residential opportunities for employees of the Downtown and would support Council's request to the senior levels of government for special unit allocations.

Mr. Harold Ma, VanKong Development Company, stated as an architect, developer and businessman working out of the heritage building at Pender and Carrall, he was convinced the project was not only good for the Downtown but would enhance Chinatown, which is currently losing business to the suburbs. To counter this loss, revitalization was needed - new development, a new image and positive thinking would create an atmosphere for a badly needed facelift for old Chinatown. In business, heritage and character was an expensive ego.

cont'd....

7
Rezoning: International Village (cont'd)

Mr. Warnett Kennedy addressed design issues and regretted that Concord Pacific had agreed to abandon the lagoons concept for the north shore of False Creek, which would have provided a unique Venice-like atmosphere. He supported the project.

Pat McAllister felt International Village was a well thought-out plan and should proceed without delay.

Mr. Hansen Lau, Overseas Chinese Voice Broadcasting, supported the development because it would bring prosperity to Chinatown. International Village would be a lively, active community where people will come to shop, work and live.

Mr. Jack Chalmers, DERA, expressed concern that if the rezoning is approved, it will increase the property values in the area surrounding International Village, which may result in affordable housing in existing hotels being lost. There are currently several hotels in the Downtown Eastside for sale, and more will follow if this project proceeds. Mr. Chalmers inquired whether housing on the International Village site would be available to Downtown Eastside residents, and suggested the number of units of non-market housing was inadequate. Concern was also expressed regarding the contaminated soils on the site.

Mr. Eugene Lee, past Chairman, SUCCESS, noted the Strathcona area is undergoing changes, and the addition of residential, open and green space through this project is a benefit to the community. Mr. Lee was pleased to see that Concord Pacific has reduced the amount of retail space, and suggested the proposed development plan goes a long way toward satisfying all interested parties.

Mr. Sam Snobelen felt more park space should be made available and Downtown residents be encouraged to use it. At present they feel the City treats them as second-class citizens.

Mr. Joe Arnaud advised as a concerned West End resident, he was not satisfied with the soil remediation measures proposed for the park site. He suggested additional permanent capping be considered and the site not be rezoned until all the contamination problems have been solved.

Mr. Gordon Mark (brief on file) advised the Board of Directors of the Chinese Cultural Centre supported the project but recognized the concerns of Chinatown merchants that their businesses remain competitive and viable. There were already many vacant stores. Mr. Mark requested:

- that the International Village theme extend to all nationalities, avoiding an emphasis on Asian establishments;
- that retail space be phased in order to minimize impact on existing business;
- provision of a parking facility - parking had been a major problem in Chinatown for many years;
- reconsideration of the extension of Carrall Street south of Keefer Street to a four lane southbound thoroughfare - the present proposal would be detrimental to the community and the substantial increase in traffic by-passing the Downtown core would create a barrier isolating Chinatown.

cont'd....

Rezoning: International Village (cont'd)

Mr. Mah advised the Board of Directors, on June 14th, resolved

"That the proposed extension of Carrall Street south of Keefer Street is not acceptable. An appropriate alternative would be the extension of Taylor Street to connect with Pacific Boulevard and maintain Carrall and Keefer Streets as a two-way system."

In response, the City Engineer stated a two-way system of only two streets would not work within the transportation plan designed to accommodate traffic demands from all sources and, at the same time, protect nearby areas from short-cutting. Mr. Curtis strongly urged Council reaffirm the previously approved street network.

Mr. R. Rodgers, representing University College, operated by New Summits Society at 550 Beatty Street, praised the design concept of International Village but expressed several concerns (detailed in a brief on file) involving the College and its proposed use of space within the project. Mr. Rodgers also noted Concord Pacific proposed to construct a truck loading bay only ten metres from the College door, leaving insufficient space for a sidewalk passenger dropoff. With respect to the draft by-law, Mr. Rodgers requested "school" be included as an approved use.

Dr. Richard Wall, Pharmacology Department, U.B.C., advised he had been asked by a citizens group to provide scientific advice on the soils remediation reports to see whether or not the suggestions which came out of the reports, since adopted by the Province, were based on solid scientific fact. He was concerned to find no details of methodology on heavy metals contamination, which would be all-important in assessing the quality of the data in making future judgements on treatment of the soil.

Dr. Wall described classes of organic compounds, including dioxins and PCB's, which degrade very slowly. The former industrial uses indicate they may still be present in the soil. He also noted the toxicity of certain chemicals may be enhanced by the presence of others. Absence of this data was very worrying.

Water quality was another concern. The membrane proposed was not impermeable. It was clear ten years from now standards for clean water pollution will be much more stringent. Plans for treatment for ground water flowing through the site should be considered on a whole site basis, and be looked at with an expert eye to ensure future requirements can be met.

Dr. Wall recommended Council seek the advice of a specialist consultant body on matters involving toxicology and water treatment.

In response to questions, Dr. Wall stated the people most at risk would be the workers on the site who actually work with the soil; he did not feel there would be much risk to the general public.

The Deputy City Manager pointed out the whole question of work on the site had been discussed with the Workers' Compensation Board, and an appropriate process determined.

Mr. Richard Reis, consultant with the soils remediation group, advised a joint occupational health and safety plan had been submitted to the Province which, when approved, would become part of the documentation which forms the contract for remediation. The plan is currently being reviewed by the WCB.

cont'd....

Rezoning: International Village (cont'd)

Dr. F. Law, Professor of Toxicology, Simon Fraser University, stated he had been following with interest the issue of soil contamination on the former Expo site and had doubts about the adequacy of the studies and the remediation plan. The levels of contamination were different on the three sites and he could not understand why the level of contamination and water quality of False Creek had not been studied. Dr. Law felt the contaminated environment should not be carved up artificially as separate land parcels.

Previous industrial uses involving wood chips and preservatives made it likely that dioxins existed in some areas, and more chemical analysis should be done to confirm whether or not dioxins are present. If they are, the capping proposed will not be sufficient.

In response to questions, the Deputy City Manager advised three sets of studies were carried out on the site, with drilling in places to depths of 40-45 feet.

Mr. Calvin Sandborn, West Coast Environmental Law Association, addressed a brief (on file) noting there were many unanswered questions relating to the soil remediation plans for Parcels 8 and 9: the synthetic membrane covering the contaminated soil would be subject to ripping, penetration by roots, burrowing animals and earth movement, and, over time, degradation. Thus leakage was a definite possibility. Most hazardous waste sites used a layer of clay in addition to a synthetic membrane. Despite the added elevation to the park, this additional capping should be installed.

Other points discussed by Mr. Sandborn included toxic tars being forced to the surface by the weight of adjacent construction; the ground water purification being recommended was not the best available technology; the soils remediation group had not provided guidelines or rationale respecting levels of polyaromatic hydrocarbon contamination in ground water from the site.

Council was urged to obtain an independent, highly qualified critical evaluation of the adequacy of the soils remediation plan, possibly by a panel of independent local scientists.

Mr. Reis, in response, stated some of Mr. Sandborn's comments were not correct. Most of the information put together by the soils remediation group was in the group's library and available for review by any member of the public.

Asked to compare the Provincial Government standards with those of other jurisdictions, Mr. Reis stated they are considered very stiff. There was no doubt in his mind the park would be entirely safe for park users.

Ms. Anita Lee, Jirpearl Enterprises Ltd., (brief on file) supported the Concord Pacific proposal, but pointed out the problems which the development will create for the company's premises at 564-568 Beatty Street. Due to a six foot drop caused by a proposed sloping lane at the rear of the building, all loading access will be cut off. Discussions with Concord Pacific had failed to produce an acceptable solution and, as a result, tenants are leaving. Ms. Lee also referred to the Keefer Steps walkway, which provides access between Beatty Street and International Village. For the first 120 feet, the walkway will be bordered by two blank walls - one belonging to ALRT, the other part of the Jirpearl building.

cont'd....

Rezoning: International Village (cont'd)

Jirpearl has submitted a development application to renovate the side of the building and install windows and doors, and feels this should be at no cost to Jirpearl because the problem has been created by the Concord Pacific project.

Mr. Brent MacGregor, Assistant City Engineer, Projects Division, advised that the question of access to the lane and Keefer Steps, as well as the cost of installing windows and doors in buildings adjacent to the Keefer Steps, is a matter for negotiation between the affected property owners and Concord Pacific.

Mayor Campbell recommended Jirpearl Enterprises Ltd. and Concord Pacific get together and resolve these issues if the rezoning is approved.

Ms. Leanore Sali, Gastown Business Improvement Society, spoke in support of the project, but requested the retail component be minimized and residential emphasized.

Mr. Alan Alvarez, First United Church and West End Community Centre, requested more affordable housing and units for the core needy.

Rev. Art Griffin, B.C. Conference United Church, did not support the project. He felt a model should have been made available to the public, as it was to private groups. Also, citizens wanted a livable, humane Vancouver, not high density and high-rises.

Mr. John Mills, Sport B.C., felt the project offered tremendous opportunities for the Greater Vancouver area and it should include two playing fields. Mr. Mills also proposed the park be named for the former Vancouver Olympic athlete, Percy Williams.

Mr. Lawrie Lock, Chairman, Strata Council for 550 Beatty Street, advised the building was very close to International Village and resident/owners initially had concerns but they have been met by Concord Pacific. Council was urged to approve the rezoning.

Mr. Elwin Yuan, (brief on file), referred to the need for public recreational amenities in the area, specifically a swimming pool, which would dramatically alter the lives of many residents of the urban core. A petition with 220 signatures, supporting a "leisure" swimming pool, was filed.

Mr. Rodney Ward, Dr. Sun Yat-Sen Gardens, supported the development, noting it would complement the Gardens.

Ms. Teresa Watts, for Michael Geller & Associates, cited the benefits to the economic health of the City that would accrue from the development.

Mr. Brahm Wiesman felt the proposal for International Village was superior to the previously approved concept for North Park, and he commended the designers on their skills in creating a unique urban setting.

Mr. David Lane, Tenants Rights Coalition, felt only the rich would be able to afford to live in International Village. The social housing allotment was minimal - 160 units would not even deal with the people who would be displaced by redevelopment.

The rezoning should not be approved without a guarantee that money for social housing units will be forthcoming from the Federal and Provincial Governments.

cont'd....

Rezoning: International Village (cont'd)

Mr. Jack Chow, 8 West Pender Street, commended City staff and the developers, but pointed out 1,000 parking spaces would be lost. He requested a parkade be built on Block 17 as soon as possible.

Park Commissioner Pat Wilson, speaking on her own behalf, submitted there was still doubt about the scientific evidence on the extent of soil contamination and until that doubt has been clarified and all questions answered, the rezoning should not proceed.

Mr. David Seymour, representing the Special Council Committee on Urban Natives, submitted there should be a specific requirement for Native housing within the 20% set aside for non-market housing. He recommended the native housing units be scattered throughout the site, and advised Council there is currently funding available for Native housing units in the Vancouver area through existing programs.

Mr. Beasley responded to some of the issues raised by the delegations.

The material circulated at the meeting included a School Board communication dated May 31, 1989, advising of the following resolution passed at the Board meeting of May 15, 1989:

THAT the Board approve, in principle, the rezoning proposal for the North Park Area (International Village) as described in the Manager's Report dated 1989 February 02, including the provision of a full elementary community school, with the site to be provided at no cost to the Board, subject to resolution of any and all soils problems in the area;

FURTHER, that the Board endorse the 60-foot wide land bridge concept as the appropriate pedestrian link between the east and west Carrall park sites;

FURTHER, that the Board undertake the necessary legal agreements as required to participate fully in the enactment of the rezoning proposal and to ensure provision of education services in the International Village area;

AND THAT the Board undertake a consultative process with regard to the development of natural green space in the immediate area around the school.

MOVED by Ald. Owen,

THAT the application be approved subject to the conditions proposed by the Director of Planning, as set out in this Minute of the Public Hearing.

- carried

(Aldermen Davies, Eriksen and Rankin opposed)

MOVED by Ald. Eriksen (in amendment),

A. THAT the application be approved subject to Federal/Provincial Government approval of a special unit allocation of non-market housing for this project in order to achieve 20% non-market units of the total units approved, with 50% of this 20% suitable for families with children.

- LOST

(Aldermen Baker, Bellamy, Owen, Price, Pull, Taylor, Wilking and the Mayor opposed)

cont'd....

Rezoning: International Village (cont'd)

MOVED by Ald. Eriksen (in amendment),

B. THAT the remediation plan for Parcel 9 include the placement of a layer of clay, in addition to the installation of an impermeable barrier on top of Parcel 9, before development of the park.

- LOST

(Aldermen Baker, Bellamy, Owen, Price, Puil, Wilking and the Mayor opposed)

The motions to amend having lost, Alderman Owen's motion was then put and CARRIED with Aldermen Davies, Eriksen and Rankin opposed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

SECONDED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

* * *

The Special Council adjourned at 1:40 a.m. on Friday,
June 23, 1989.

International Village

BY-LAW NO. 6747

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-362(a) 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. Intent

The intent of this By-law is to permit the development of the International Village site as a comprehensive mixed-use neighbourhood which complements and is compatible with the character and function of adjacent areas.

Development in International Village shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of adjacent areas and yet creates its own special character and sense of place;
- (b) extend retailing along Pender and Abbott Streets and integrate new development with existing development;
- (c) maintain important views;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives;
- (e) achieve a diversity of population in terms of age, household types and income groups;
- (f) develop adequate community and recreation facilities to primarily serve the residents of International Village, but

which also serves to integrate International Village with the adjacent communities;

- (g) provide adequate on-site parking and loading spaces for all developments within International Village;
- (h) provide opportunities for additional on-site parking for the surrounding areas, particularly the Stadium;
- (i) provide an open space system and local parks which meet local recreational needs and provide visual enjoyment for residents and visitors; and
- (j) provide pedestrian links to adjacent areas.

3. Definitions

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

Built Form Edge means a building facade or other structure which forms a continuous, or nearly continuous vertical plane with only minor irregularities and articulation.

Community School means a school with facilities for community use in addition to facilities for educating children.

Interim Use means any use not specifically listed in this By-law and intended to be of only temporary duration.

Core-needy Household means a household which spends more than 30 percent of its gross income on housing that is suited to its basic needs, based on market rents.

4. The only uses permitted within the area outlined in black on Schedule "A", which area shall be more particularly described as CD-1(265), subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) a maximum of 800 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 25% (twenty-five percent) of the total number of units shall be designed for family housing, all of which shall be designed in accordance with the "Guidelines for High Density Housing for Families with Children adopted by Council on May 30, 1989";
 - (ii) a minimum of 20% (twenty percent) of the total number of dwelling units shall be provided through government funded programs targeted for core-needy households, at least half

of which shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of this By-law;

- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, lumber store, and vehicle dealer;
- (c) service uses, including theatres, but not including drive-through service, funeral home, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, repair shop - class A, and restaurant drive-in;
- (d) office uses;
- (e) cultural and recreational uses;
- (f) institutional uses;
- (g) parking uses; and
- (h) accessory uses customarily ancillary to the above uses.

5. Interim Uses

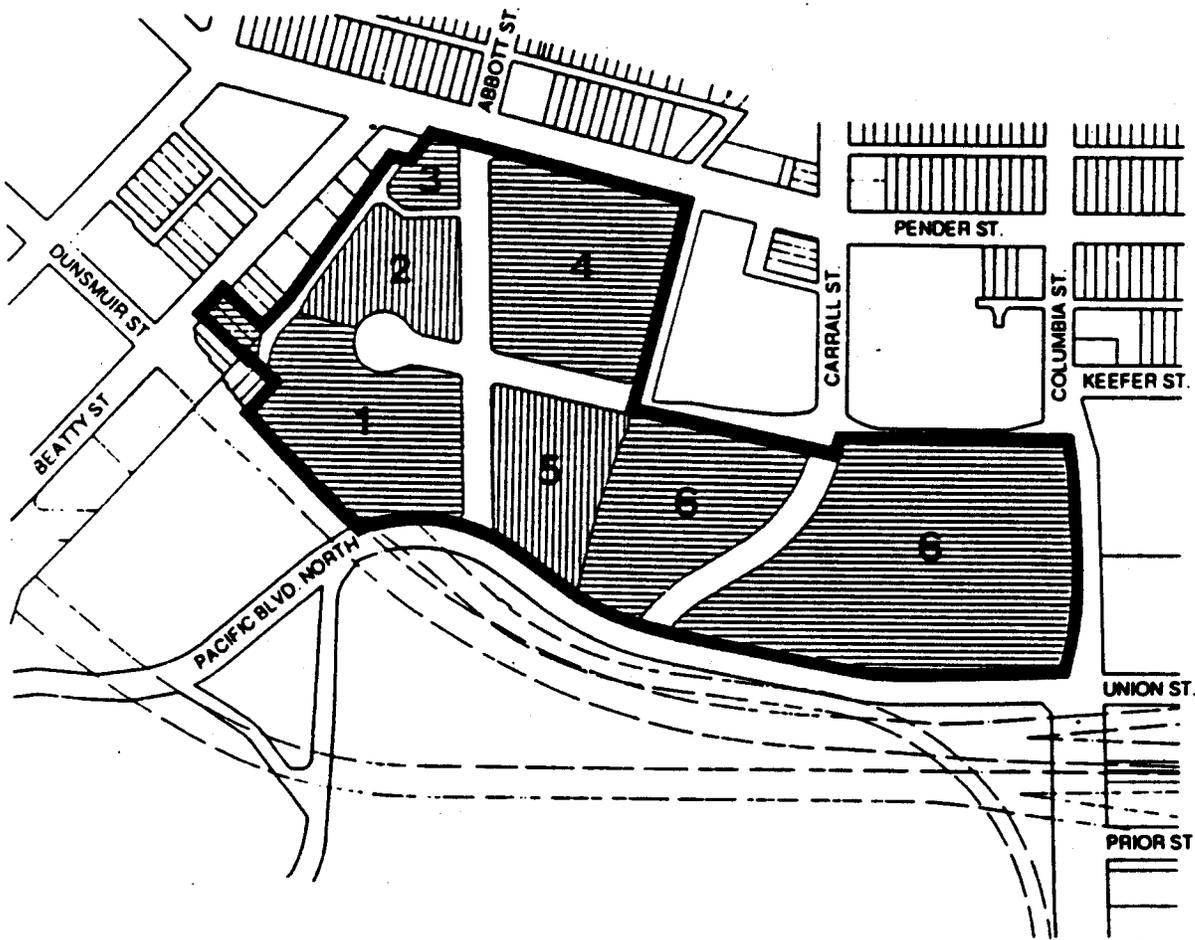
Interim uses may be permitted provided that:

- (a) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law or the orderly subdivision of adjacent lands regulated by this By-law;
- (b) the Development Permit Board is satisfied that the use can be easily removed, is of low intensity or low in capital investment and will be replaced by development in accordance with this By-law; and
- (c) development permits are limited in time to periods not exceeding 3 years.

6. Sub-areas

The district shall comprise 6 sub-areas, approximately as illustrated in Diagram 1 below.

DIAGRAM 1



7. Floor Area and Density

7.1 The maximum floor area for any use listed in Table 1 shall be as set out below.

TABLE 1

USE	MAXIMUM FLOOR AREA
Retail Uses	18 580 m ²
Service, Office Uses except hotel	24 620 m ²
Hotel	27 870 m ²
Residential Uses	76 640 m ²

7.2 Notwithstanding the above, residential floor area may be substituted for retail, office, or service floor area where, in the opinion of the Development Permit Board, an acceptable residential environment will result.

7.3 The following shall be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.25 m, both above and below ground level, to be measured to the extreme outer limits of the building.

7.4 Subject to Section 7.5, the following shall be excluded in the computation of floor area:

- (a) balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, recessed balconies provided they are not enclosed and recessed windows provided that the total area of all balcony exclusions does not exceed 8% (eight percent) of the permitted floor area;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the portion of a floor used for off-street parking and loading, that is:

- (i) at or below the lowest official established building grade; or
- (ii) above grade provided that:
 - (A) the amount of parking that is provided below grade is the maximum amount possible, having regard to soil conditions on the site and the elevation of the water table; or
 - (B) the Development Permit Board is satisfied that the above grade parking provides a buffer between the site and adjacent negative impacts, results in more usable open space and will be screened by other uses or will through architectural and/or landscape treatment minimize the impact on the public environment and nearby developments;
- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.25 m and to which there is no permanent means of access other than a hatch;
- (f) community school;
- (g) non-profit recreation facilities, and amenity areas accessory to residential use, including daycare facilities, meeting rooms and residential storage space, provided that the total area excluded does not exceed the lesser of 10 percent of the allowable floor space or 1 858 m², calculated on a sub-area basis; and
- (h) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area for each sub-area or 560 m²;
 - (ii) the excluded area shall be secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

7.5 The maximum amount of floor area that may be excluded pursuant to clauses (f), (g) and (h) of Section 7.4 is 12 080 m².

7.6 The maximum floor area for each sub-area shall be as set out in Table 2.

TABLE 2
MAXIMUM FLOOR AREA (IN SQUARE METRES)

USE	Sub-area (from diagram 1)					
	1	2	3	4	5	6
retail, service and office	6 625	8 725	5 200	17 025	5 625	N/A
hotel	27 870	N/A	N/A	N/A	N/A	N/A
residential	12 040	17 340	3 390	22 010	21 860	N/A

7.7 Notwithstanding Section 7.5, the maximum for residential floor area may be increased in accordance with Section 7.2 of this By-law.

8. Grade Level Uses

8.1 For the purposes of Section 8, grade level uses means retail, restaurant, financial institution, barber shop or beauty salon, laundromat or drycleaning establishment, travel agent, real estate office, residential entrances/lobbies, and any other uses which in the opinion of the Development Permit Board are similar to the foregoing, all of which uses are located on the ground floor.

8.2 Subject to guidelines as may be determined by Council, grade level uses shall be required on the Pender and Abbott Street frontages, and on the Keefer Street frontage west of Abbott Street.

8.3 The maximum continuous frontage for each grade level use shall be 9.2 m, except on corners where the combined frontage for such uses shall not exceed 27.5 m.

8.4 All grade level uses shall provide along all abutting streets any one or more of the following: display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess and/or projecting canopy or any other architectural features which facilitate, to the satisfaction of the Director of Planning, pedestrian interest.

8.5 All grade level uses shall provide direct pedestrian access to the fronting street or walkway.

8.6 All grade level uses shall provide weather protection with a minimum depth of 1.5 metres and in the form of a retractable fabric awning or canopy attached to the building face by bolts for easy

removal, or such other form satisfactory to the Director of Planning and the City Engineer.

9: Residential Component

9.1 Separate and distinct means of access shall be provided for residential uses to streets and on-site parking.

9.2 Private, semi-private and public spaces shall be defined and distinguished from each other.

9.3 In every building intended to contain core-needy households a community room shall be provided with the capacity to accommodate at least 40% (forty percent) of the estimated adult population.

10. Height

10.1 The maximum building height measured above the base surface, excluding the mechanical penthouse, shall be as set out in Table 3.

TABLE 3
MAXIMUM HEIGHT (IN METRES)

Sub-Area (from diagram 1)	1	2	3	4	5	6
Maximum Height	81	91	30	30	80	N/A

10.2 The upper one-third of a residential building exceeding 10 stories in height shall have a maximum facade width of 22 metres, excluding balcony projections, the facade to be determined by reference to the street grid typical of the Downtown District (DD) west of Beatty Street.

10.3 Development along Pender, Abbott, Taylor and Keefer Streets shall have a built form edge at least 7 metres in height.

11. Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) office uses shall provide a minimum of 1 space for each 93 square metres of gross floor area and a maximum of 1 space for each 80 square metres of gross floor area;

- (b) retail and restaurant uses shall provide a minimum of 1 space for each 50 square metres of floor area;
- (c) multiple dwelling uses shall provide a minimum of 1 space for each 100 square metres of gross floor area plus 0.4 spaces for each dwelling unit;
- (d) recreational, cultural, institutional and park space uses shall provide parking as determined by the Director of Planning in consultation with the City Engineer; and
- (e) a minimum of 350 additional spaces shall be provided.

12. Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except residential loading shall be provided as follows:

less than 100 units	0 Bays
100 - 299 units	1 Bay
300 - 499 units	2 Bays
500 or more units	3 Bays

13. Acoustics

A development permit application for residential uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. 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 the noise level in decibels.

<u>Portion of Dwelling Unit</u>	<u>Noise Level (Decibels)</u>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45
Terraces, patios, balconies	60

14. Phasing

The timing of the development of the school, park and residential units suitable for families will be established by agreements which pertain to the site.

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

DONE AND PASSED in open Council this 23rd day of
October , 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 23rd day of October 1990, and numbered 6747.

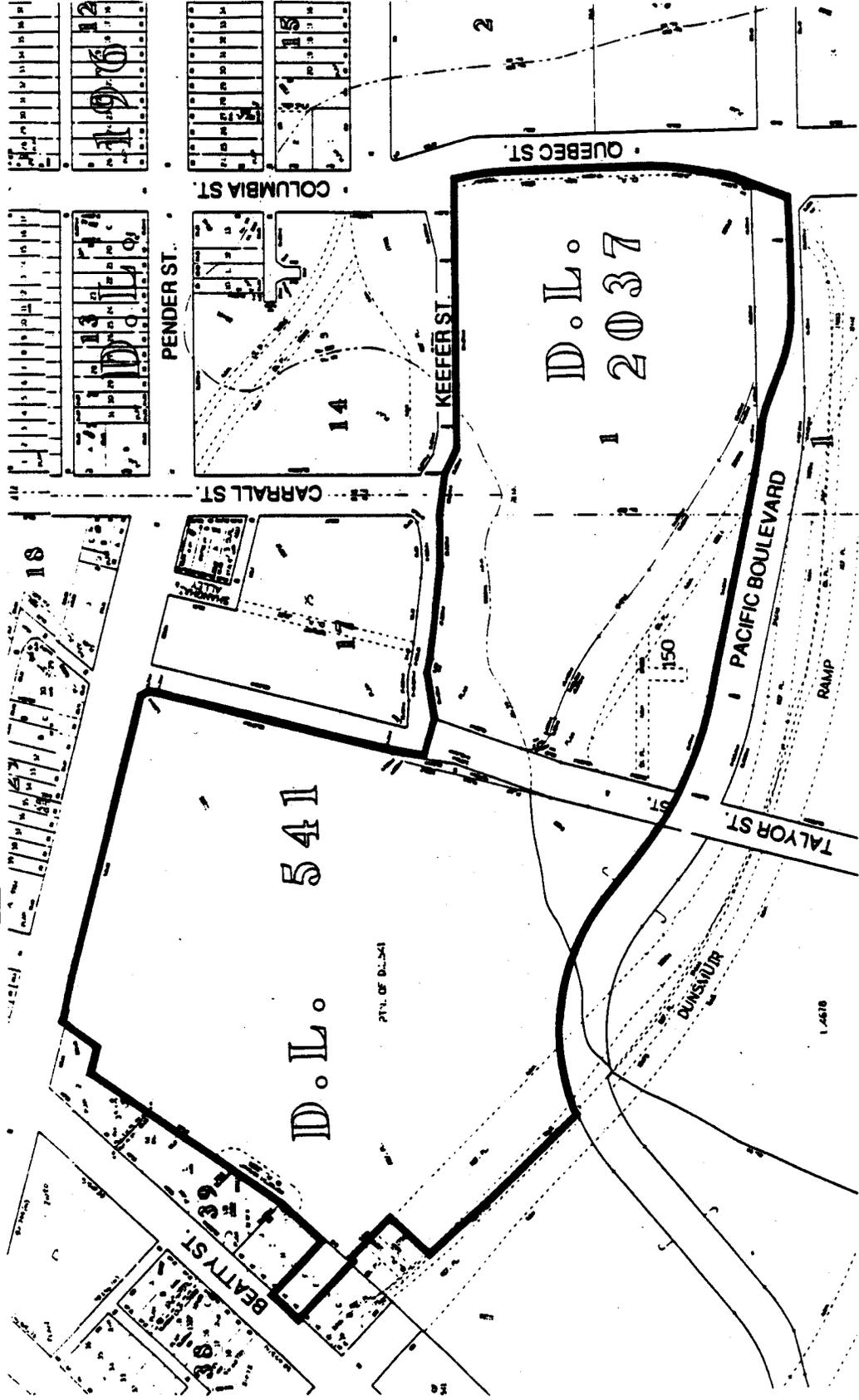
CITY CLERK"

BY-LAW No. 6747 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW (————) OUTLINED IN BLACK
IS REZONED:

FROM BCPED & DD TO CD-1

SCHEDULE A



SCALE:1:3000
FILE No.RZ-International Village

Z-362 (a)

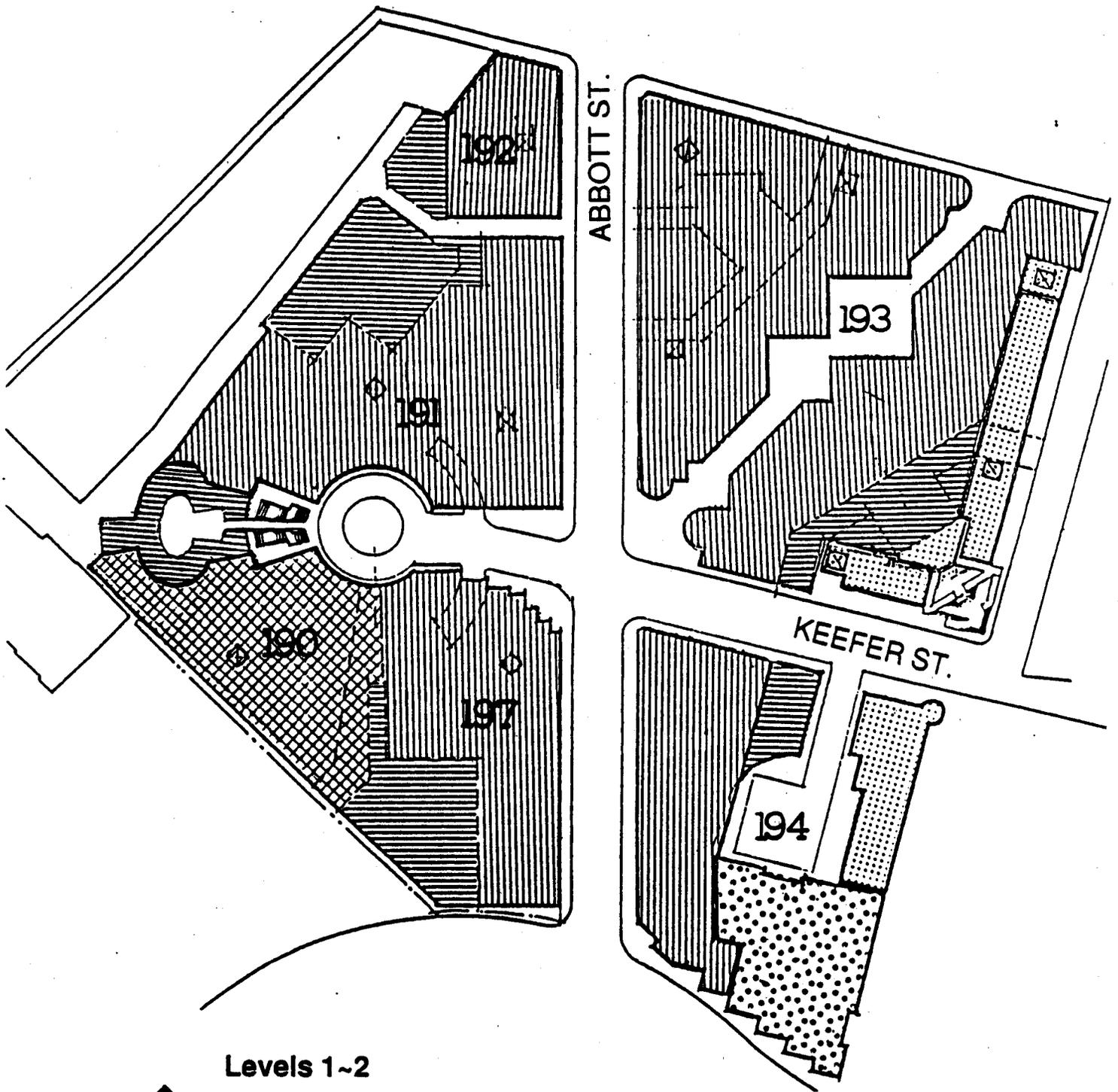


International Village Form of Development

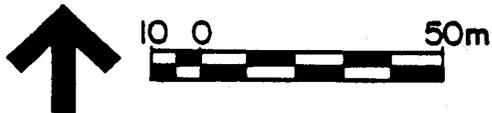
October 1990

NOTE: Adopted in principle at public hearing on June 23, 1989. The final form of development will be adopted following a report to City Council at the development permit stage. This document is useful as a general guide to what is desired as a form of development.

City of Vancouver
Planning Department



Levels 1~2



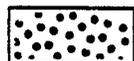
HOTEL



RESIDENTIAL



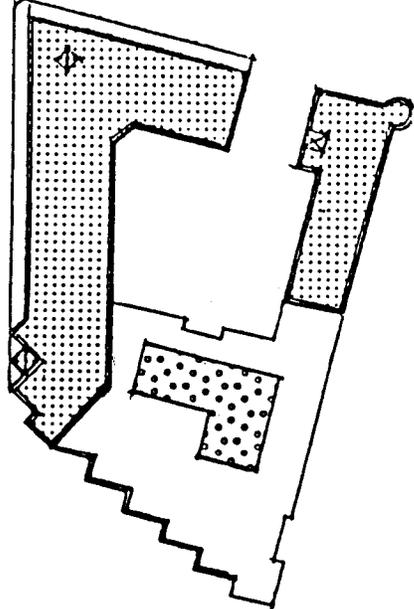
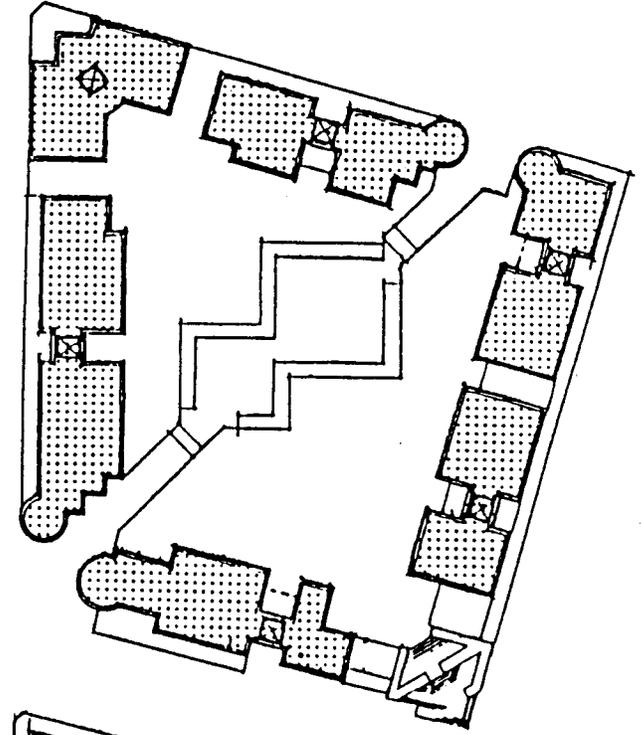
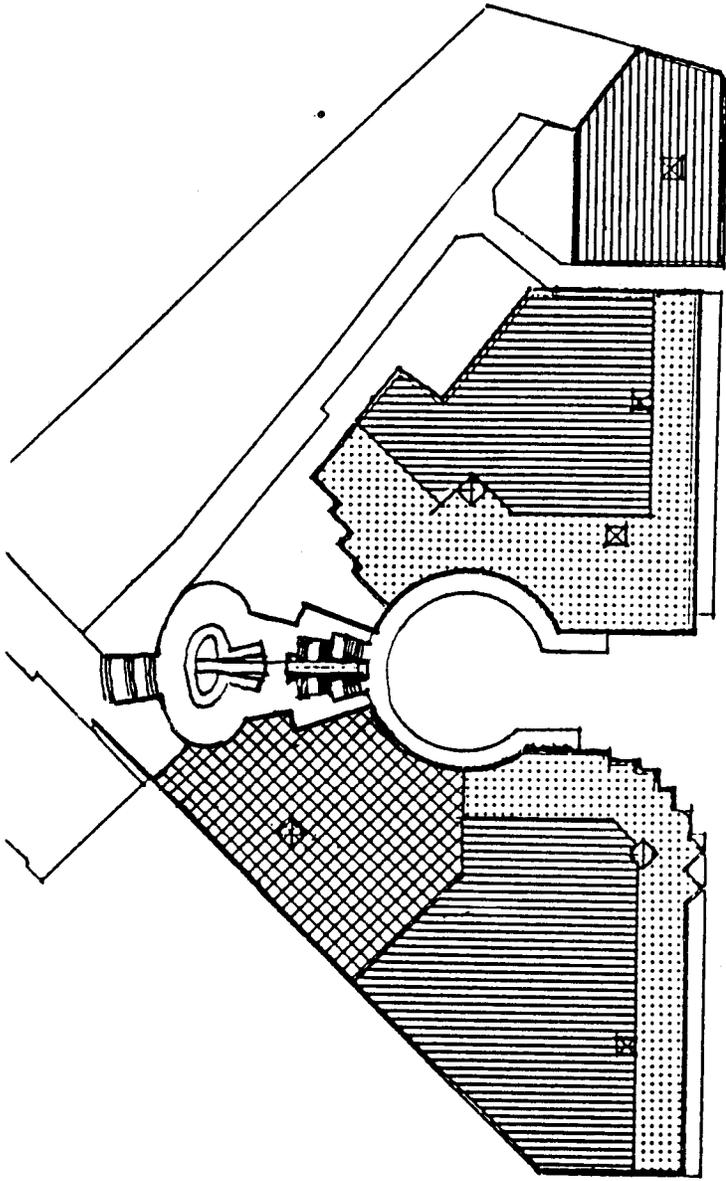
PARKING



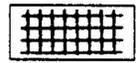
COMMUNITY



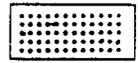
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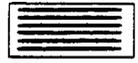
Levels 3~4



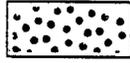
HOTEL



RESIDENTIAL



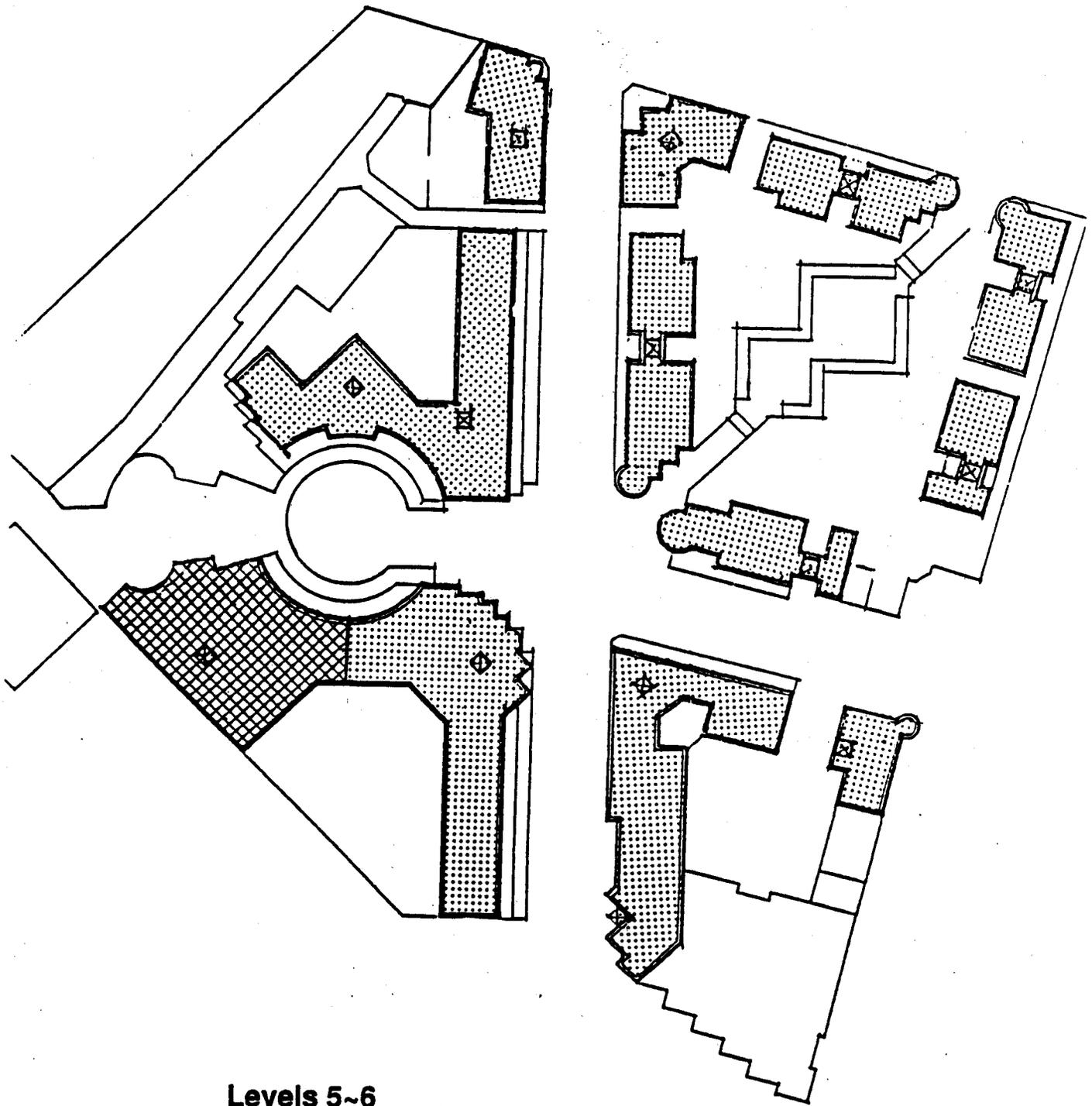
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COMMUNITY



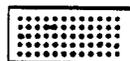
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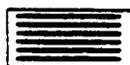
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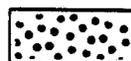
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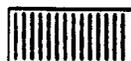
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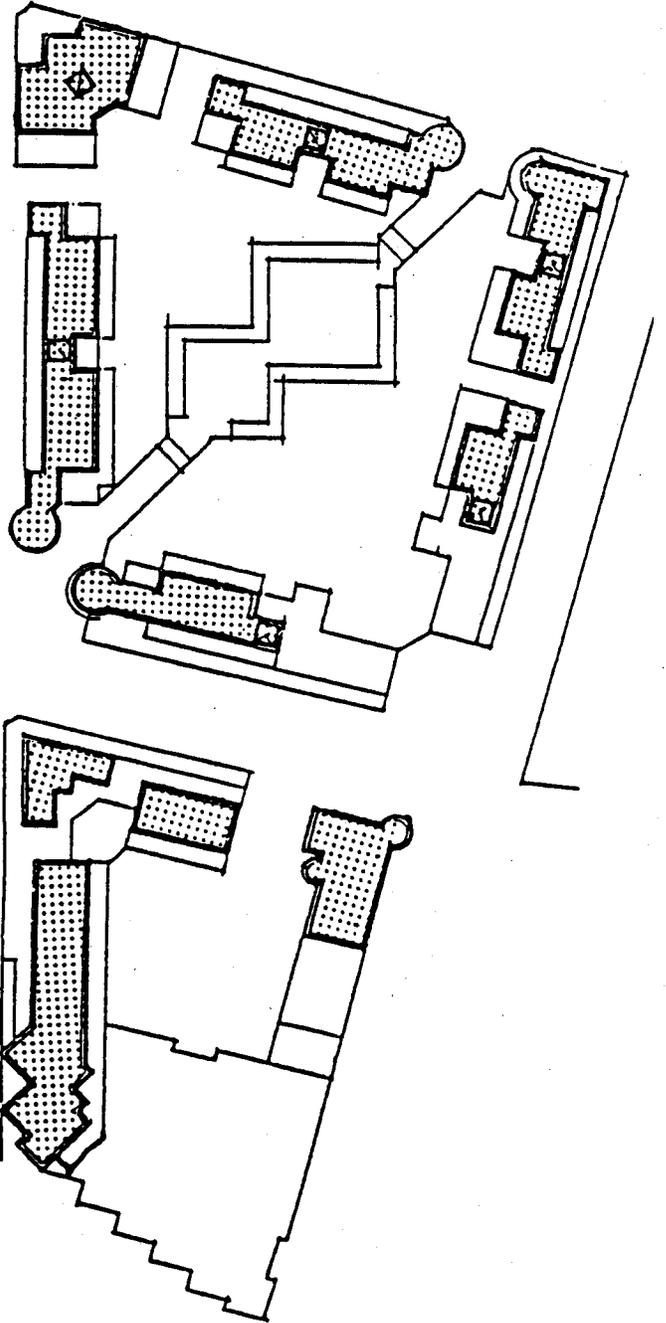
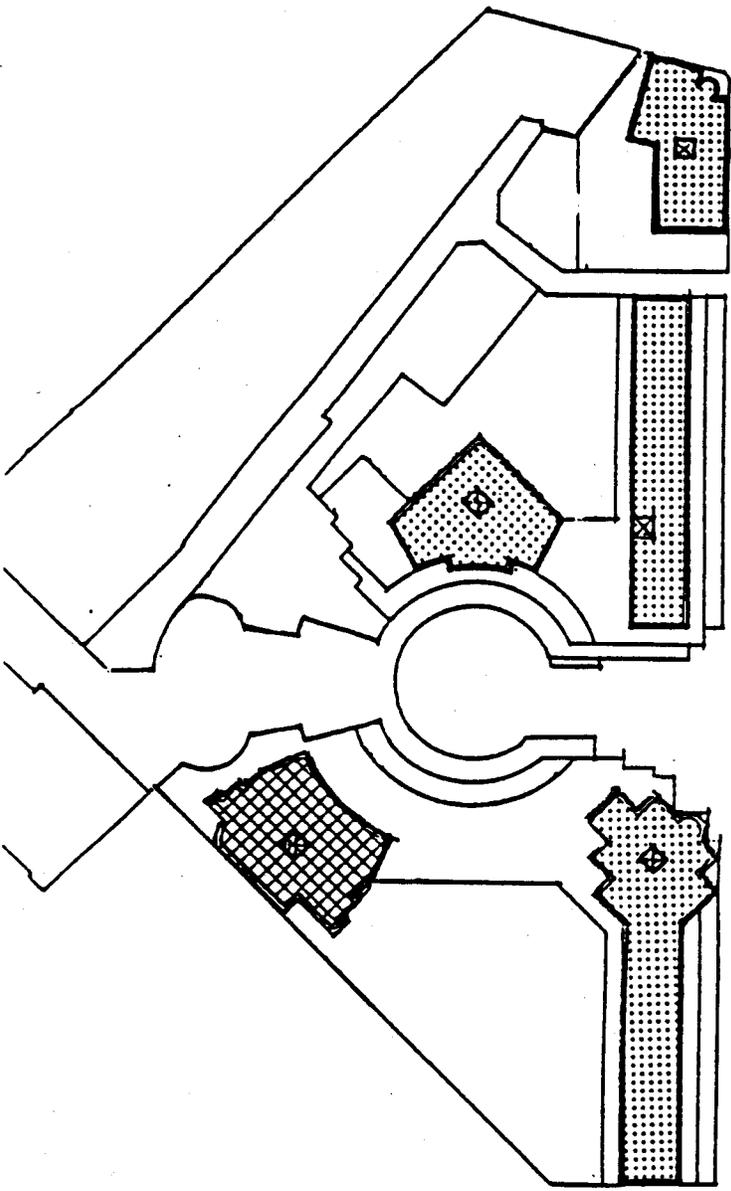
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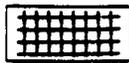
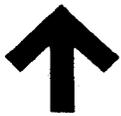
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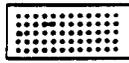
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Levels 7~8



HOTEL



RESIDENTIAL



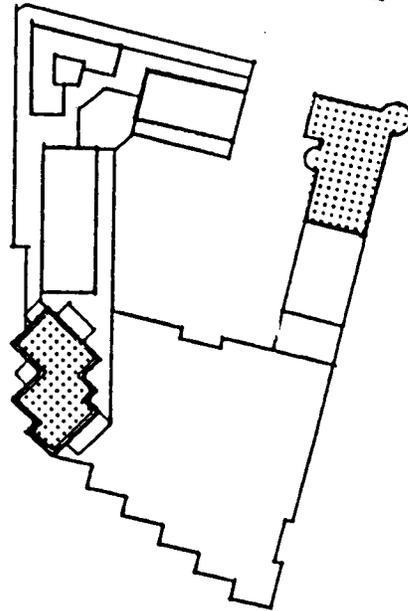
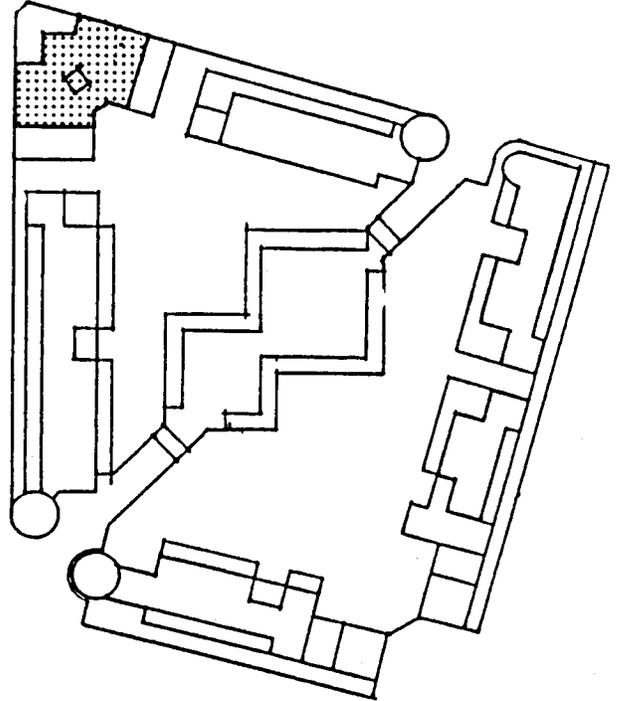
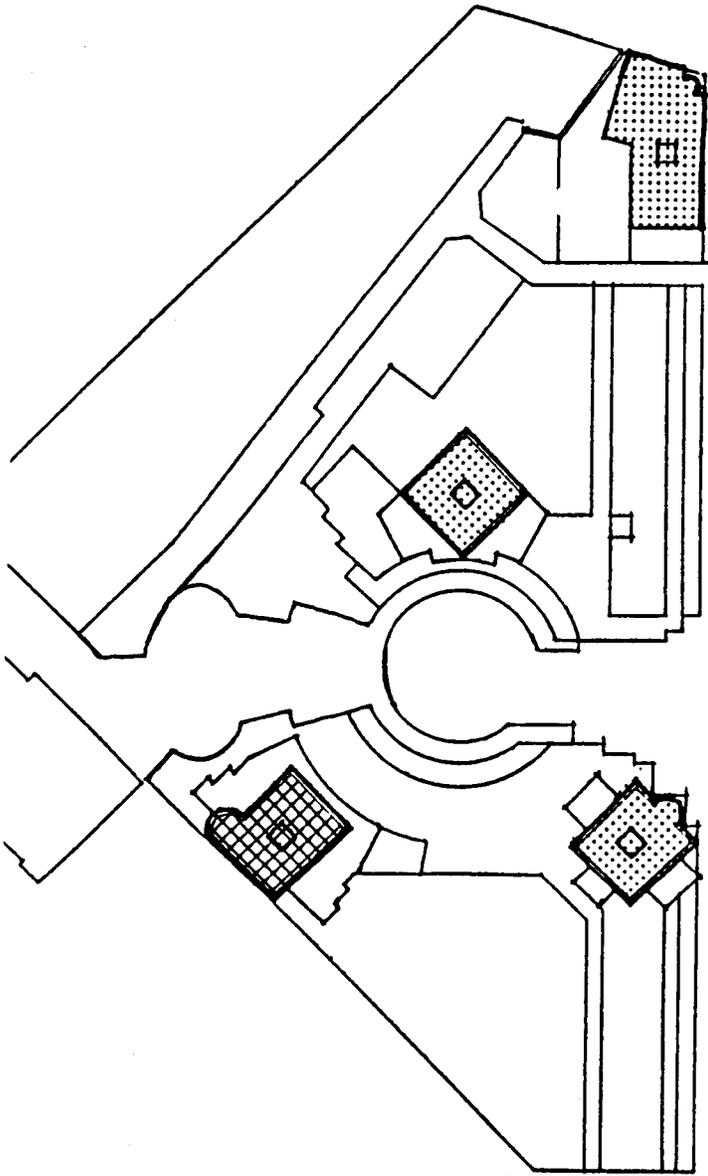
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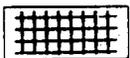
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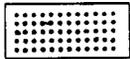
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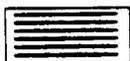
Levels 9+



HOTEL



RESIDENTIAL



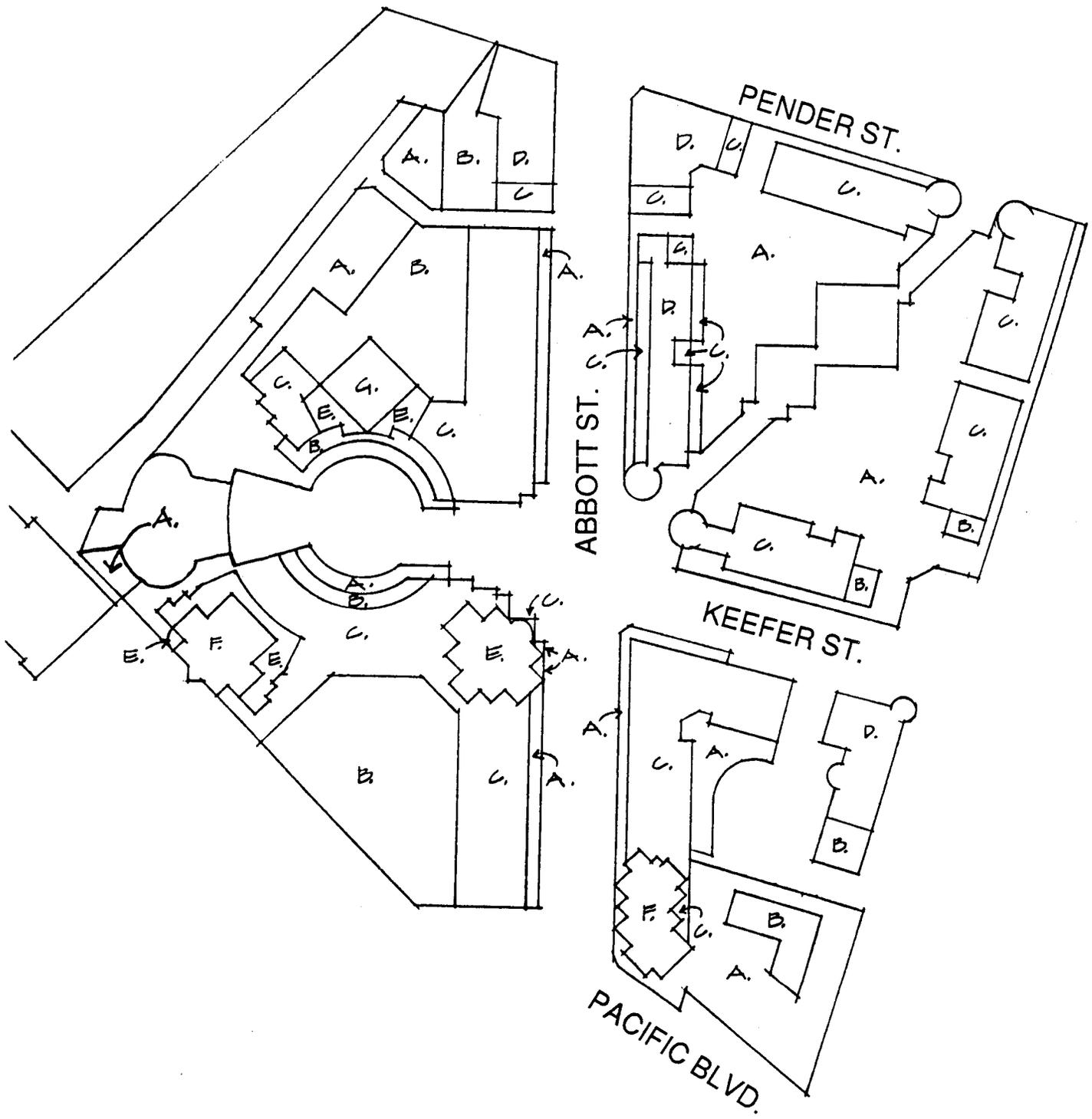
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COMMUNITY

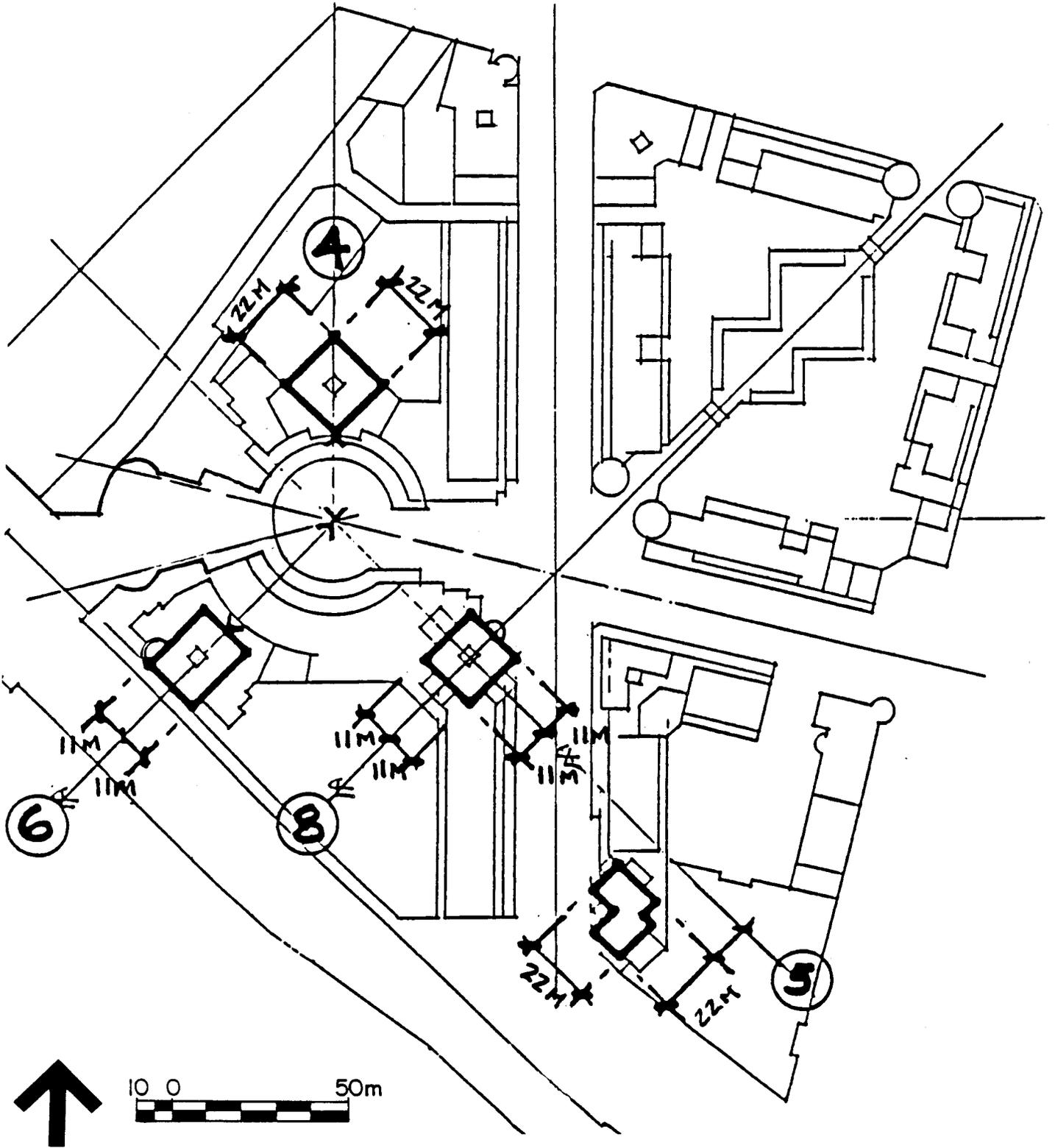


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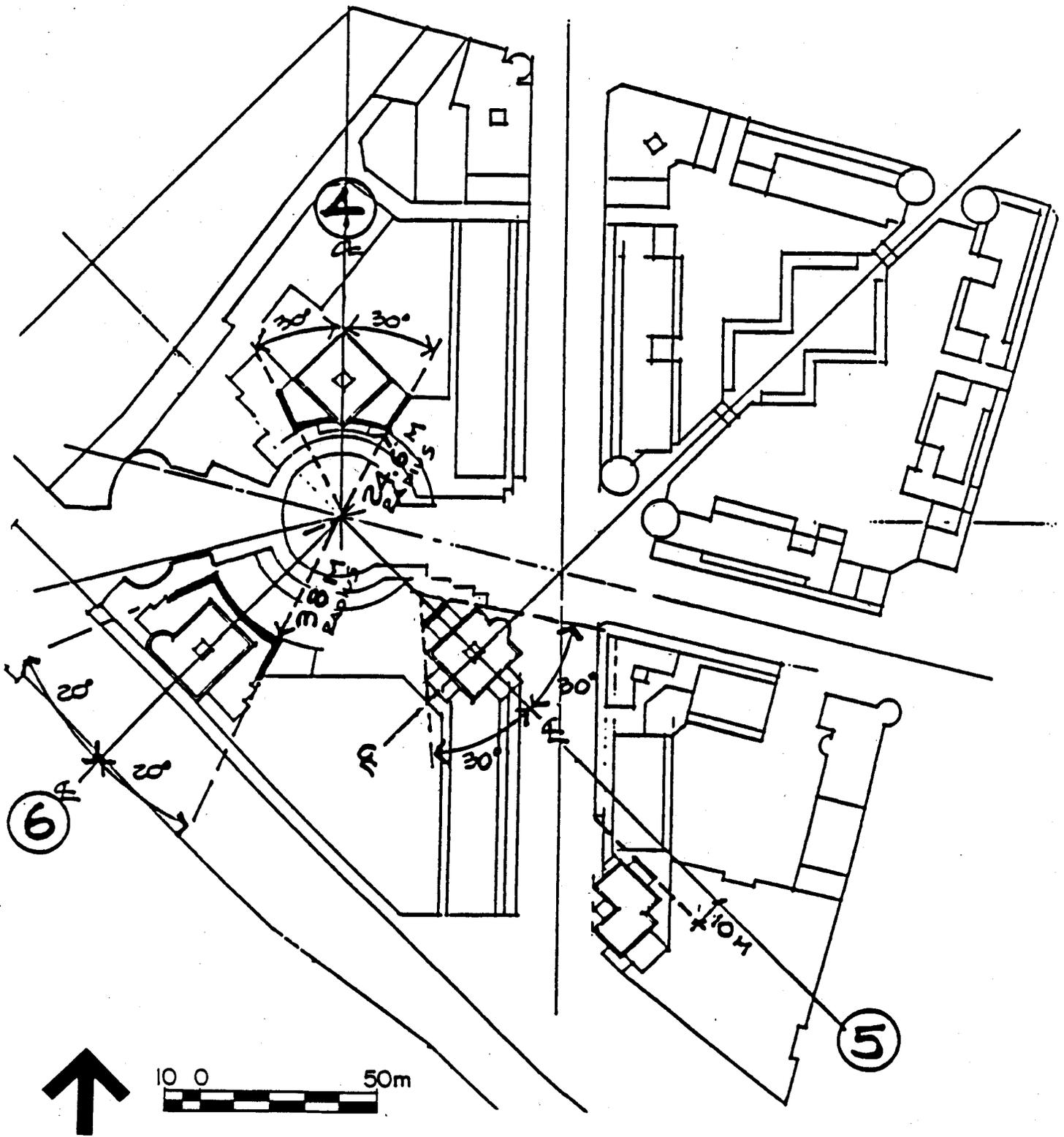


Maximum Height

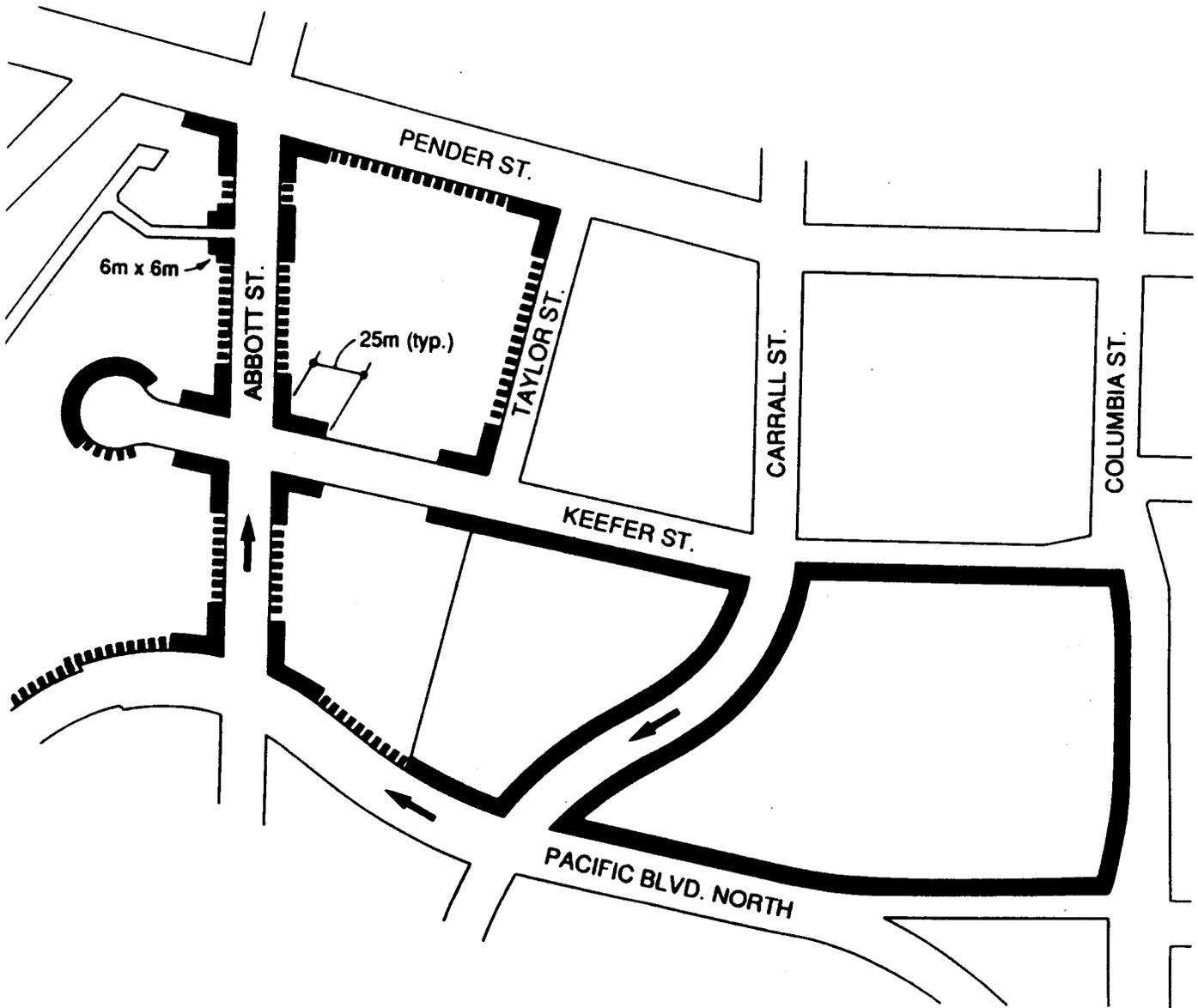
- | | |
|-----------------|-----------------|
| A. = 2 Storeys | E. = 22 Storeys |
| B. = 4 Storeys | F. = 28 Storeys |
| C. = 8 Storeys | G. = 32 Storeys |
| D. = 10 Storeys | |



Towers - Upperlevel Setbacks



Towers - Middlelevel Setbacks

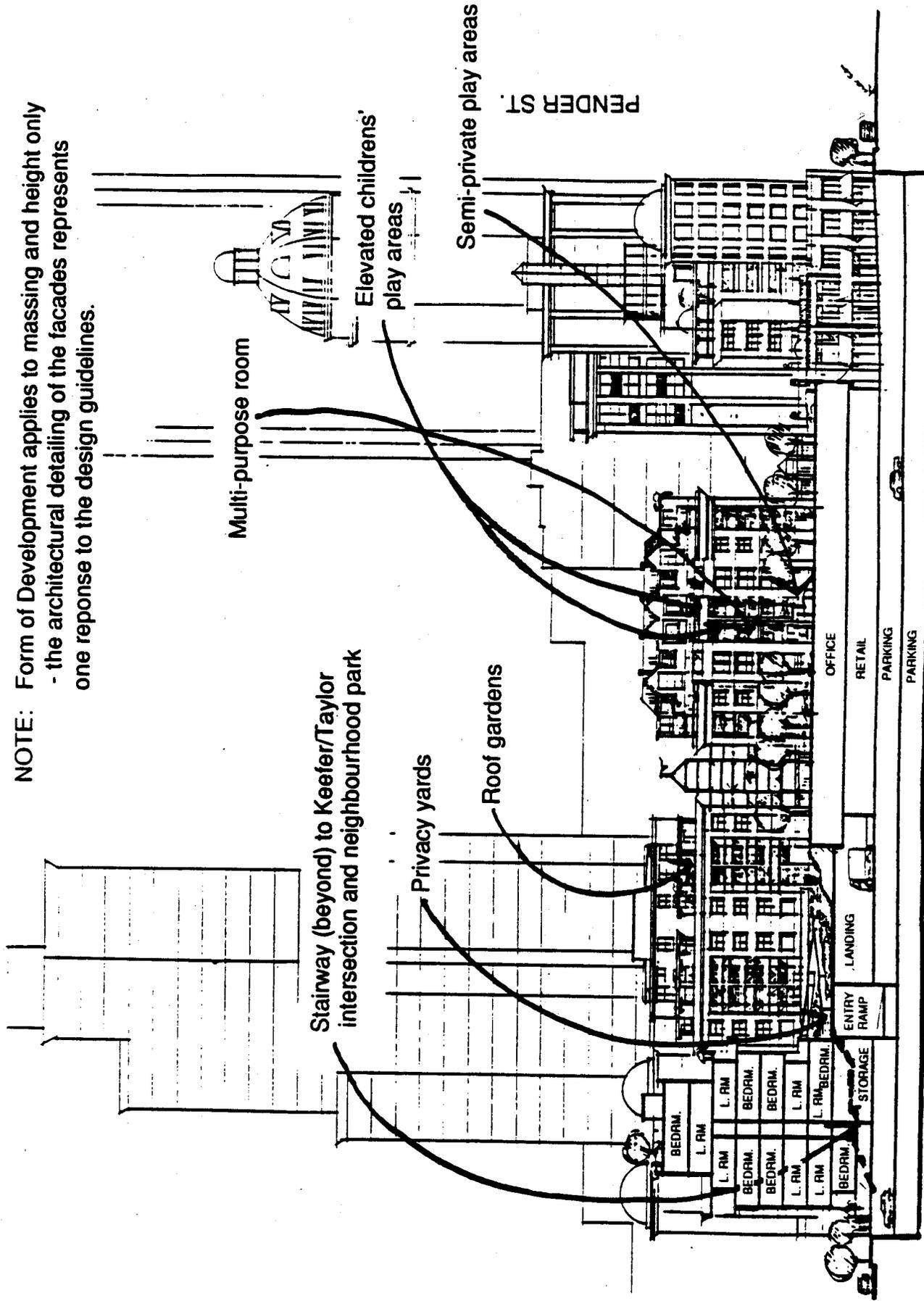


Vehicular Access

- ACCESS NOT PERMITTED
-** ACCESS DISCOURAGED OR RESTRICTED WHEN SUITABLE ALTERNATE ACCESS IS AVAILABLE

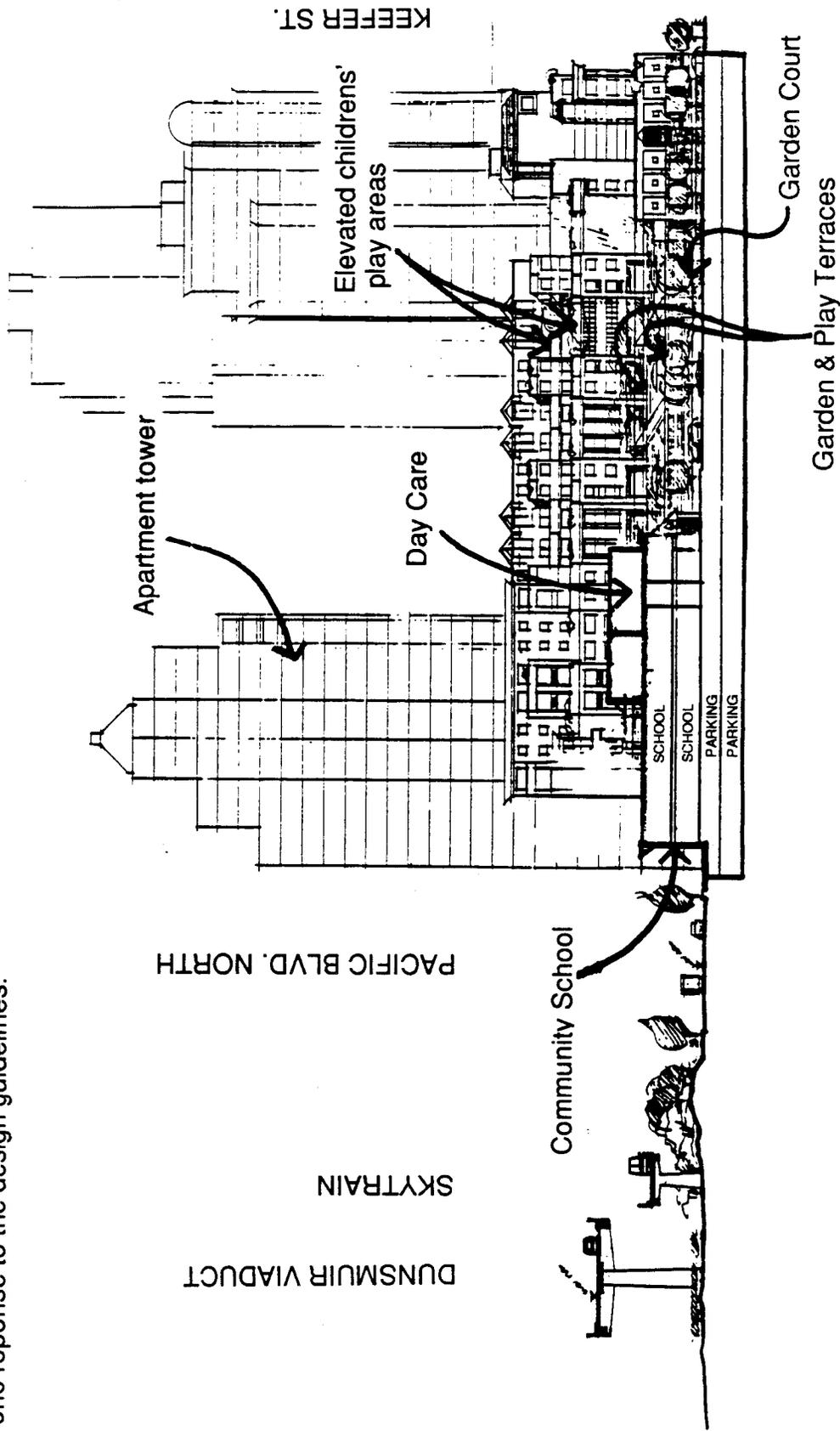
NOTE: This plan is intended as a guide only. Actual crossing locations must be approved by the City Engineer.

NOTE: Form of Development applies to massing and height only
 - the architectural detailing of the facades represents
 one response to the design guidelines.



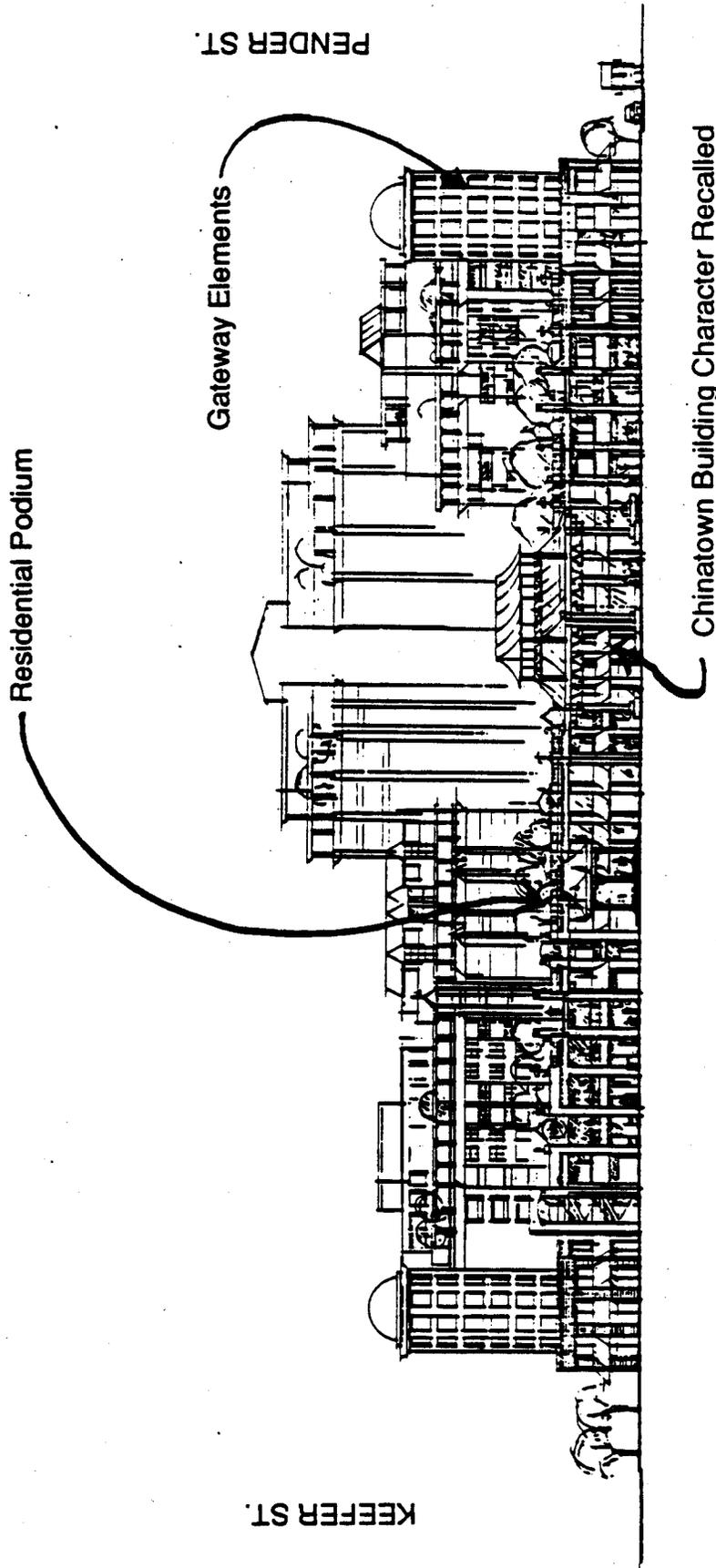
North Half Cut Through Lot 4 Section A-A
View Through Commercial Base and Stepped Residential Podium

NOTE: Form of Development applies to massing and height only
 - the architectural detailing of the facades represents
 one response to the design guidelines.



South Half cut through Lot 5 Section A-A
View Through Community/School to Stepped Residential Podium

NOTE: Form of Development applies to massing and height only
 - the architectural detailing of the facades represents
 one response to the design guidelines.



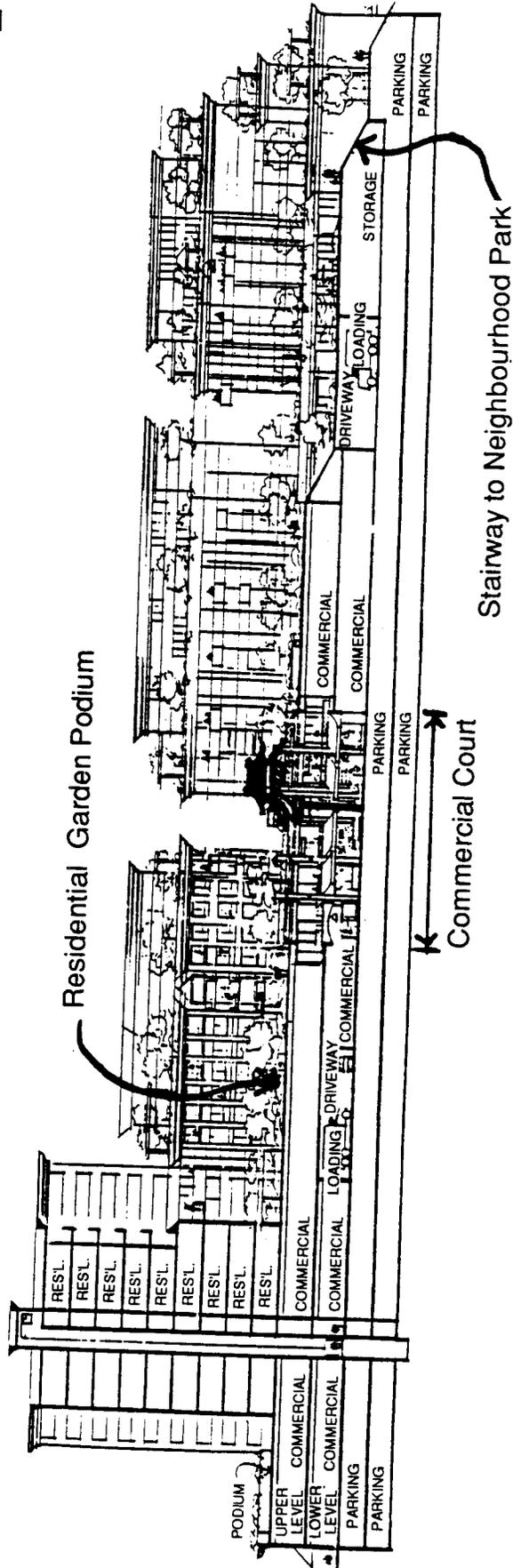
North Half cut through Lot 4 Section B-B
**View Through Pedestrian Way and Commercial Court to
 Elevated Residential Podium**

NOTE: Form of Development applies to massing and height only
 - the architectural detailing of the facades represents
 one response to the design guidelines.

PENDER ST.

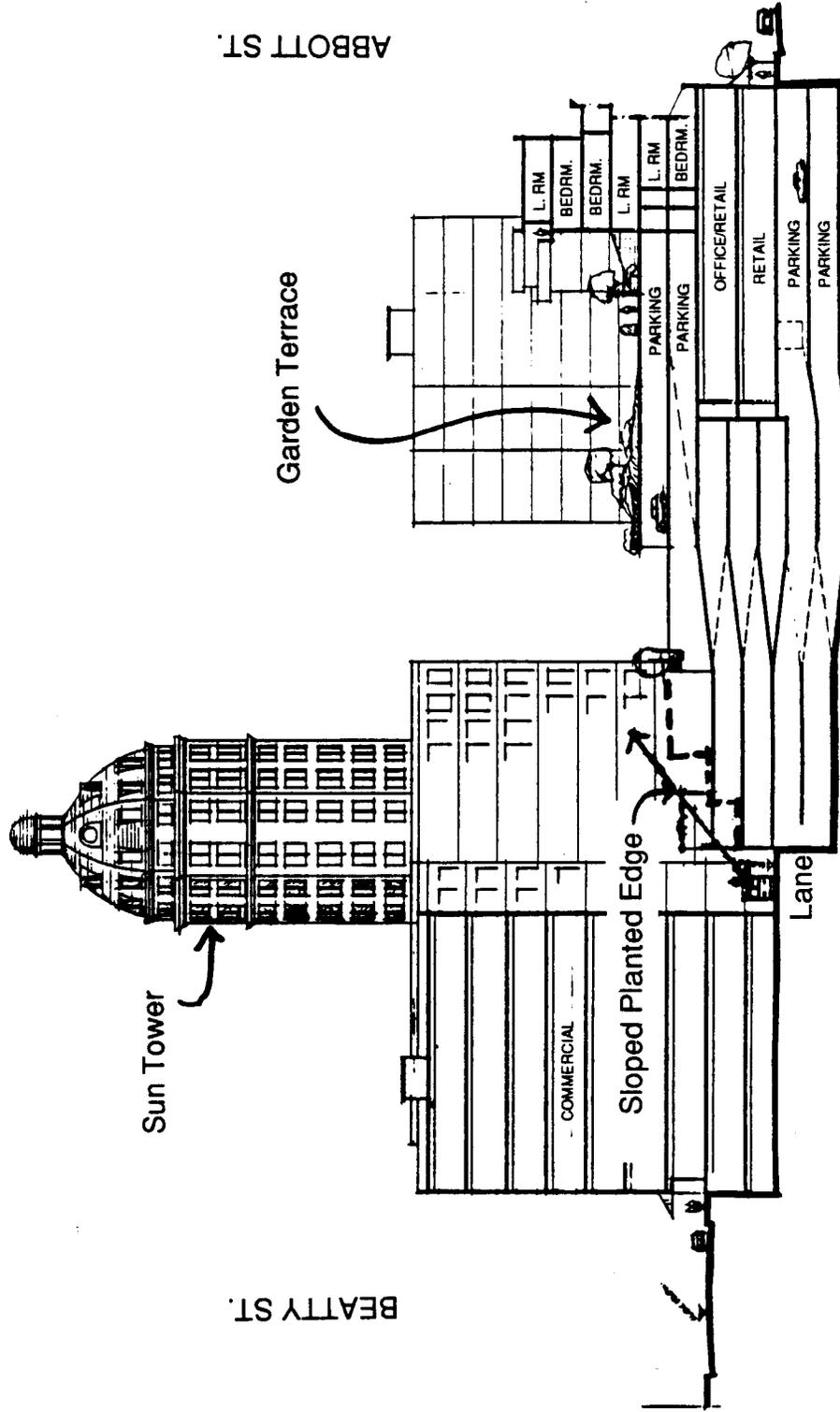
Pedestrian Way

KEEFER ST.



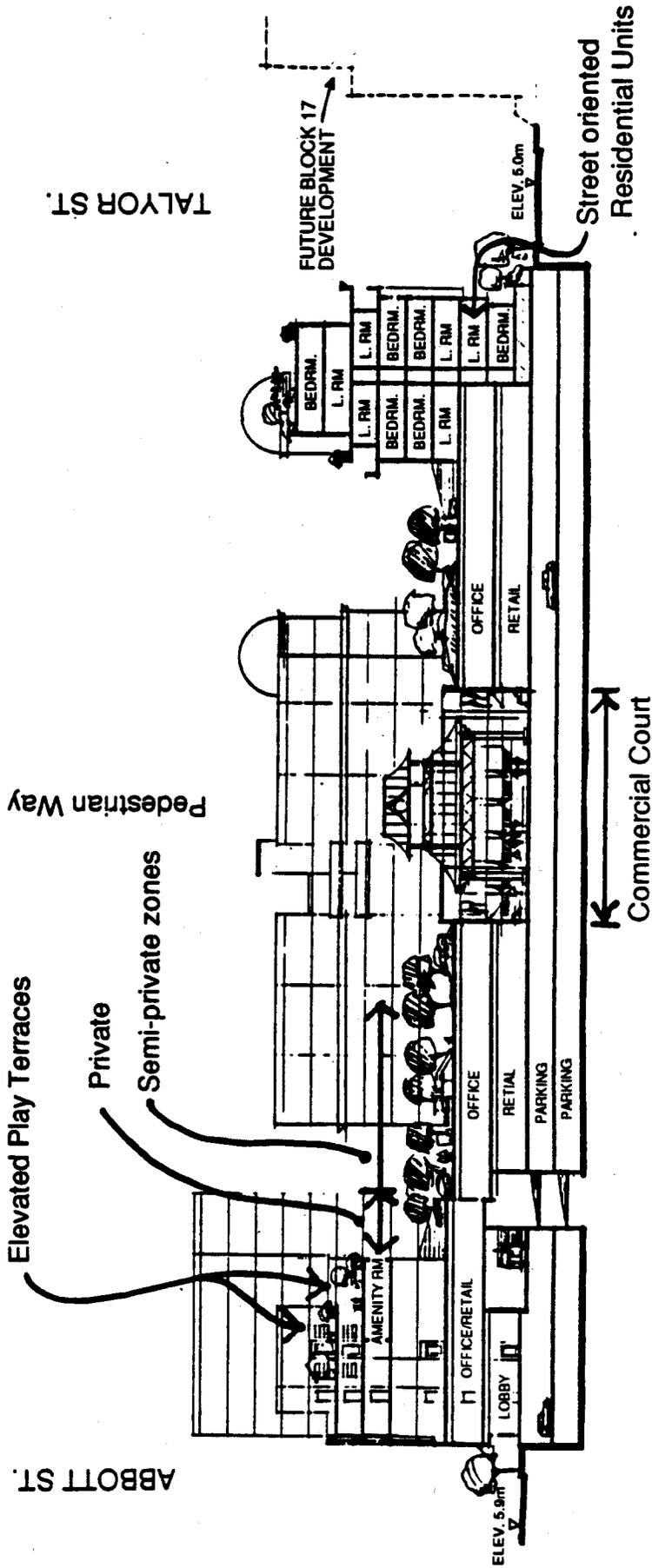
North Half cut through Lot 4 Section C-C
View Through Commercial Base to Elevated Residential Podium

NOTE: Form of Development applies to massing and height only
 - the architectural detailing of the facades represents
 one response to the design guidelines.



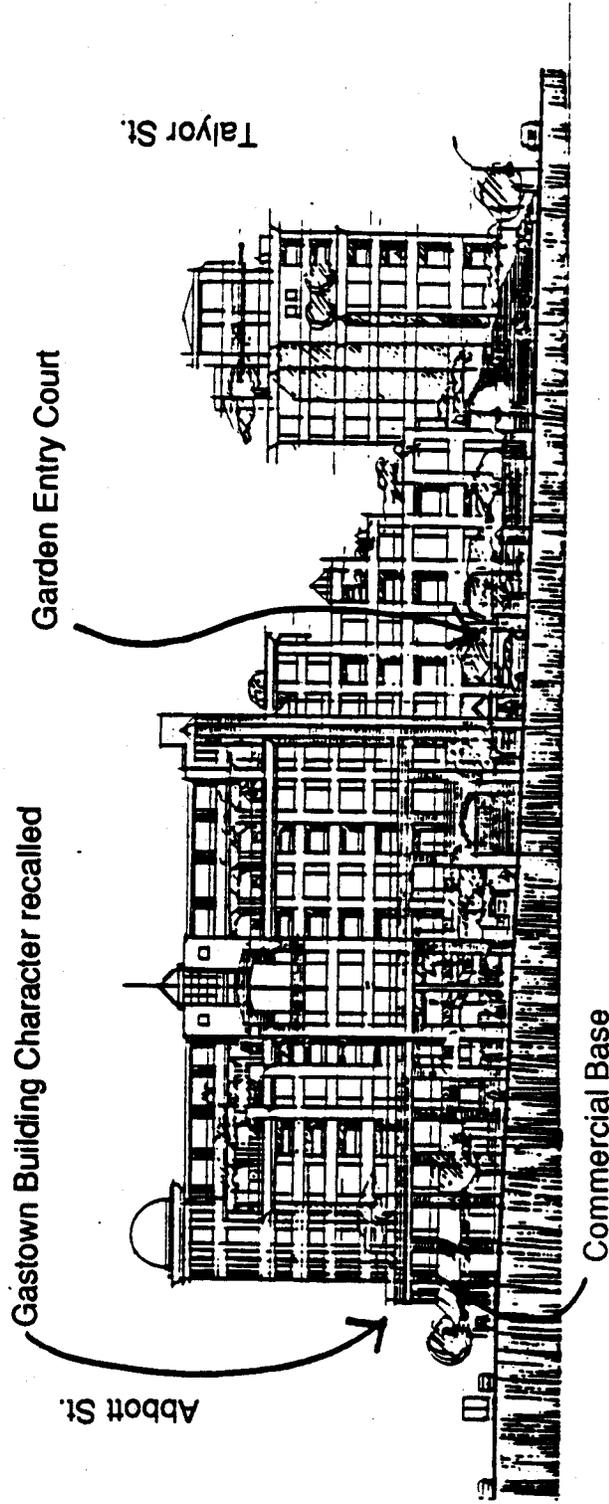
West Half cut through Lot 2 Section D-D
View Through Stepped Parking and Commercial Base

NOTE: Form of Development applies to massing and height only
 - the architectural detailing of the facades represents
 one response to the design guidelines.



East Half cut through Lot 4 Section D-D
View Through Commercial Base to Elevated Residential Podium

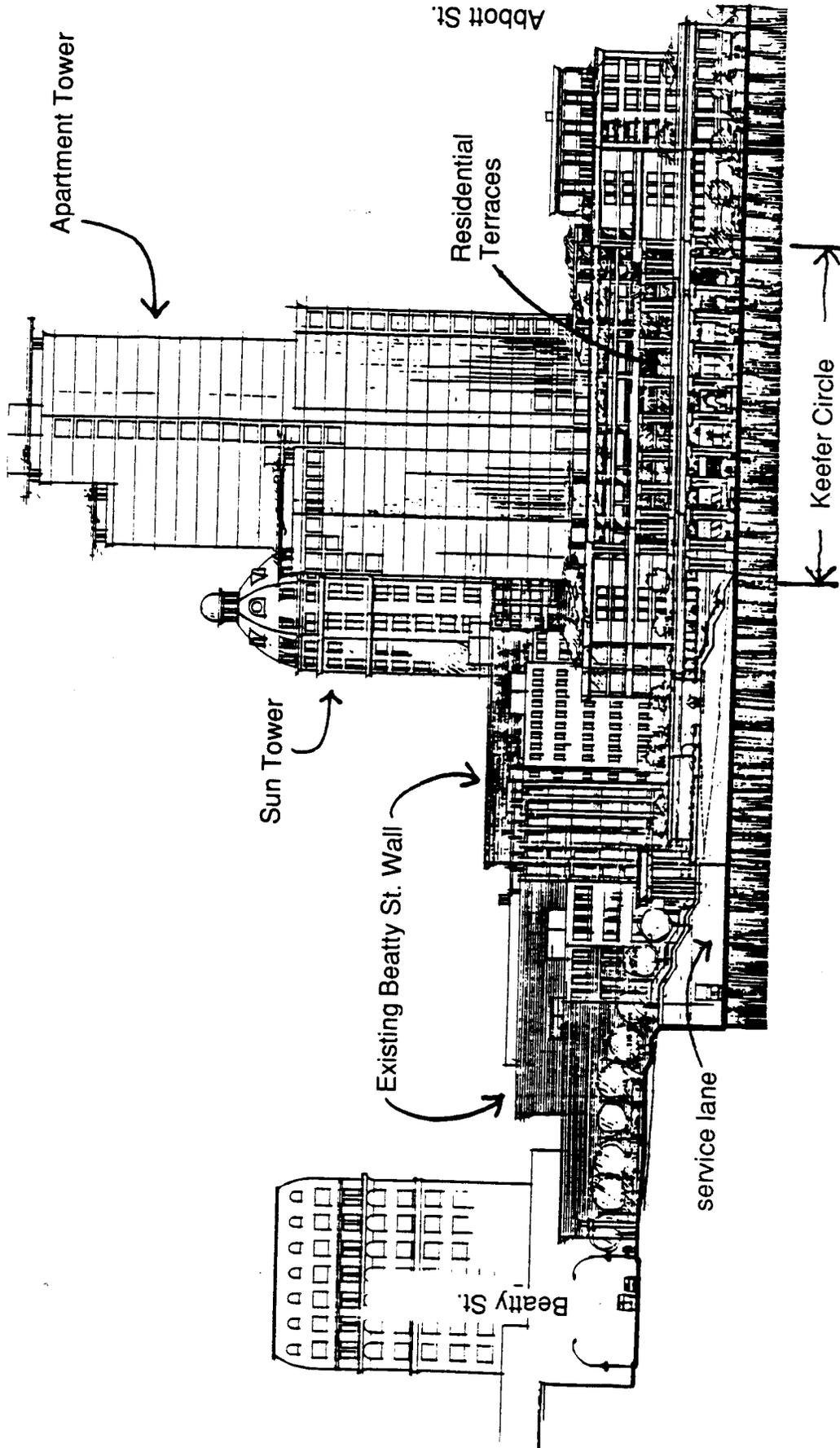
NOTE: Form of Development applies to massing and height only
 - the architectural detailing of the facades represents
 one response to the design guidelines.



East Half cut through Keefer St. Section E-E
View of Keefer St. Residential Stepped to Neighbourhood Park

NOTE:

Form of development applies to massing and height only - the architectural detailing of the facades represents one response to the design guidelines.



Neo-Classic Character Recalled

West Half of Lot 2 Section E-E

View through Keefe Steps and Keefe Circle to Residential Base

Price: \$3.00



FALSE CREEK PLANNING

INTERNATIONAL VILLAGE CD-1 BY-LAW

AND FORM OF DEVELOPMENT

City Of Vancouver
Planning Department

October 1990

International Village

BY-LAW NO. 6747

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-362(a) 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. Intent

The intent of this By-law is to permit the development of the International Village site as a comprehensive mixed-use neighbourhood which complements and is compatible with the character and function of adjacent areas.

Development in International Village shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of adjacent areas and yet creates its own special character and sense of place;
- (b) extend retailing along Pender and Abbott Streets and integrate new development with existing development;
- (c) maintain important views;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives;
- (e) achieve a diversity of population in terms of age, household types and income groups;
- (f) develop adequate community and recreation facilities to primarily serve the residents of International Village, but

which also serves to integrate International Village with the adjacent communities;

- (g) provide adequate on-site parking and loading spaces for all developments within International Village;
- (h) provide opportunities for additional on-site parking for the surrounding areas, particularly the Stadium;
- (i) provide an open space system and local parks which meet local recreational needs and provide visual enjoyment for residents and visitors; and
- (j) provide pedestrian links to adjacent areas.

3. Definitions

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

Built Form Edge means a building facade or other structure which forms a continuous, or nearly continuous vertical plane with only minor irregularities and articulation.

Community School means a school with facilities for community use in addition to facilities for educating children.

Interim Use means any use not specifically listed in this By-law and intended to be of only temporary duration.

Core-needy Household means a household which spends more than 30 percent of its gross income on housing that is suited to its basic needs, based on market rents.

4. The only uses permitted within the area outlined in black on Schedule "A", which area shall be more particularly described as CD-1(265), subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) a maximum of 800 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 25% (twenty-five percent) of the total number of units shall be designed for family housing, all of which shall be designed in accordance with the "Guidelines for High Density Housing for Families with Children adopted by Council on May 30, 1989";
 - (ii) a minimum of 20% (twenty percent) of the total number of dwelling units shall be provided through government funded programs targeted for core-needy households, at least half

of which shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of this By-law;

- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, lumber store, and vehicle dealer;
- (c) service uses, including theatres, but not including drive-through service, funeral home, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, repair shop - class A, and restaurant drive-in;
- (d) office uses;
- (e) cultural and recreational uses;
- (f) institutional uses;
- (g) parking uses; and
- (h) accessory uses customarily ancillary to the above uses.

5. Interim Uses

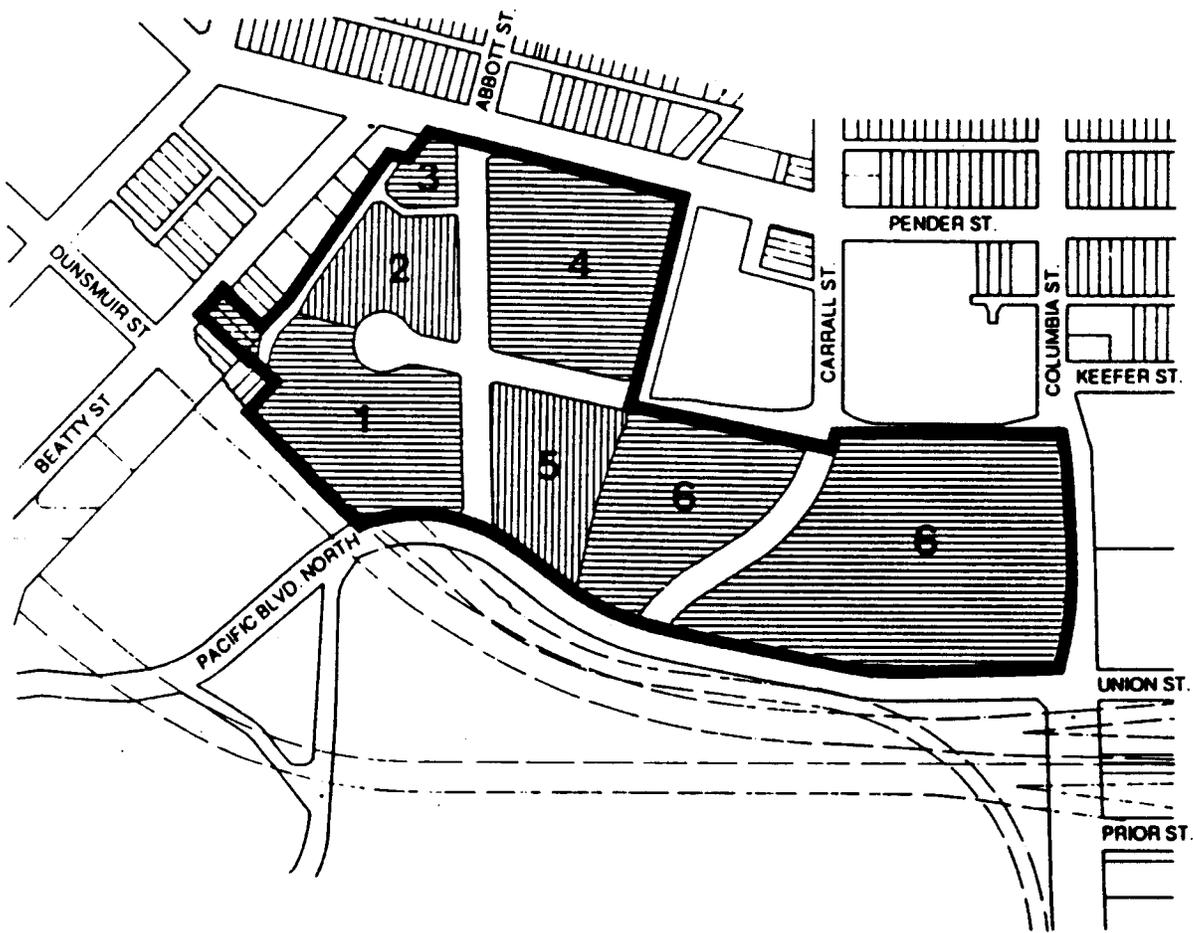
Interim uses may be permitted provided that:

- (a) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law or the orderly subdivision of adjacent lands regulated by this By-law;
- (b) the Development Permit Board is satisfied that the use can be easily removed, is of low intensity or low in capital investment and will be replaced by development in accordance with this By-law; and
- (c) development permits are limited in time to periods not exceeding 3 years.

6. Sub-areas

The district shall comprise 6 sub-areas, approximately as illustrated in Diagram 1 below.

DIAGRAM 1



7. Floor Area and Density

7.1 The maximum floor area for any use listed in Table 1 shall be as set out below.

TABLE 1

USE	MAXIMUM FLOOR AREA
Retail Uses	18 580 m ²
Service, Office Uses except hotel	24 620 m ²
Hotel	27 870 m ²
Residential Uses	76 640 m ²

7.2 Notwithstanding the above, residential floor area may be substituted for retail, office, or service floor area where, in the opinion of the Development Permit Board, an acceptable residential environment will result.

7.3 The following shall be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.25 m, both above and below ground level, to be measured to the extreme outer limits of the building.

7.4 Subject to Section 7.5, the following shall be excluded in the computation of floor area:

- (a) balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, recessed balconies provided they are not enclosed and recessed windows provided that the total area of all balcony exclusions does not exceed 8% (eight percent) of the permitted floor area;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the portion of a floor used for off-street parking and loading, that is:

- (i) at or below the lowest official established building grade; or
- (ii) above grade provided that:
 - (A) the amount of parking that is provided below grade is the maximum amount possible, having regard to soil conditions on the site and the elevation of the water table; or
 - (B) the Development Permit Board is satisfied that the above grade parking provides a buffer between the site and adjacent negative impacts, results in more usable open space and will be screened by other uses or will through architectural and/or landscape treatment minimize the impact on the public environment and nearby developments;
- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.25 m and to which there is no permanent means of access other than a hatch;
- (f) community school;
- (g) non-profit recreation facilities, and amenity areas accessory to residential use, including daycare facilities, meeting rooms and residential storage space, provided that the total area excluded does not exceed the lesser of 10 percent of the allowable floor space or 1 858 m², calculated on a sub-area basis; and
- (h) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area for each sub-area or 560 m²;
 - (ii) the excluded area shall be secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

7.5 The maximum amount of floor area that may be excluded pursuant to clauses (f), (g) and (h) of Section 7.4 is 12 080 m².

7.6 The maximum floor area for each sub-area shall be as set out in Table 2.

TABLE 2
MAXIMUM FLOOR AREA (IN SQUARE METRES)

USE	Sub-area (from diagram 1)					
	1	2	3	4	5	6
retail, service and office	6 625	8 725	5 200	17 025	5 625	N/A
hotel	27 870	N/A	N/A	N/A	N/A	N/A
residential	12 040	17 340	3 390	22 010	21 860	N/A

7.7 Notwithstanding Section 7.5, the maximum for residential floor area may be increased in accordance with Section 7.2 of this By-law.

8. Grade Level Uses

8.1 For the purposes of Section 8, grade level uses means retail, restaurant, financial institution, barber shop or beauty salon, laundromat or drycleaning establishment, travel agent, real estate office, residential entrances/lobbies, and any other uses which in the opinion of the Development Permit Board are similar to the foregoing, all of which uses are located on the ground floor.

8.2 Subject to guidelines as may be determined by Council, grade level uses shall be required on the Pender and Abbott Street frontages, and on the Keefer Street frontage west of Abbott Street.

8.3 The maximum continuous frontage for each grade level use shall be 9.2 m, except on corners where the combined frontage for such uses shall not exceed 27.5 m.

8.4 All grade level uses shall provide along all abutting streets any one or more of the following: display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess and/or projecting canopy or any other architectural features which facilitate, to the satisfaction of the Director of Planning, pedestrian interest.

8.5 All grade level uses shall provide direct pedestrian access to the fronting street or walkway.

8.6 All grade level uses shall provide weather protection with a minimum depth of 1.5 metres and in the form of a retractable fabric awning or canopy attached to the building face by bolts for easy

removal, or such other form satisfactory to the Director of Planning and the City Engineer.

9. Residential Component

9.1 Separate and distinct means of access shall be provided for residential uses to streets and on-site parking.

9.2 Private, semi-private and public spaces shall be defined and distinguished from each other.

9.3 In every building intended to contain core-needy households a community room shall be provided with the capacity to accommodate at least 40% (forty percent) of the estimated adult population.

10. Height

10.1 The maximum building height measured above the base surface, excluding the mechanical penthouse, shall be as set out in Table 3.

TABLE 3
MAXIMUM HEIGHT (IN METRES)

Sub-Area (from diagram 1)	1	2	3	4	5	6
Maximum Height	81	91	30	30	80	N/A

10.2 The upper one-third of a residential building exceeding 10 stories in height shall have a maximum facade width of 22 metres, excluding balcony projections, the facade to be determined by reference to the street grid typical of the Downtown District (DD) west of Beatty Street.

10.3 Development along Pender, Abbott, Taylor and Keefer Streets shall have a built form edge at least 7 metres in height.

11. Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) office uses shall provide a minimum of 1 space for each 93 square metres of gross floor area and a maximum of 1 space for each 80 square metres of gross floor area;

- (b) retail and restaurant uses shall provide a minimum of 1 space for each 50 square metres of floor area;
- (c) multiple dwelling uses shall provide a minimum of 1 space for each 100 square metres of gross floor area plus 0.4 spaces for each dwelling unit;
- (d) recreational, cultural, institutional and park space uses shall provide parking as determined by the Director of Planning in consultation with the City Engineer; and
- (e) a minimum of 350 additional spaces shall be provided.

12. Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except residential loading shall be provided as follows:

less than 100 units	0 Bays
100 - 299 units	1 Bay
300 - 499 units	2 Bays
500 or more units	3 Bays

13. Acoustics

A development permit application for residential uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. 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 the noise level in decibels.

<u>Portion of Dwelling Unit</u>	<u>Noise Level (Decibels)</u>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45
Terraces, patios, balconies	60

14. Phasing

The timing of the development of the school, park and residential units suitable for families will be established by agreements which pertain to the site.

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

DONE AND PASSED in open Council this 23rd day of
October , 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 23rd day of October 1990, and numbered 6747.

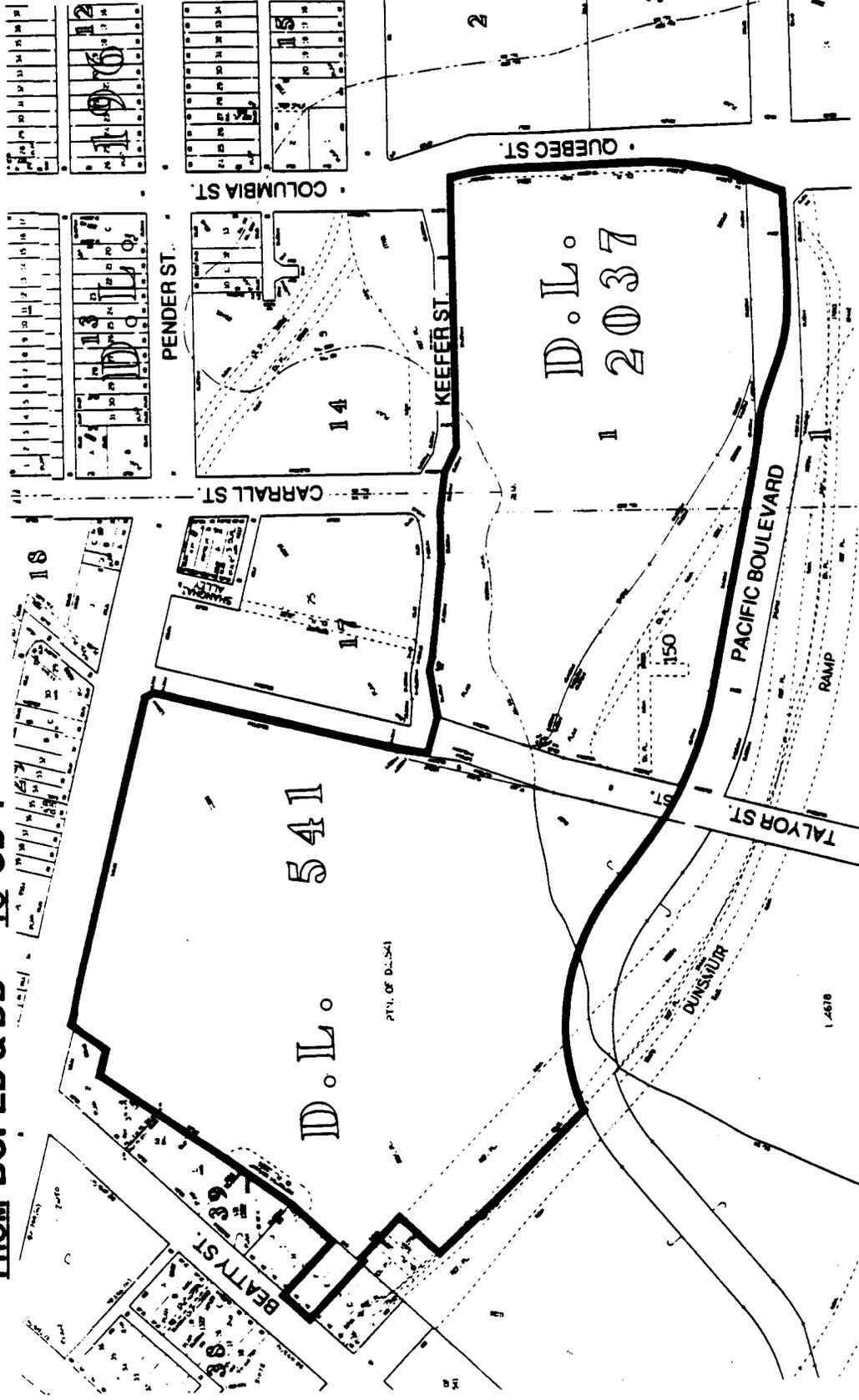
CITY CLERK"

BY-LAW No. 6747 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW (——) OUTLINED IN BLACK
IS REZONED:

FROM BCPED & DD TO CD-1

SCHEDULE A



SCALE: 1:3000
FILE No. RZ-International Village

Z-362 (a)

ADMINISTRATIVE REPORT

Date: May 22, 1991
Dept. File No.:

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: 44 West Pender Street - D. A. No. 212006
Form of Development - CD-1 By-law 6747

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 44 West Pender be generally approved in accordance with the plans submitted for Development Application Number 212006.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

At a Public Hearing on June 23, 1989, City Council approved a rezoning for this site as part of the overall International Village rezoning. At that Public Hearing, Council adopted the form of development "in principle", with the final form of development to be adopted following a report to City Council at the development permit stage. The CD-1 By-law was enacted on October 23, 1990.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development on the above-noted CD-1 zoned site. The development application proposes the construction of a 9-storey mixed-use (retail/commercial/residential) building which includes 52 non-market seniors dwelling units.

BACKGROUND

The preliminary development application for this site was submitted on November 1, 1991 and reviewed by the Development Permit Board on March 4, 1991. The Board approved in principle the application with some conditions. The complete development application was submitted on April 24, 1991 and reviewed by the Director of Planning.

DISCUSSION

The proposed 9-storey mixed-use development, submitted by International Village Architects, is illustrated in Appendix A plans attached. The proposal generally complies with the provisions of the CD-1 By-law as originally adopted in principle by Council. There are some minor outstanding issues that principally deal with below grade parking layouts and legal arrangements.

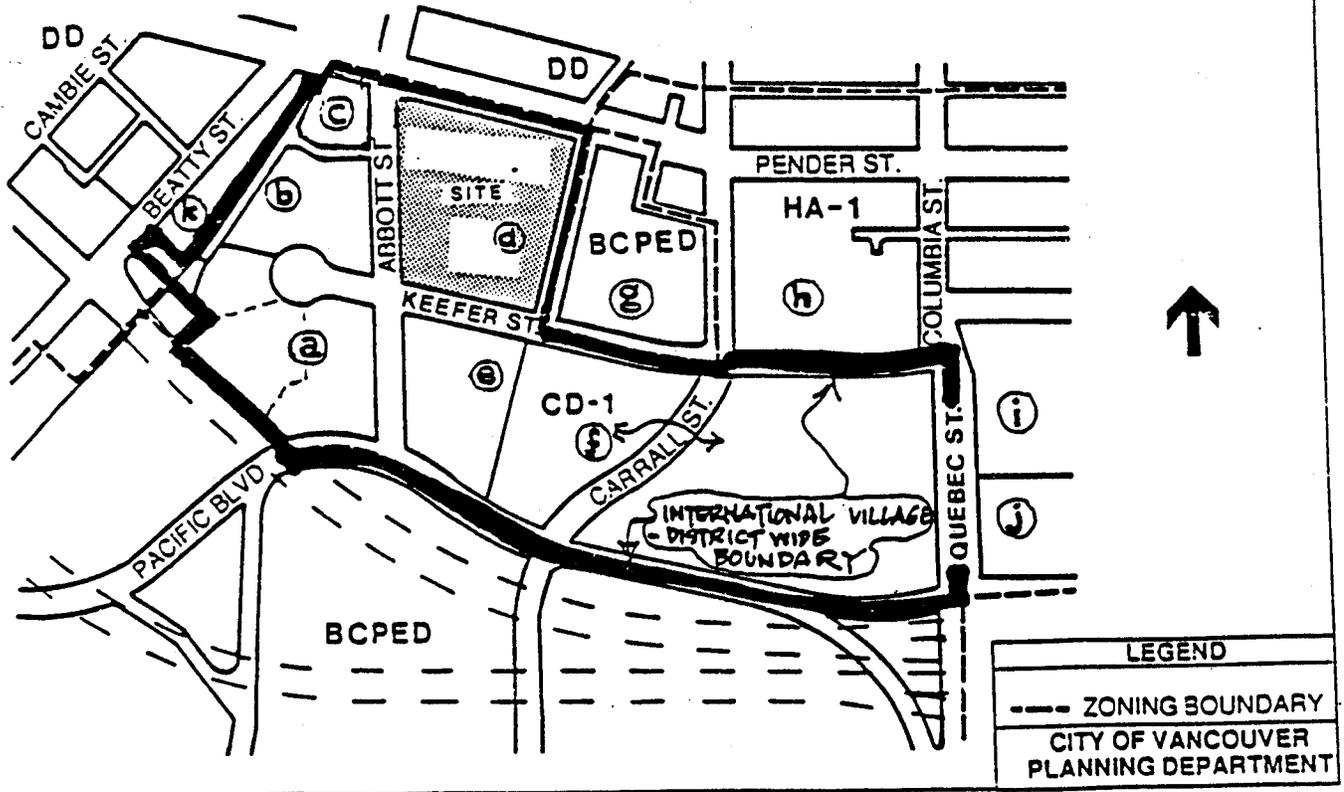
SUMMARY AND CONCLUSIONS

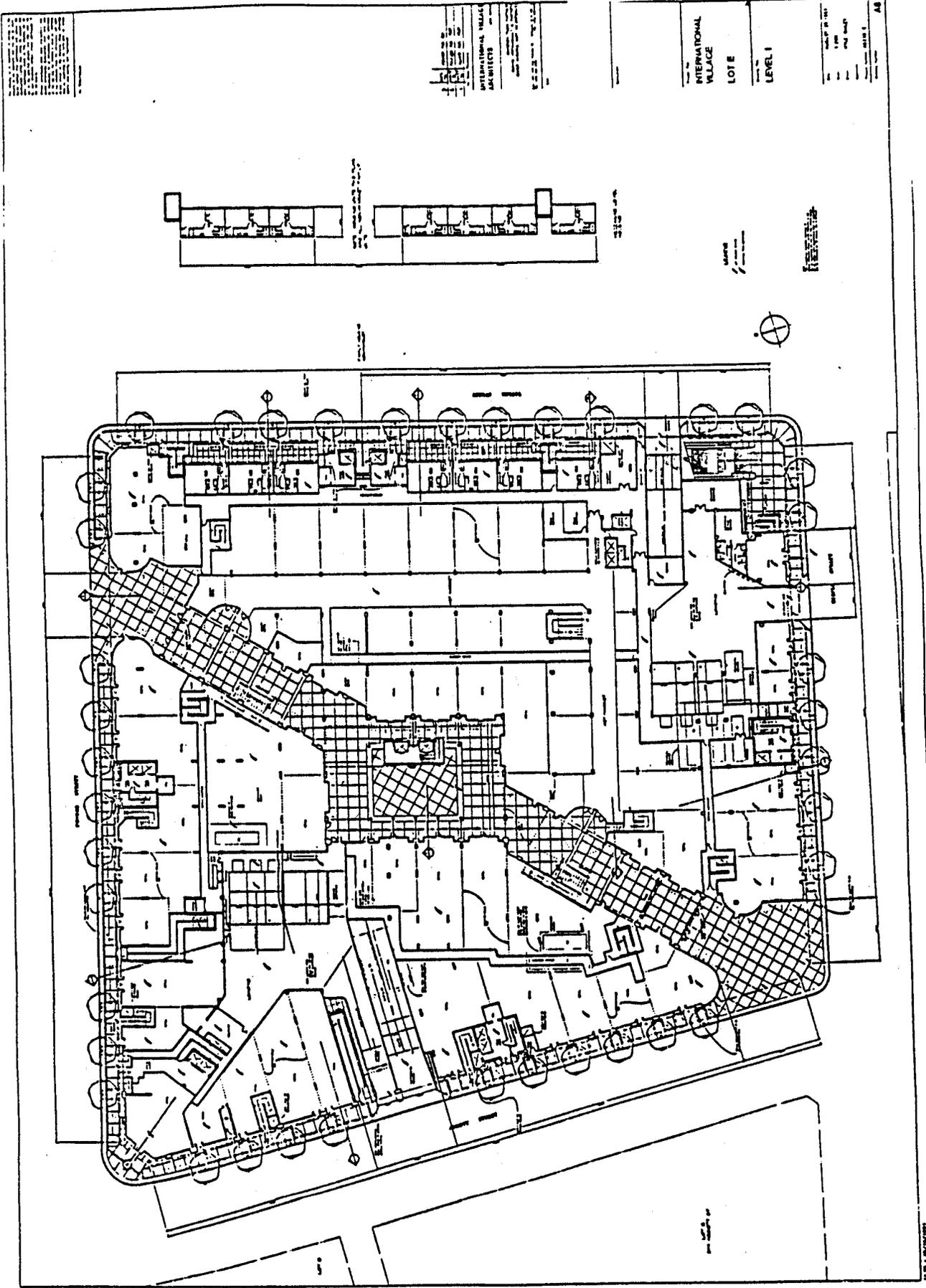
The Director of Planning is prepared to approve this development; however, Council's approval for the form of development is required before a development permit can be issued.

APPENDIX A

Adjacent developments include:

- (a) sub-area 1: Lot A - proposed commercial with mid-rise residential
 Lot B - proposed high-rise hotel and retail
 Lot B¹ - Keefer Steps
- (b) sub-area 2: Lot C - proposed mid-rise and 32-storey mixed-use with residential
- (c) sub-area 3: Lot D - approved mid-rise, mixed-use commercial/seniors' residential
- (d) sub-area 4: Lot E - subject application
- (e) sub-area 5: Lot F - proposed mixed-use with elementary school
- (f) sub-area 6: Approved Andy Livingstone Park
- (g) redevelopment potential
- (h) Sun Yat-Sen garden
- (i) redevelopment potential
- (j) BC Hydro sub-station
- (k) Beatty Street Block





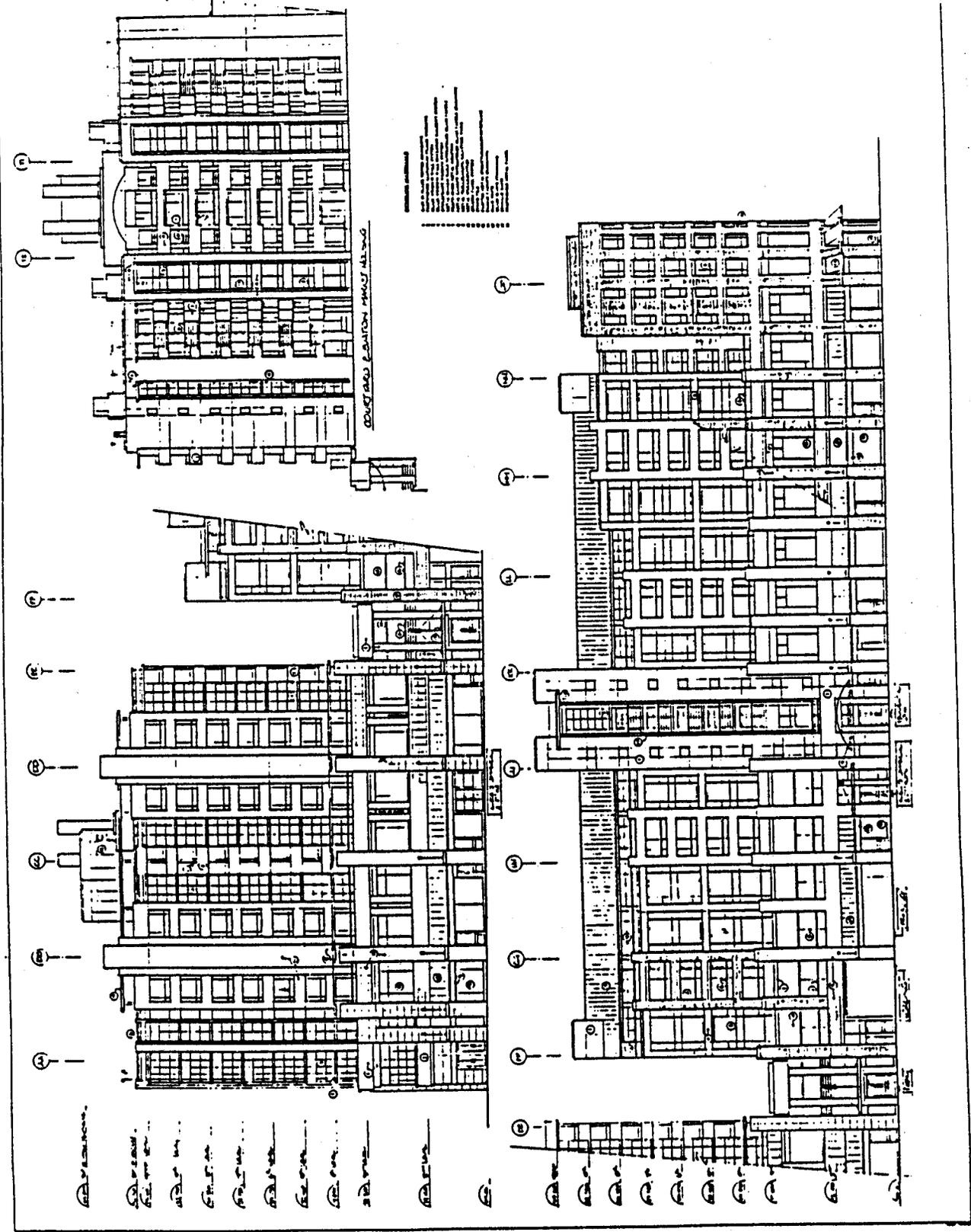
INTERNATIONAL VILLAGE
 LOFTS
 ABBOTT STREET
 ELEVATION

- 1. 1st Floor
- 2. 2nd Floor
- 3. 3rd Floor
- 4. 4th Floor
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INTERNATIONAL VILLAGE
 LOFTS
 ABBOTT STREET
 ELEVATION

INTERNATIONAL VILLAGE
 LOFTS
 ABBOTT STREET
 ELEVATION

A25



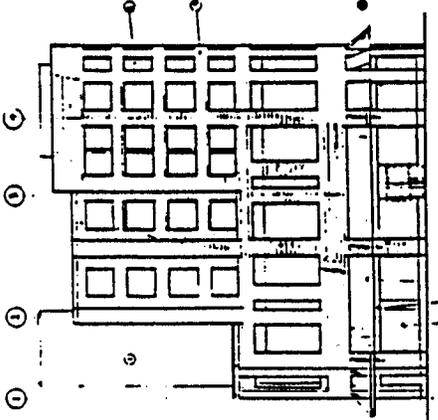
8

INTERNATIONAL VILLAGE
ARCHITECTURE
PENDER STREET
ELEVATION

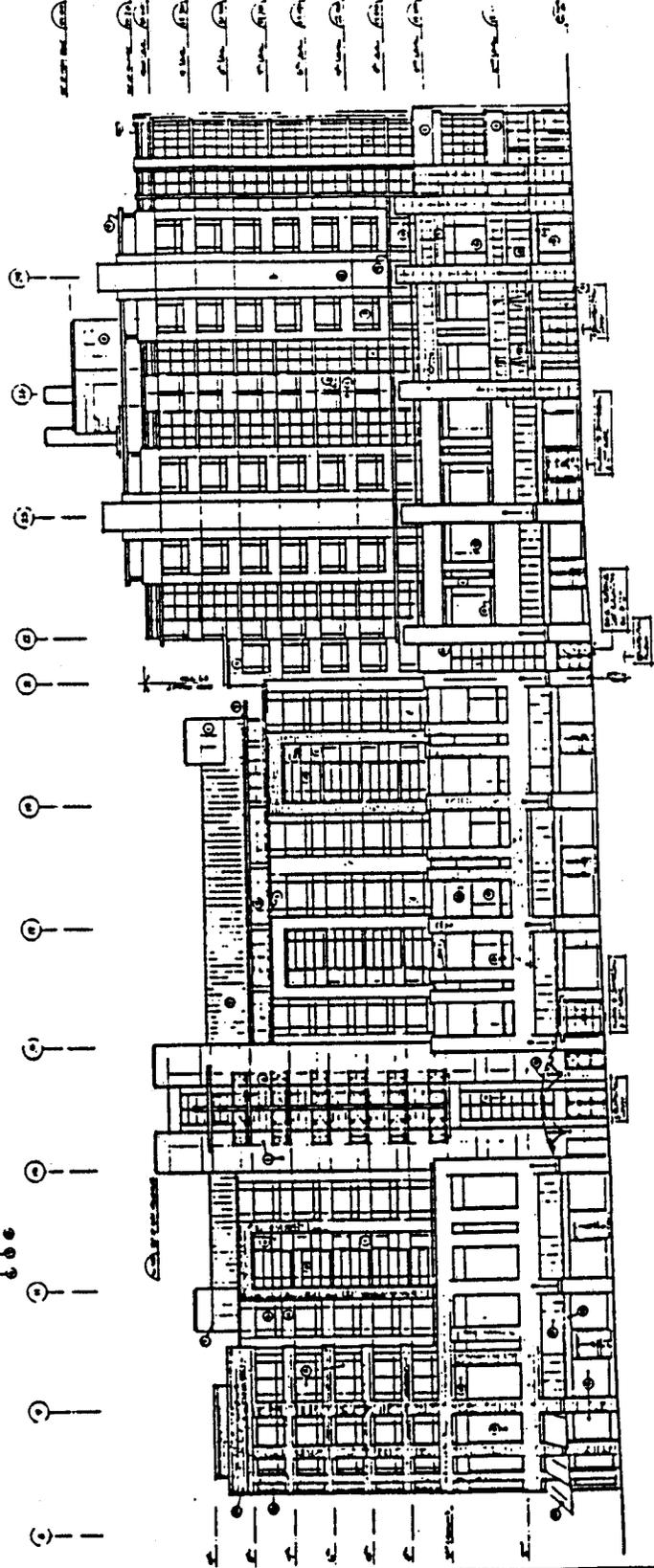
INTERNATIONAL VILLAGE
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PENDER STREET
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A28

INTERNATIONAL VILLAGE
ARCHITECTURE
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INTERNATIONAL VILLAGE
ARCHITECTURE
PENDER STREET
ELEVATION

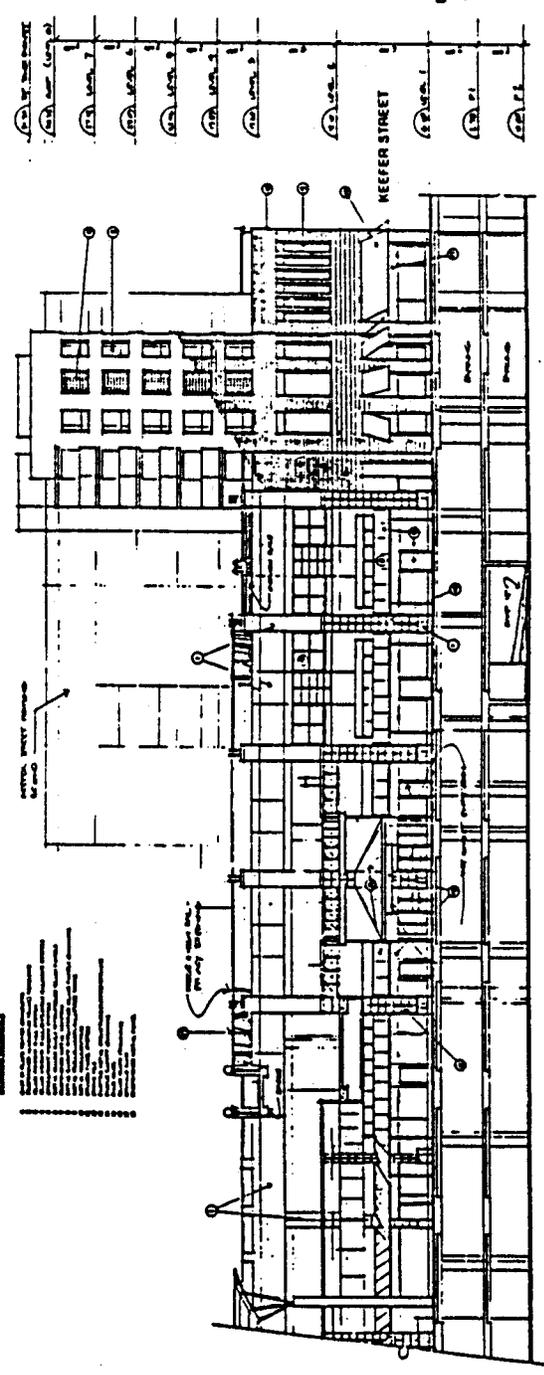
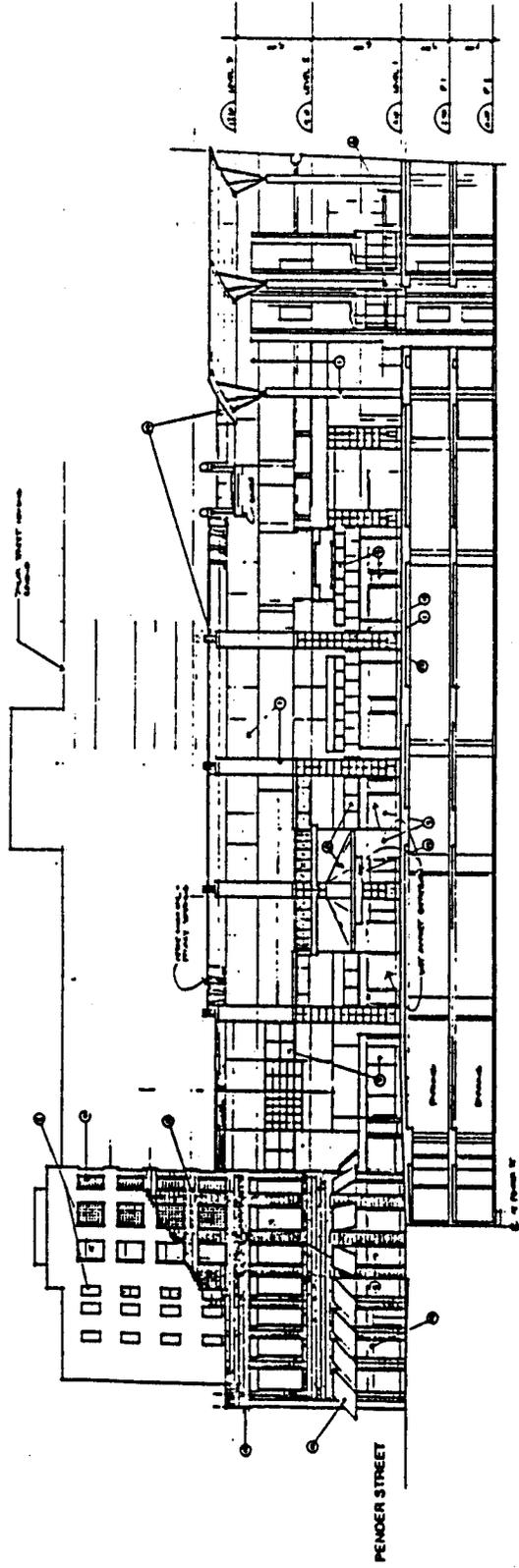


INTERNATIONAL VILLAGE
ARCHITECTURE
PENDER STREET
ELEVATION

INTERNATIONAL VILLAGE ARCHITECTURE
1000 WEST 10TH AVENUE
DENVER, COLORADO 80202
TEL. 333-1111
FAX 333-1112

INTERNATIONAL VILLAGE ARCHITECTURE
1000 WEST 10TH AVENUE
DENVER, COLORADO 80202
TEL. 333-1111
FAX 333-1112

INTERNATIONAL VILLAGE LOT E
DIAGONAL ELEVATION
LOOKING SOUTH
SCALE: 1/8" = 1'-0"
DATE: 11/11/00
DRAWN BY: J. W. HARRIS
CHECKED BY: J. W. HARRIS
A 30

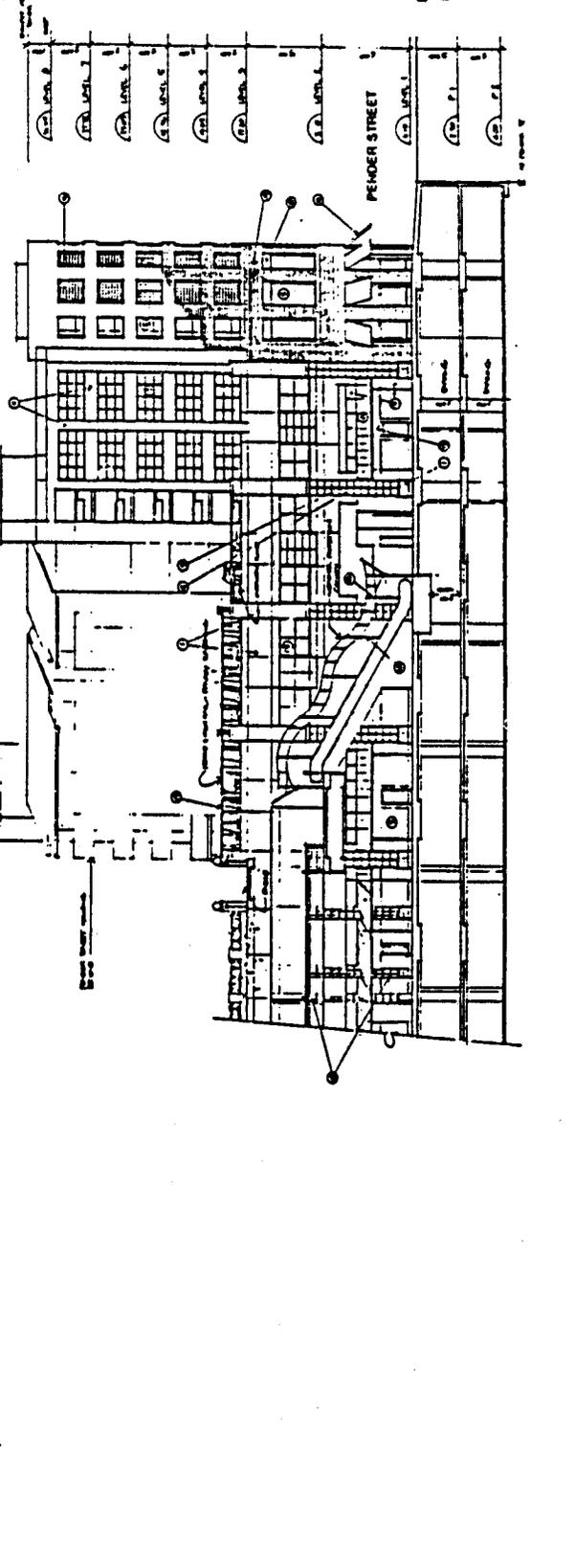
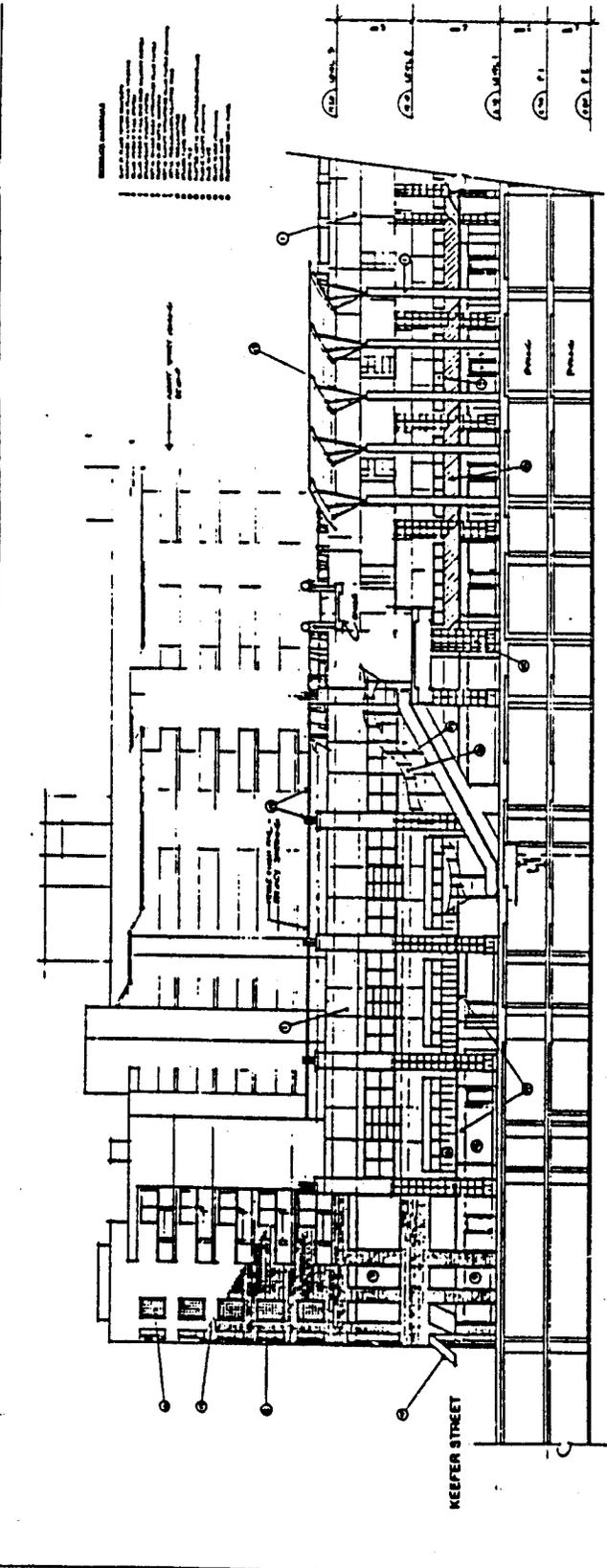


NOTES:
1. SEE SECTION A-30 FOR DETAILS OF THE ENTRANCE CANOPY.
2. SEE SECTION A-31 FOR DETAILS OF THE ENTRANCE CANOPY.
3. SEE SECTION A-32 FOR DETAILS OF THE ENTRANCE CANOPY.
4. SEE SECTION A-33 FOR DETAILS OF THE ENTRANCE CANOPY.
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8. SEE SECTION A-37 FOR DETAILS OF THE ENTRANCE CANOPY.
9. SEE SECTION A-38 FOR DETAILS OF THE ENTRANCE CANOPY.
10. SEE SECTION A-39 FOR DETAILS OF THE ENTRANCE CANOPY.

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH FLOOR LEVELS ARE SHOWN.
3. SEE SHEET A-28 FOR GENERAL NOTES.
4. SEE SHEET A-29 FOR GENERAL NOTES.
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74. SEE SHEET A-99 FOR GENERAL NOTES.
75. SEE SHEET A-100 FOR GENERAL NOTES.

INTERNATIONAL VILLAGE
LOT E
DIAGONAL ELEVATION
LOOKING NORTH

INTERNATIONAL VILLAGE
LOT E
DIAGONAL ELEVATION
LOOKING NORTH



11

INTERNATIONAL VILLAGES
SUBJECT

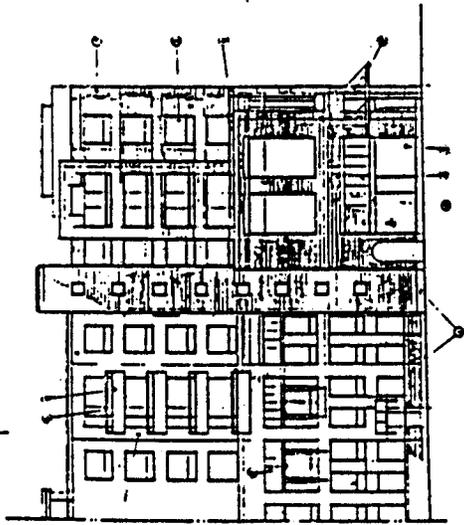
INTERNATIONAL
VILLAGES

LOTE

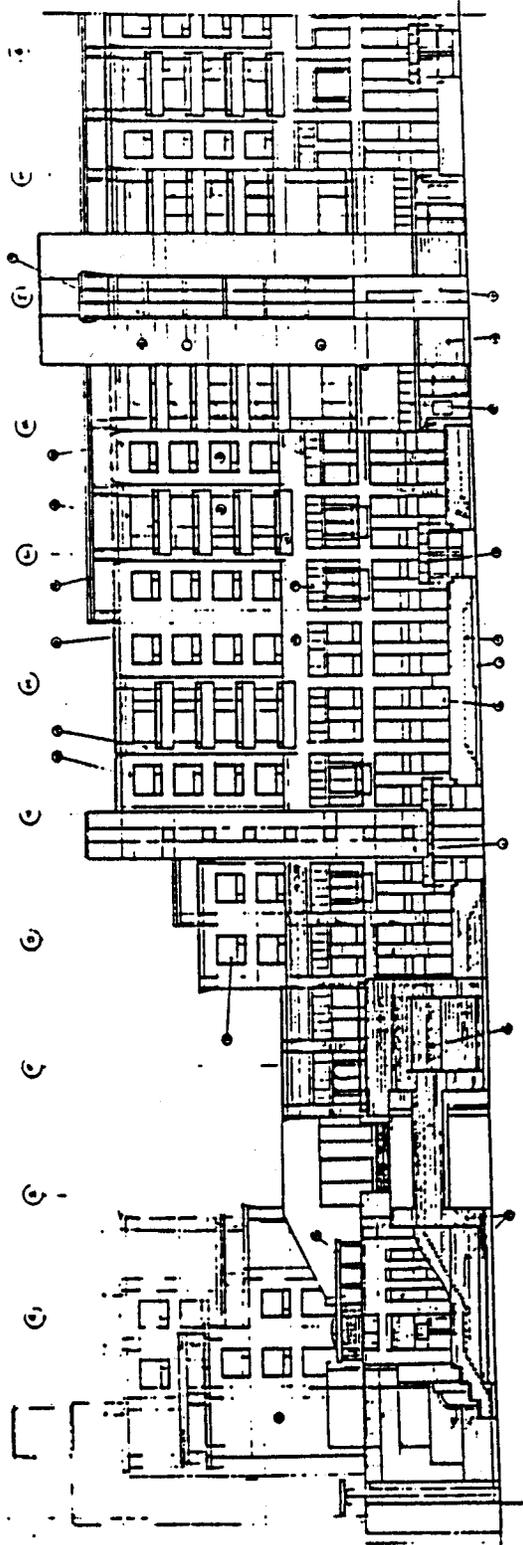
TAYLOR STREET
ELEVATION

A27

NOT TO SCALE
DATE: 10/1/88
BY: [illegible]



NOT TO SCALE
DATE: 10/1/88
BY: [illegible]



12

CD-1 (265).

92-047

CC 66 MLH/RO

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: March 25, 1992

To: City Manager
Director of Planning

Refer File: 5001-2

Subject: Form of Development: 500 Abbot Street
D.A. 212118 - CD-1 By-law Number 6747

RECEIVED	
PLANNING DEPARTMENT	
MAR 27 1992	
NUMBER	N 2082
REFERRED TO	FAS
COPY TO	(THE)

I wish to advise Vancouver City Council, at its meeting on March 24, 1992, approved the recommendation of the City Manager, as contained in an Administrative Report dated March 17, 1992, regarding the above matter.

M Kinsella
CITY CLERK
me

TT:cs

Also sent to: Mr. Dick Stout
International Village Architects
1401 - 570 West Hastings
Vancouver, B.C.
V6B 1L8

A13

ADMINISTRATIVE REPORT

Date: March 17, 1992
Dept. File No. MC

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 500 Abbott Street
D.A. 212118 - CD-1 By-law Number 6747

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 500 Abbott Street be generally approved as illustrated in Development Application Number 212118, prepared by International Village Architects and stamped "Received, City Planning Department, October 16, 1991", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CITY MANAGER'S COMMENTS

The City Manager **RECOMMENDS** approval of the foregoing.

COUNCIL POLICY

At a Public Hearing on June 23, 1989, City Council approved a rezoning for this site as a part of the overall International Village rezoning from BCPED to CD-1. Council also approved in principle the form of development for these lands. CD-1 By-law Number 6747 was enacted on October 23, 1990.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site. The development application proposes the construction of a six- to nine-storey mixed-use commercial/residential complex which includes 226 dwelling units (142 are market dwelling units and 84 are non-market dwelling units).

SITE DESCRIPTION

The subject site of 13 680 m² is bounded by Abbott Street, Keefer Street, Taylor Street and East Pender Street (see Appendix A, attached).

2

DISCUSSION

The proposed commercial/residential development involves the construction of four principal buildings - six-storey (57 units), seven-storey (27 units), seven-storey (41 units) and nine-storey (101 units) - situated on a two-storey commercial podium base with two levels of underground parking for 808 parking spaces.

The development application (Number 212118), submitted by International Village Architects has been reviewed and approved in principle by the Development Permit Board at its meeting of August 6, 1991.

The complete development application was reviewed and approved by the Director of Planning on December 12, 1991. The proposal generally complies with the provisions of the CD-1 By-law. (Any variations from the By-law will be dealt with through "prior to" conditions of approval.)

Table 1 below provides a summary of the relevant statistics.

TABLE 1

	REQUIRED/ PERMITTED Under CD-1 By-law Number 6747	PROPOSED DEVELOPMENT (D.A. 212118)
FLOOR AREA		
- Retail/Restaurant Uses	17 025 m ²	* 17 245 m ²
- Retail	22 010 m ²	* 22 183 m ²
	<u>39 035 m²</u> (max)	<u>* 39 428 m²</u>
HEIGHT	30 m (max)	30 m
PARKING	576 spaces (min)	808 spaces
LOADING	9 spaces (min)	9 spaces
NUMBER OF DWELLING UNITS	--	226 D.U. (4 - 1 bedroom) (137 - 2 bedrooms) (7 - 2 bedrooms w/den) (29 - 3 bedrooms) (9 - 4 bedrooms)

* Excessive floor area must be reduced to comply with permitted By-law maximum.

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

CONCLUSION

The Director of Planning is prepared to approve Development Application Number 212118, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *

A2

ADMINISTRATIVE REPORT

Date: March 17, 1992
Dept. File No. MC

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 599 Abbott Street
D.A. 212210 - CD-1 By-law Number 6747

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 599 Abbott Street be generally approved as illustrated in Development Application Number 212210, prepared by International Village Architects and stamped "Received, City Planning Department, January 28, 1992", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

At a Public Hearing on June 23, 1989, City Council approved a rezoning for this site as part of the overall International Village rezoning from BCPED to CD-1. Council also approved in principle the form of development for these lands. CD-1 By-law Number 6747 was enacted on October 23, 1990.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site. The development application proposes the construction of a mixed-use 5-storey, 8-storey and 23-storey commercial/residential complex which includes 177 market dwelling units.

SITE DESCRIPTION

The subject site of 6 438 m² is irregular in shape and is bounded by Abbott Street, Keefer Street and Beatty Street Lane (see Appendix A, attached).

DISCUSSION

The proposed commercial/residential development involves the construction of three principal buildings -- 5-storey (18 units), 8-storey (48 units) and 23-storey (111 units) -- situated on a two-storey commercial podium base with two levels of underground parking for 459 parking spaces.

The preliminary development application (Number 212210), submitted by International Village Architects, has been reviewed and approved in principle by the Development Permit Board at its meeting of August 6, 1991.

The complete development application has been reviewed and the proposal generally complies with the provisions of the CD-1 By-law. (Any variations from the By-law will be dealt with through "prior-to" conditions of approval.)

Table 1 below provides a summary of the relevant statistics.

TABLE 1

	REQUIRED/PERMITTED Under CD-1 By-law Number 6747	PROPOSED DEVELOPMENT (D.A. 212210)
FLOOR AREA		
-Retail/Service/Office Uses	8 725.0 m ²	8 708.9 m ²
-Residential	17 340.0 m ²	* 17 377.9 m ²
	<u>26 065.0 m²</u> (max)	* <u>26 086.8 m²</u>
HEIGHT	91.0 m (max)	90.7 m
PARKING	458 spaces (min)	459 spaces
LOADING	5 spaces (min)	6 spaces
NUMBER OF DWELLING UNITS	--	177 D.U. (44-1 bedroom) (4-1 bdrm & den) (86-2 bedrooms) (31-2 bdrms & den) (12-3 bedrooms)

* Excessive floor area must be reduced to comply with permitted By-law maximum.

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

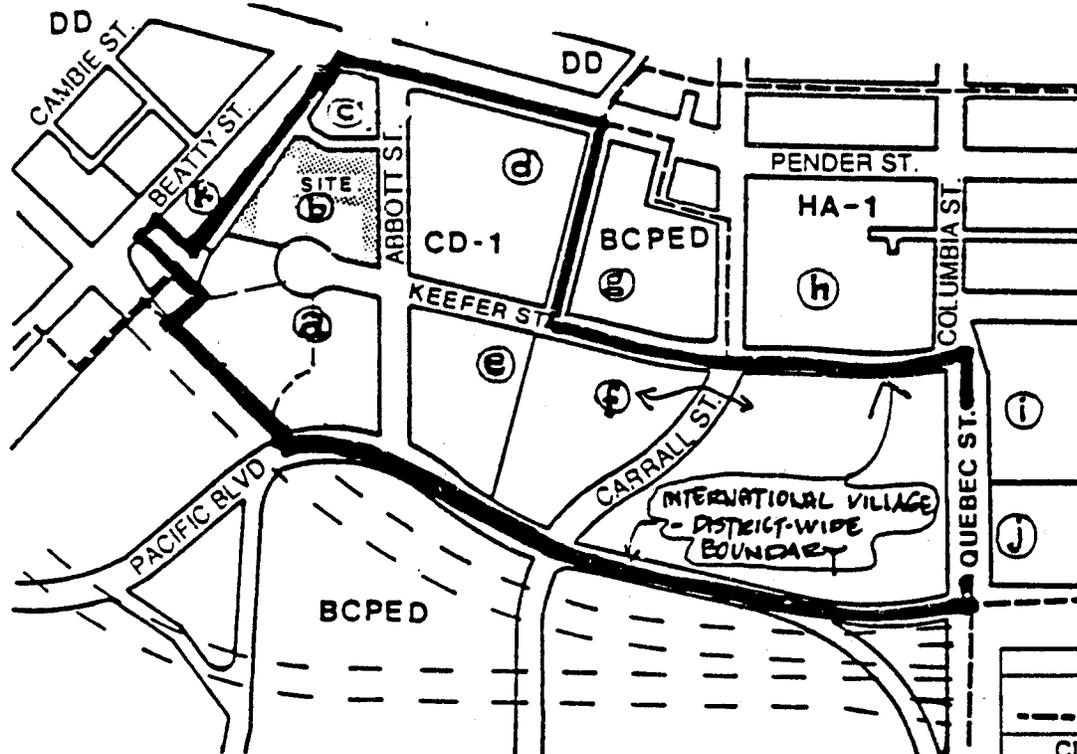
CONCLUSION

The Director of Planning is prepared to approve Development Application Number 212210, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *

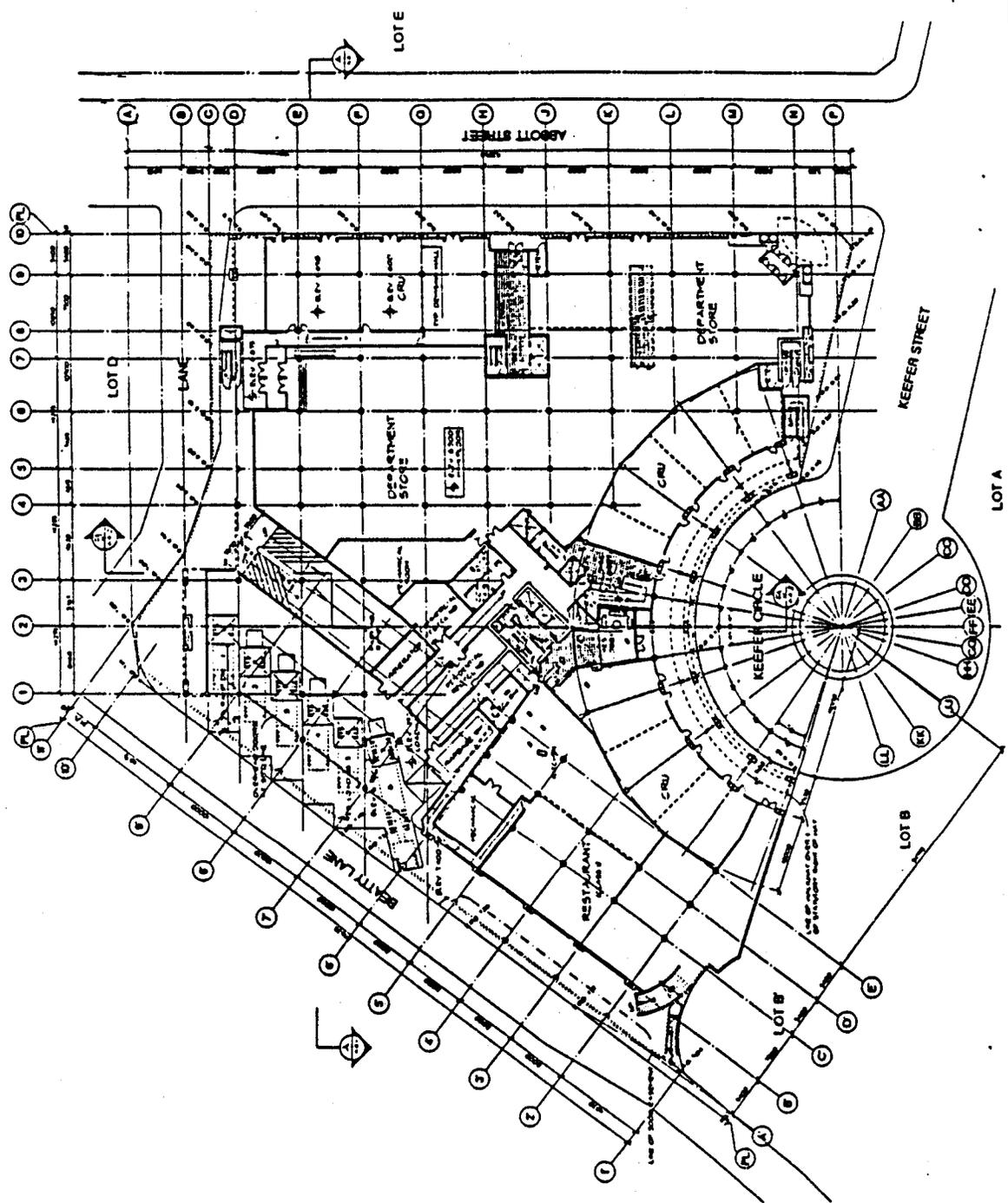
Adjacent development includes:

- (a) sub-area 1: Lot A - proposed commercial with mid-rise residential
 Lot B - proposed high-rise hotel and retail
 Lot B¹ - Keefer Steps
- (b) sub-area 2: Lot C - subject application
- (c) sub-area 3: Lot D - approved mid-rise, mixed-use commercial/seniors' residential
- (d) sub-area 4: Lot E - proposed mid-rise mixed-use with residential
- (e) sub-area 5: Lot F - proposed mixed-use with elementary school
- (f) sub-area 6: Approved Andy Livingstone Park
- (g) redevelopment potential
- (h) Sun Yat-Sen garden
- (i) redevelopment potential
- (j) BC Hydro sub-station
- (k) Beatty Street Block



LEGEND
 --- ZONING BOUNDARY
 CITY OF VANCOUVER
 PLANNING DEPARTMENT

<p>INTERNATIONAL VILLAGE ARCHITECTS</p> <p>1000 ...</p>	<p>INTERNATIONAL VILLAGE LOT C</p> <p>LEVEL 1</p>	<p>A23</p>
---	---	------------



7

1. All work shall conform to the latest editions of the Building Code of the City of Los Angeles and the California Building Code.

 2. The contractor shall be responsible for obtaining all necessary permits from the City of Los Angeles.

 3. The contractor shall be responsible for the construction of the building in accordance with the approved plans and specifications.

 4. The contractor shall be responsible for the safety of the construction site and the workers.

 5. The contractor shall be responsible for the cleanup of the construction site.

 6. The contractor shall be responsible for the payment of all taxes and fees.

 7. The contractor shall be responsible for the completion of the building within the specified time frame.

 8. The contractor shall be responsible for the maintenance of the building until the final inspection.

 9. The contractor shall be responsible for the repair of any damage to the building or the site.

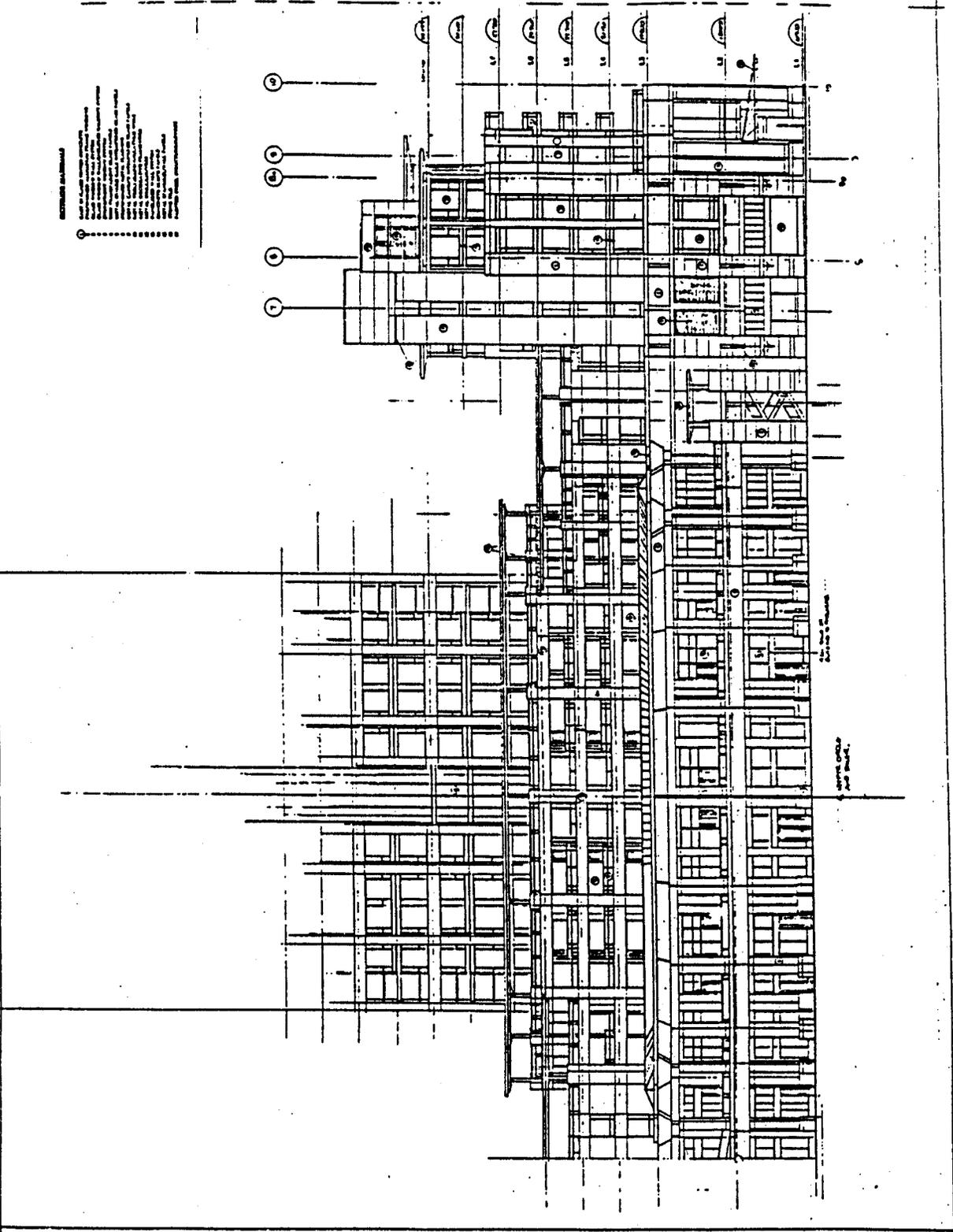
 10. The contractor shall be responsible for the insurance of the building and the workers.

INTERNATIONAL VILLAGE ARCHITECTS
 1000 WEST 10TH STREET
 LOS ANGELES, CALIFORNIA 90015
 TEL: 213-475-1111
 FAX: 213-475-1112

INTERNATIONAL VILLAGE LOT C
 PARTIAL SOUTH ELEVATION

SHEET NO. 1001
 DATE: 11/10/88
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 A32

GENERAL NOTES
 1. REFER TO SHEET 1000 FOR GENERAL NOTES.
 2. REFER TO SHEET 1002 FOR GENERAL NOTES.
 3. REFER TO SHEET 1003 FOR GENERAL NOTES.
 4. REFER TO SHEET 1004 FOR GENERAL NOTES.
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 9. REFER TO SHEET 1009 FOR GENERAL NOTES.
 10. REFER TO SHEET 1010 FOR GENERAL NOTES.



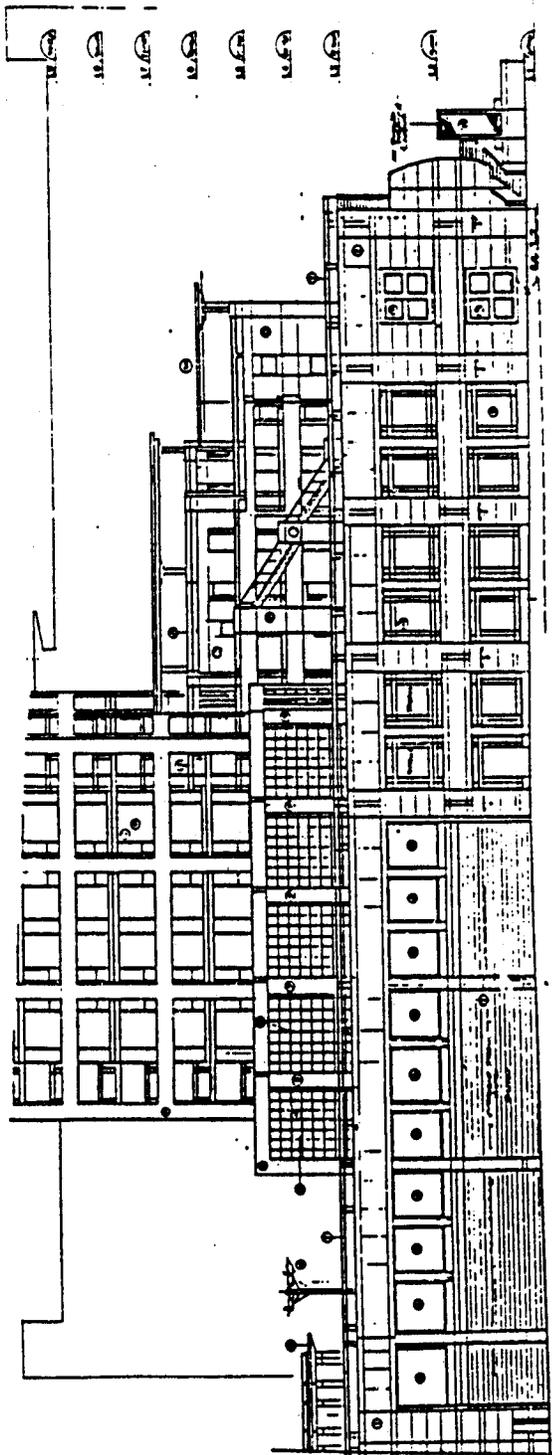
INTERNATIONAL VILLAGE ARCHITECTS

INTERNATIONAL VILLAGE LOT C

NORTHWEST ELEVATION

A33

NOTES



As shown on site & approved by

INTERNATIONAL VILLAGE ARCHITECTS

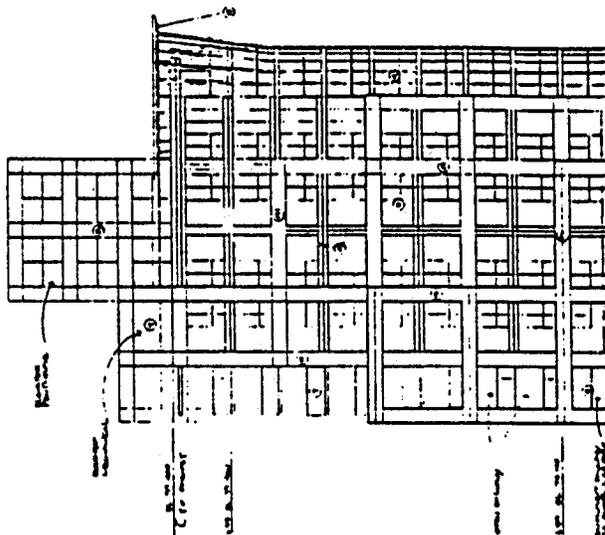
INTERNATIONAL VILLAGE ARCHITECTS

INTERNATIONAL VILLAGE ARCHITECTS

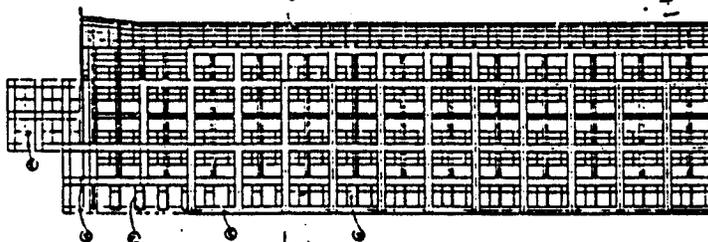
INTERNATIONAL VILLAGE LOFC

TOWER ELEVATIONS

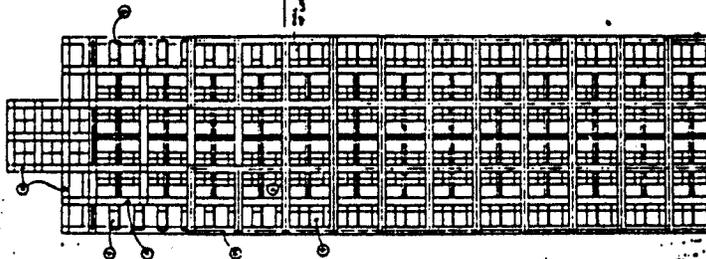
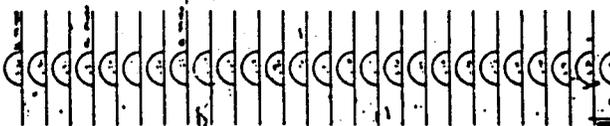
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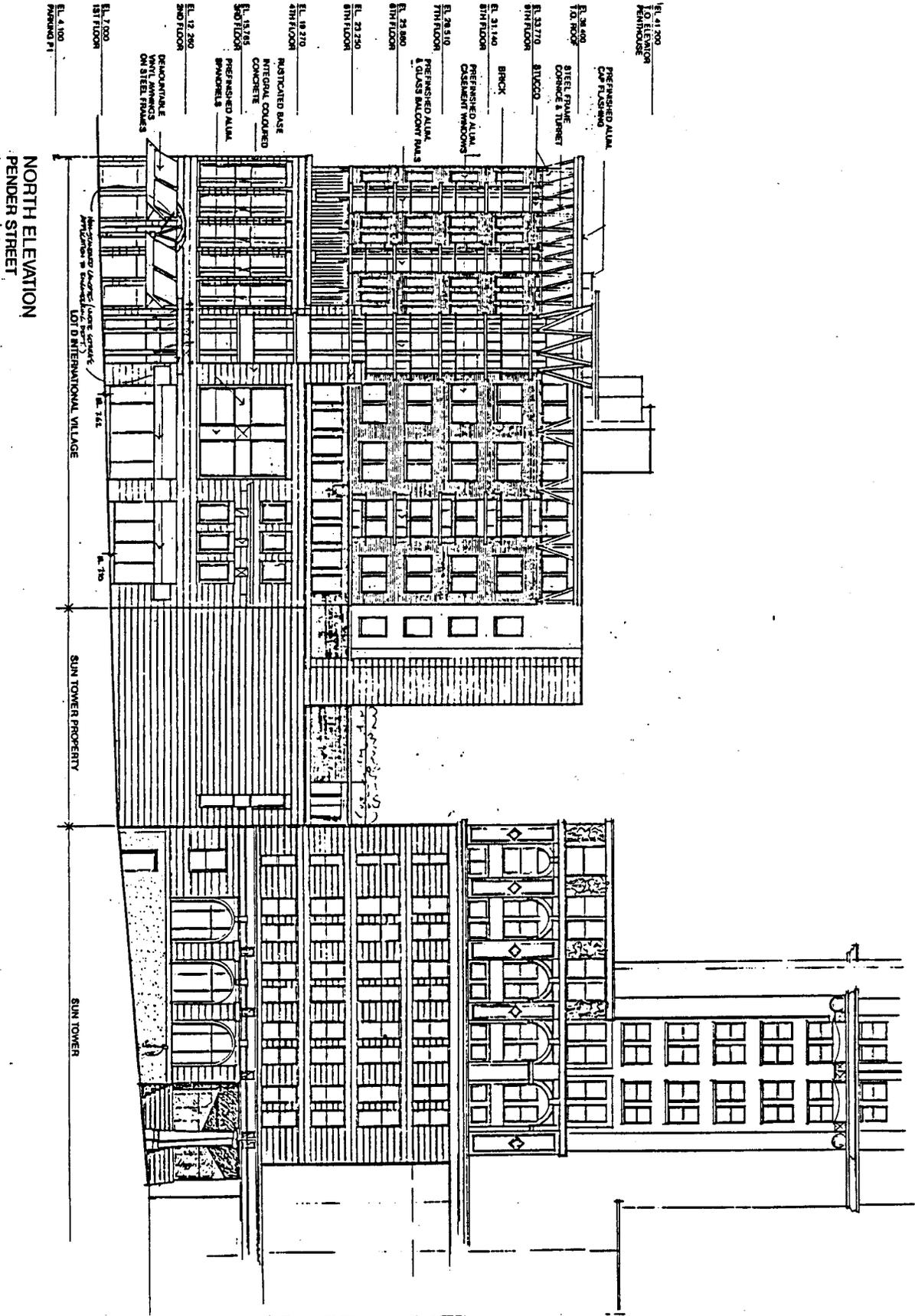
PARTIAL TOWER ELEVATION



SOUTH-WEST ELEVATION
SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION
NORTH-EAST ELEVATION



Project No.
INTERNATIONAL VILLAGE

Lot No.
LOT D
NORTH ELEVATION

Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

Prepared by
INTERNATIONAL VILLAGE ARCHITECTS

Checked by
INTERNATIONAL VILLAGE ARCHITECTS

Approved by
INTERNATIONAL VILLAGE ARCHITECTS

Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

Project No.
INTERNATIONAL VILLAGE

Lot No.
LOT D
NORTH ELEVATION

Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

Project No.
INTERNATIONAL VILLAGE

Lot No.
LOT D
NORTH ELEVATION

Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

Project No.
INTERNATIONAL VILLAGE

Lot No.
LOT D
NORTH ELEVATION

Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

Project No.
INTERNATIONAL VILLAGE

Lot No.
LOT D
NORTH ELEVATION

Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

Project No.
INTERNATIONAL VILLAGE

Lot No.
LOT D
NORTH ELEVATION

Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

Project No.
INTERNATIONAL VILLAGE

Lot No.
LOT D
NORTH ELEVATION

Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

Project No.
INTERNATIONAL VILLAGE

Lot No.
LOT D
NORTH ELEVATION

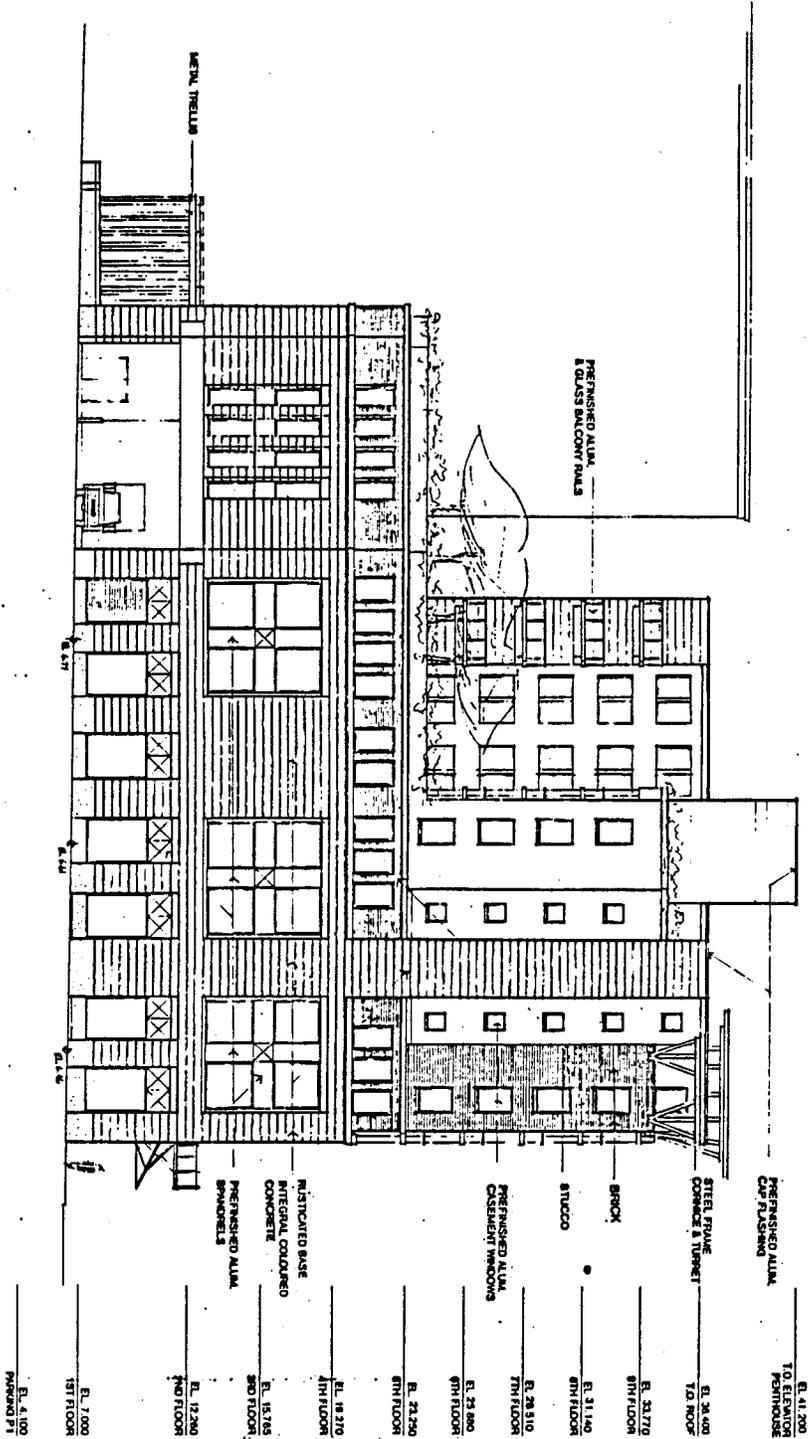
Scale
1/8" = 1'-0"

Date
AUGUST 1988

Project Number
A-10028

Sheet Number
A16

SOUTH ELEVATION
LANE OFF ABBOTT



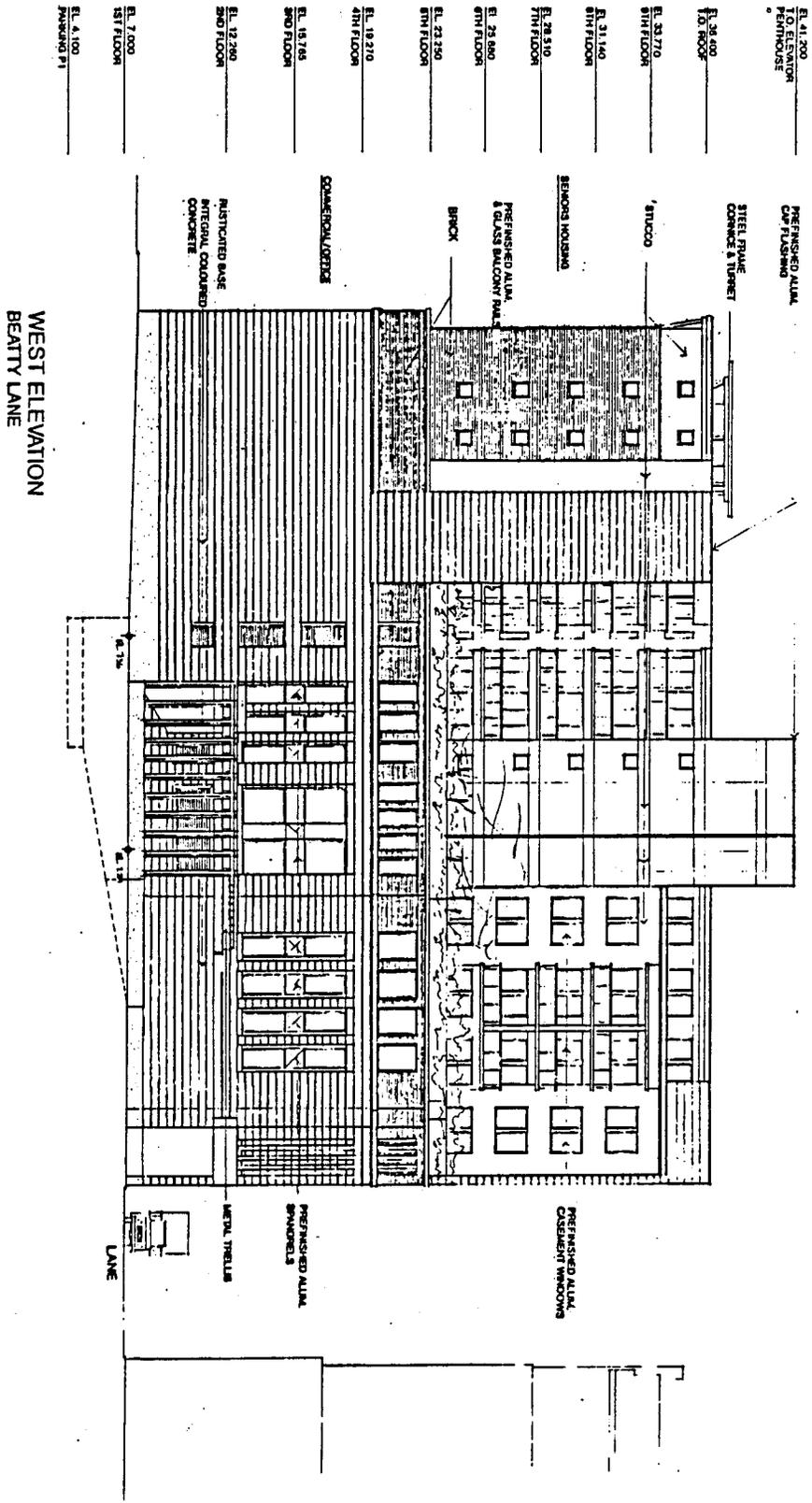
Project Name
LOT D
SOUTH
ELEVATION

Project Name
INTERNATIONAL
VILLAGE

Project Name
INTERNATIONAL VILLAGE
ARCHITECTS

Date: 19 OCT 88
Scale: 1/8" = 1'-0"
Drawing Number: A-028
Sheet Number: A17

NOT TO SCALE
THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
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WEST ELEVATION
BEAUTY LANE

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DATE: 12 OCT 85
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: INTERNATIONAL VILLAGE
 ARCHITECTS: [Firm Name]

INTERNATIONAL
VILLAGE

LOT D
WEST
ELEVATION

10 OCT 85
 1:30
 A-023
 A18

BY-LAW NO. 6782

A By-law to amend the
Sign By-law,
being By-law No. 6510

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

1. Schedule E to By-law No. 6510 is amended by adding thereto
the following:

"International Village	CD-1 (265)	6747	B (DD)
1100 to 1300 Blocks Pacific Boulevard	CD-1 (266)	6757	B (C-1)
North Fraser Landing	CD-1 (268)	6760	B (C-1)"

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

DONE AND PASSED in open Council this 29th day of
January , 1991.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

" I hereby certify that the foregoing is a correct copy of a By-law passed
by the Council of the City of Vancouver on the 29th day of January 1991,
and numbered 6782.

CITY CLERK "

CITY OF VANCOUVER
MEMORANDUM

265

From: CITY CLERK

Date: June 25, 1991

To: CITY MANAGER
→ DIRECTOR OF PLANNING

Refer File: 2608-1

RECEIVED	
PLANNING DEPARTMENT	
JUN 25 1991	
NUMBER	m 4439
REFERRED TO	THH/FAS
COPIES TO	
ANSWER REC'D	

Subject: 44 West Pender Street - D.A. No. 212006
Form of Development - CD-1 By-law 6747

I wish to advise you Vancouver City Council, at its meeting on Tuesday, June 18, 1991, approved the recommendation of the City Manager, as contained in an Administrative Report, dated May 22, 1991, regarding the above matter.

M Kinsella

CITY CLERK

*

TT:mjh

Letters Also Sent To:

- Mr. John Davidson, Davidson & Yuen Partners
1401 - 510 West Hastings Street, Vancouver, B.C., V6B 1L8
- Douglas L. Massie Architect
Suite M2, 601 West Broadway, Vancouver, B.C., V5Z 4Z2
- Chairman & Members, Development Permit Board
c/o Planning Department, City Hall, Vancouver, B.C.

MEMORANDUM

From: CITY CLERK

Date: April 3, 1992

To:

→ City Manager
Director of Planning
Associate Director, Land Use & Development

Refer File: 2604-2

Subject:

Form of Development 599 Abbot Street
D.A. 212210 - CD-1 By-law Number 6747

I wish to advise Vancouver City Council, at its meeting on March 31, 1992, approved the recommendation of the City Manager, as contained in a Policy Report dated March 17, 1992, regarding the above matter.

M Kinsella

CITY CLERK

#

TT:cs

Also sent to: Mr. Dick Stout
International Village Architects
Suite 401 - 510 West Hastings Street
Vancouver, B.C.
V6B 1L8

RECEIVED	
PLANNING DEPARTMENT	
APR - 6 1992	
NUMBER	N2318
REFERRED TO	FAS/
COPY TO	THP
ANSWER REQ'D	

POLICY REPORT
DEVELOPMENT AND BUILDING

Date: August 17, 1992
Dept. File No.: JB
RZ. 310\92

TO: Vancouver City Council

FROM: Director of Planning, in consultation with the City Engineer

SUBJECT: Amendment of Parking Provisions, CD-1 By-law No. 6747 - International Village (44 West Pender Street, 500-600 Block Abbott Street)

RECOMMENDATION

THAT Council refer to a Public Hearing the application by International Village Architects to amend Section 11 of CD-1 By-law No. 6747 to enable the Director of Planning, in consultation with the City Engineer, to allow relaxation of the minimum parking standard for office, retail and restaurant uses for mixed-use developments, generally in accordance with Appendix A, together with the recommendation of the Director of Planning to approve the application; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law for consideration at the Hearing.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

The CD-1 By-law, enacted October 23, 1990, requires parking for office, retail and restaurant uses, as follows:

- office - minimum of 1 space for each 93 m² of gross floor area and a maximum of 1 space for each 80 m² of gross floor area;*
- retail and restaurant - minimum of 1 space for each 50 m² of floor area.*

Council policy with respect to shared use of commercial parking spaces is reflected in Section 4.1.9 of the Parking By-law.

PURPOSE

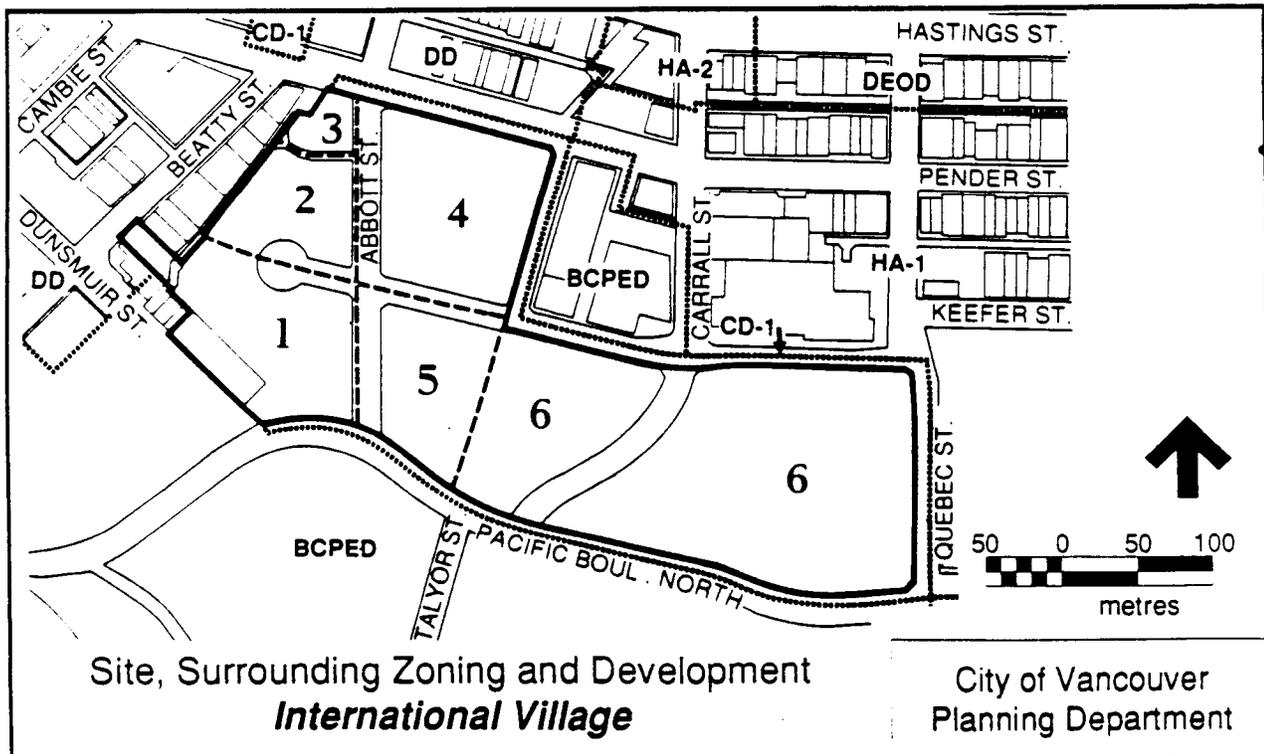
This report assesses an application to decrease the total minimum number of required parking spaces for office, retail and restaurant uses by 10 percent.

BACKGROUND

This 0.8 ha (2 ac.) site is bounded by Pacific Boulevard North, Columbia, Keefer, Pender and the lane east of Beatty Street. Until recently it accommodated surface parking lots primarily serving commuters. The site consists of 6 sub-areas (Diagram 1). Except for sub-area 6 (Andy Livingstone Park), all others are expected to accommodate mixed-used developments with up to three levels of underground parking.

A development application has yet to be filed for sub-area 1. The Development Permit Board, however, has approved development applications (permits not yet issued) for sub-areas 2 through 5.

DIAGRAM 1



Site, Surrounding Zoning and Development
International Village

City of Vancouver
Planning Department

As a condition of the development application for sub-areas 4 and 5, the applicant submitted an overall parking plan for International Village, demonstrating that cumulative parking requirements could be provided as well as supplying an additional 350 parking spaces for B.C. Place Stadium.

Nonetheless, the current request is submitted to recognize the reduced need for parking due to the shared use of parking spaces by various commercial uses in this development.

DISCUSSION

The applicant seeks the amendment on the basis that varying commercial uses, when combined in a single development, ought to be given some flexibility in off-street parking requirements on the basis of some provision for shared parking. The applicant contends that different commercial uses can generate peak parking requirements at different times for developments with a variety of commercial uses. For those uses in a mixed-use development, peak times do not necessarily coincide and a smaller total parking supply can provide for the range of demands during the day and the evening.

This general principle is already embodied in Section 4.1.9 of the Parking By-law. However since the International Village development is regulated by a CD-1 By-law which contains its own parking requirements, this parking provision is not applicable. The CD-1 text amendment is therefore to insert a similar provision to allow for some shared parking use.

N. D. Lea Consultants Ltd. did an analysis of current parking requirements for the sub-areas of International Village. This study, done for the applicant at the request of the City Engineer, examines the cumulative parking demand for all commercial uses based on standard mixed-use parking factors. Seven different time periods (weekday and Saturday) were examined. The study concludes that a 10 percent reduction in non-residential parking spaces is appropriate, given the time-varying demands of the mix of uses.

Engineering staff believe a 10 percent reduction in overall commercial parking appears reasonable in light of projected accumulations, and would not result in overspill to neighbouring commercial areas. In particular, staff acknowledge that there is a parking deficiency in the neighbouring Chinatown area and any overspill there would be unacceptable.

If an excessive number of destination restaurants were provided, this would be a concern. However, the development program submitted includes a balance of commercial uses which will sustain a reduced overall parking requirement of 10 percent.

To provide some degree of flexibility to the applicant, staff recommend that the CD-1 By-law be amended to enable the Director of Planning, in consultation with the City Engineer, to consider possible reductions to the stated parking standard for office, retail and restaurant multiple use where it is clearly demonstrated justify such a reduction. This provision, if approved at Public Hearing, would allow for favourable consideration of the 10 percent reduction requested by the applicant.

ENVIRONMENTAL IMPLICATIONS

Staff believe the proposed CD-1 text amendment will, on balance, contribute to the objective of reducing atmospheric pollution.

The proposal to reduce the overall commercial parking requirement will provide a supply of commercial parking that more closely matches the accumulated parking to serve International Village. This action would be consistent with the Clouds of Change objective of reducing the likelihood of a surplus of parking which might otherwise be used by commuters.

SOCIAL IMPLICATIONS

The CD-1 text amendment will neither contribute to nor detract from the Children's Policy and the Statement of Children's Entitlements.

APPLICANT'S COMMENTS

The applicant has reviewed this report and comments as follows:

"This rezoning amendment responds to the distribution of the peak parking demand for the various uses within this mixed-use complex that occurs at different times through the day, rather than as a concentration at one point in time. This practice is consistent with the City Parking By-law and current approach to downtown development. Further, a reduction will allow required parking to be more completely accommodated within each lot. This will increase the convenience for users of each lot."

CONCLUSION

The Planning Department, in consultation with the City Engineer, supports the proposed CD-1 text amendment set out in Appendix A and recommends that the application be referred to a Public Hearing.

* * * * *

CITY OF VANCOUVER

MEMORANDUM

From: CITY CLERK

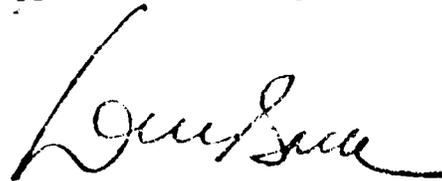
Date: September 2, 1992

Refer To: 2604-2

To: City Manager
Director of Planning
Associate Director Land Use & Development

Subject: Form of Development: 600 Abbott Street
Development Application 213109 - CD-1 By-law Number 6747

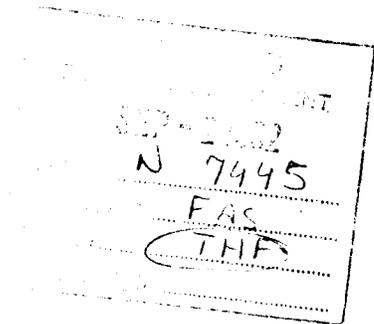
I wish to advise that Vancouver City Council, at its meeting September 1, 1992, approved the recommendation of the City Manager as contained in an Administrative Report dated August 11, 1992, regarding the above matter.



DEPUTY CITY CLERK

TT:hj

Also sent to: Ms. Siu Ling
Interville Developments Ltd.
#803 - 1090 West Pender Street
Vancouver, B.C. V6E 2N7



CITY OF VANCOUVER

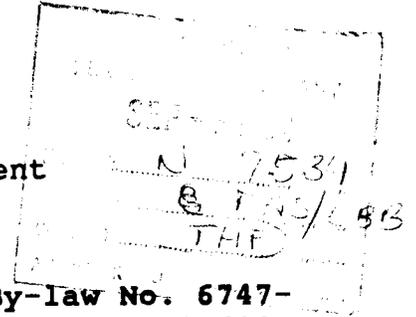
MEMORANDUM

From: CITY CLERK

Date: September 2, 1992

Refer File: 8010-5

To: City Manager
Director of Planning
City Engineer
Director of Legal Services
Associate Director Land Use & Development
Public Hearing Clerk



Subject: Amendment of Parking Provisions, CD-1 By-law No. 6747-
International Village (44 West Pender Street, 500-600
Block Abbott Street)

I wish to advise that Vancouver City Council, at its meeting September 1, 1992, approved the recommendations of the City Manager as contained in a Policy Report dated August 17, 1992, regarding the above matter.

DEPUTY CITY CLERK

TT:hj

Also sent to: Mr. Dick Stout
International Village
Architects
#1401 - 510 West Hastings
Vancouver, B.C. V6B 1L8

CITY OF VANCOUVER
MEMORANDUM

N 9226
FAS
THE

From: CITY CLERK

Date: October 29, 1992

To: City Manager
Director of Planning
Associate Director, Land Use & Development
Director of Legal Services
City Engineer
Fire Chief
Director of Permits & Licenses

Refer File: P.H. #265

Subject: Public Hearing - October 22, 1992

Attached is a copy of the Minutes of the Special Council meeting (Public Hearing) of October 22, 1992, regarding various text amendments and rezonings.

Please note any items contained therein for your attention.

Maria Linsella

CITY CLERK

GMac:ci
Att.

Also sent to: Mr. Dick Stout
International Village Architects
#1401 - 510 West Hastings St.
Vancouver V6B 1L8

Mr. Michael D. Barley
Architect
#204 - 4545 West 10th Ave.
Vancouver V6R 4N2

Delegations

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 22, 1992, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Councillors Bellamy, Chan, Davies,
Eriksen, Kennedy, Owen,
Price, Rankin and Wilson

ABSENT: Councillor Puil

CLERK TO THE COUNCIL: D. Back

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Eriksen,
THAT this Council resolve itself into Committee of the Whole,
Mayor Campbell in the Chair, to consider proposed amendments to the
Zoning & Development By-law.

- CARRIED UNANIMOUSLY

1. Text Amendment: 44 West Pender Street and
500-600 Block Abbott Street (International Village)

An application by D. Stout, International Village Architects,
was considered as follows:

**TEXT AMENDMENT: 44 WEST PENDER STREET AND 500-600 BLOCK
ABBOTT STREET (INTERNATIONAL VILLAGE)**

- (i) If approved, this amendment to the text of Comprehensive Development District By-law No. 6747 would authorize the Director of Planning to decrease the total number of required parking spaces for office, retail and restaurant uses by as much as 10 percent, in recognition of possible reduced need due to the time-varying parking demand of these various commercial uses.
- (ii) Any consequential amendments.

Clause No. 1 cont'd

The Director of Planning recommended approval.

Ms. Joanne Baxter, Comprehensive Development Planner, stated the principle of shared parking is already embodied in Section 4.1.9 of the Parking By-law. However, since the International Village development is regulated by a CD-1 By-law which contains its own parking requirements, this parking provision is not applicable. This text amendment will allow the Director of Planning to relax the minimum parking standard for commercial mixed-use developments in International Village.

Mr. John Davidson, applicant, addressed Council and stated International Village is only asking for something that can be done at the discretion of the Director of Planning in most other cases. He felt the parking capacity would still be sufficient to meet actual tenancy requirements. He stressed the request is made only for commercial uses, and does not include the 350 parking spaces provided for day-time stadium events.

The Mayor called for speakers for or against the application, and the following delegations were heard:

Mr. Rod Chow advised he manages a business in the area of International Village, and urged Council to reject this text amendment as any reduction in parking at International Village would have an adverse effect on his business. He stated that more parking equals more customers, and customers will go elsewhere if parking is reduced. He also argued that any loss of parking is permanent and will result in fee increases for the existing parking supply.

Ms. Debra Chow urged Council to reject the text amendment as it will significantly reduce parking in Chinatown and force people to take their business to the suburbs.

Mr. Reg Chow asked Council to reject the text amendment, and stated the parking supply should be increased rather than decreased.

Ms. Barbara Chow stated the people of Vancouver are dependent on their vehicles and they need places to park them. She urged Council to reject the text amendment.

Mr. Jack Chow urged Council to reject the text amendment. In a letter to Council (on file), he stated 7 restaurants and 15 businesses have recently closed in Chinatown. Any reduction of parking for this development is not in the best interests of Chinatown or the City.

Clause No. 1 cont'd

George Flanigan, International Village Architects, supported the proposed text amendment. He stressed International Village is providing a volume of parking normally required under the Parking By-law, and this 10% reduction allows for the shared parking to be instituted.

Following the presentations, Mayor Campbell clarified the total number of parking spaces at International Village is 2,300, the total number of spaces affected by this application is 800, and the total possible reduction in parking spaces is 80.

MOVED by Cllr. Owen,
THAT the application be approved.

- carried unanimously

MOVED by Cllr. Rankin,
THAT the application be deferred pending a report back from staff on the public benefit that could be expected from a reduction in the parking requirement for this development.

- LOST

(Councillors Bellamy, Chan, Kennedy, Owen, Price
and the Mayor opposed)

The motion to defer having lost, the motion by Councillor Owen was put and CARRIED UNANIMOUSLY.

2. Rezoning: 5305-5329 Victoria Drive

An application by Michael D. Barley, Architect, was considered as follows:

REZONING: 5305-5329 VICTORIA DRIVE (Lots 38 and 40 amended, Blocks A and B, D.L. 704, Plan 2478)

Present Zoning: RT-2 Two-Family
Proposed Zoning: CD-1 Comprehensive Development District

International Village
Parking Provisions

BY-LAW NO. 7051

A By-law to amend
By-law No. 6747,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 6747 is amended in section 11 by:

- (a) numbering the first sentence as 11.1; and
- (b) adding the following new sentence:

"11.2 Notwithstanding Section 11.1, the Director of Planning, in consultation with the City Engineer and taking into account the time-varying demand of use, may permit a reduction to a maximum of 10 percent in the number of parking spaces otherwise required by clauses (a) and (b) of section 11.1."

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

DONE AND PASSED in open Council this 17th day of
November, 1992.

(signed) Gordon Campbell

Mayor

(signed) Maria C. Kinsella

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 17th day of November, 1992, and numbered 7051.

CITY CLERK"

CITY OF VANCOUVER



MEMORANDUM

RECEIVED
PLANNING DEPARTMENT
DEC -4 1992
NUMBER N 10176
REFERRED TO FAS
COPY TO THP
ANSWERED
Date: December 3, 1992

From: CITY CLERK

To: City Manager
Director of Planning
Associate Director Land Use & Development

Refer File: 2606-2

Subject: Form of Development: O Keefer Steps
D.A. 211209 - CD-1 By-law Number 6747

I wish to advise that Vancouver City Council at its meeting on December 1, 1992, approved the recommendation of the City Manager as contained in an Administrative Report dated November 13, 1992, regarding the above matter.

M. Kinsella

CITY CLERK *JK*

NL:ht

Also sent to: Ms. Michelle Gould
Concord Pacific Developments
#900 - 1090 West Pender Street
Vancouver, B.C. V6E 2N7

Interville Developments Ltd.
#803 1090 West Pender Street
Vancouver, B.C. V6E 2N7

5. Text Amendment: Kent Avenue South Building Line

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

TEXT AMENDMENT: KENT AVENUE SOUTH BUILDING LINE (Between the Easterly limit of Lot A, Blocks V & W, D.L. 327, Plan 18761 and the Westerly limit of Block V in Highway Plan H116, D.L. 327, Plan 3402)

The proposed amendment, to Schedule E of the Zoning and Development By-law, would amend the existing building line requirement along that portion of Kent Avenue South lying between the easterly limit of Lot A, Blocks V and W, District Lot 327, Plan 18761 and the westerly limit of Block V in Highway Plan H116, District Lot 327, Plan 3402.

The Director of Planning recommended approval.

There was no correspondence received on this matter.

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

MOVED by Cllr. Bellamy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

6. Text Amendment: Affordable Housing Amendments

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

TEXT AMENDMENT; AFFORDABLE HOUSING AMENDMENTS

These proposed amendments to the False Creek North and Coal Harbour Official Development Plans and to various CD-1 Comprehensive Development District Zoning By-laws, all of which control major projects, would implement City Council's recently revised 20% affordable housing policy. Essentially this would allow Council to consider non-market housing programs which serve households other than those in "core-need".

cont'd..

Clause No. 6 (cont'd)

The Director of Planning recommended approval.

There was no correspondence received on this matter.

Mr. Cameron Gray, Housing & Properties Department, advised in 1992, the Federal Government commenced withdrawing money for social housing. In April 1993, Council approved a revised policy for the 20% sites. The policy continues to be based on the non-profit core-need housing program, and core-need remains Council's priority. For major project rezonings, 20% of all units must still be designated non-profit housing. Twenty percent sites that become available must first be made available for core-need housing, if units are available or forthcoming. If units are unavailable, then Council can consider other alternatives if it wishes, with pay-in-lieu being a last resort.

This revised policy allows Council to respond to changing programs, and provides flexibility to meet needs as they arise, while still keeping core-need housing the highest priority.

Mayor Owen called for speakers for and against the application and the following delegations were heard:

Mr. Thomas Ivanore, on behalf of Integrated Housing (brief on file), spoke in favour of the application.

Mr. Joffre Pomerleau, on behalf of Innovative Housing, advised his group is an advocate of mixed-income housing, but have been in favour of the 20% core-need social housing that has been part of City policy. Concerns were expressed with the erosion of the core-need housing.

Ms. Leslie Stern, on behalf of B.C. Women's Housing Coalition, opposed the application as it would erode the City's ability to insist on low-income housing. Also, there is not enough information available about the definition of non-market housing. A bigger strategy is required where affordable housing should be seen as a community asset, and not a burden to the developer.

Ms. Barb Daniel, Downtown Eastside Residents Association (DERA), opposed the application.

cont'd..

Clause No. 6 (cont'd)

Ms. Laura Stannard, Downtown Granville Tenants Association, encouraged the City to look at innovative housing alternatives and suggested the City encourage moderate-income housing be built out of of the 80% of market housing, and not the 20% non-market housing.

MOVED by Cllr. Pull,
THAT the application be approved.

- CARRIED

(Councillor Kwan opposed)

7. Text Amendment: Insufficient Quorum -
Outstanding Rezoning Applications

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

TEXT AMENDMENT: INSUFFICIENT QUORUM - OUTSTANDING REZONING APPLICATIONS

This proposed amendment to Section 13 of the Zoning and Development By-law, would address the problem of outstanding rezoning applications which cannot obtain final approval as a result of civic elections and the resulting insufficient Council quorums.

The Director of Planning recommended approval

There was no correspondence received on this matter.

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

MOVED by Cllr. Bellamy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

Revised 20% Affordable
Housing Policy - CD(264),
(265), (266), (297), (312)
and (321)

BY-LAW NO. 7324

A By-law to amend
By-laws Numbered
6744, 6747, 6757, 7156, 7200 and 7232 being
By-laws which amended the Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 6744 is amended:
 - (a) in section 3 by deleting the word "Core-needy" and substituting the word "Core-need";
 - (b) by deleting section 4(a)(ii) and substituting the following:

"(ii) a minimum of 20% of the total number of units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and at least half of the non-market housing units shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of this By-law;" and
 - (c) in section 9.4 by deleting the word "core-needy" and substituting the word "core-need".
2. By-law No. 6747 is amended:
 - (a) in section 3 by deleting the word "Core-needy" and substituting the word "Core-need";
 - (b) by deleting section 4(a)(ii) and substituting the following:

"(ii) a minimum of 20% (twenty percent) of the total number of dwelling units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council approve, and at least half of the non-market housing shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of this By-law;" and

(c) in section 9.3 by deleting the word "core-needy" and substituting the word "core-need".

3. By-law No. 6757 is amended:

(a) in section 3 by deleting the word "Core-needy" and substituting the word "Core-need";

(b) by deleting section 4(a)(ii) and substituting the following:

"(ii) a minimum of 20 percent of the total number of units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and at least 25 percent of the non-market housing units shall be designed for family housing consistent with and comprising part of the requirement of section 4(a)(i) of the By-law;" and

(c) in section 10.3 by deleting the word "core-needy" and by substituting the word "core-need".

4. By-law No. 7156 is amended:

(a) by deleting section 4(a)(ii) and substituting the following:

"(ii) a minimum of 136 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and shall be designed for family housing consistent with clause (i) above; and"; and

(b) by deleting section 4(a)(iii) and substituting the following:

"(iii) a minimum of 70 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, but need not be designed consistent with clause (i) above;"

5. By-law No. 7200 is amended:

(a) by deleting section 4(a)(ii) and substituting the following:

"(ii) a minimum of 41 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and shall be designed for family housing consistent with clause (i) above; and"; and

(b) by deleting section 4(a)(iii) and substituting the following:

"(iii) a minimum of 81 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, but need not be designed consistent with clause (i) above;"

6. By-law No. 7232 is amended by deleting section 4(a)(ii) and substituting the following:

"(ii) of the units remaining, deducting those provided in accordance with (i) above:

- a minimum of 21 percent shall be for family housing, all of which shall be designed in accordance with the Council-adopted "High-Density Housing for Families with Children Guidelines";
- a minimum of 20 percent shall be provided through government funded programs, targeted for core-need households or through such other non-market housing programs or initiatives as Council may approve, and at least 50 percent of the non-market housing units shall be designed for family housing consistent with and comprising part of the requirement above;"

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

DONE AND PASSED in open Council this 26th day of July ,
1994.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 26th day of July 1994, and numbered 7324.

CITY CLERK"

2. Text Amendment: 572 Beatty Street
(International Village)

An application by Baker McGarva Hart Architects Inc. was considered as follows:

The proposed amendment to the CD-1 Comprehensive Development District zoning by-law for this site, would:

- delete the maximum retail frontage requirement for sub-area 2, known as the "Paris Place" complex; and
- include possible consequential amendments.

The Associate Director of Planning - Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Mike Kemble, Planner, advised this is an application to delete the maximum retail frontage requirement for this site to allow more flexibility in leasing space. This proposal is consistent with the flexibility which exists in other areas of the Downtown. There is not much retail in the area now, and it would be appropriate for this requirement to be relaxed in this instance. Mr. Kemble emphasized the retail requirement is an important public objective for the rest of this site, although it is intended to introduce more flexibility when the zoning changes are brought forward in a few months.

Summary of Correspondence

No correspondence was received on this application.

Speakers

The Mayor ascertained there were no speakers for or against this application.

MOVED by Cllr. Puil,
THAT this application be approved.

- CARRIED UNANIMOUSLY

572 Beatty Street
(International Village,
Sub-Area 2)

BY-LAW NO. 7451

A By-law to amend
By-law No. 6747,
being a By-law which amended
the Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 8.3 of By-law No. 6747 is amended by inserting a comma and
the following immediately after the words "27.5 m":

"but the requirements of this section 8.3 shall not apply to development
within sub-area 2".

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

DONE AND PASSED in open Council this 11th day of July ,
1995.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 11th day of
July 1995, and numbered 7451.

CITY CLERK"

Clause 1(a) and (b) (cont'd)

This development is also in keeping with Council's strategy of reducing traffic congestion by encouraging residential development in this area and reducing commuters. The application also provides for a substantial amount of bicycle parking within the new residential complex.

Staff Closing Comments

Staff offered no additional comments.

Council Decision

Prior to making a decision, several members of Council expressed the view that staff need to reconsider their approach when notifying residents about rezoning applications, as well as other City-related issues. Members of Council also referred to a previously requested report on waterfront tower height and Council expressed a desire to see this report as soon as possible.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City Manager ensure that when the anticipated report from the Housing Centre on housing affordability comes back, it deals with the issues related to Triangle West and new neighbourhoods.

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

An application by the Director of Land Use and Development was considered as follows:

The proposed amendments to various zoning District Schedules, Official Development Plans and CD-1 Comprehensive Development District By-laws, would either:

- not allow any of the permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies except in buildings existing prior to April 23, 1985 in which case the present regulations would apply; or

cont'd....

Clause No. 2 (cont'd)

- continue to permit a maximum of 8 percent of permitted residential floor area to be excluded form Floor Space Ratio (FSR) for balconies BUT to permit no more than half of excluded floor area to be enclosed; or
- permit no more than 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies.

The proposed acoustic amendments would delete the acoustic requirement for balconies, terraces, patios, etc.

Amended Balcony Enclosure Guidelines and Policies are also proposed.

The Director of Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Ralph Segal, Planner, provided background on this issue and introduced the options before Council this evening.

In 1964, in order to improve livability in higher density multiple dwelling developments, open balconies were excluded from FSR to a maximum of eight percent of residential floor area. In the early 1980s, the City received numerous requests from owners of units in existing buildings to enclose their balconies for reasons of poor insulation and acoustics, air drafts and other interior problems. In response, Council in 1985 adopted balcony enclosure guidelines by which enclosed balconies would continue to be excluded from FSR.

Subsequently, in response to the development industry's request for equity, Council permitted this exclusion to apply to new construction, subject to adherence to the guidelines. Since then, new buildings have, to an increasing degree, incorporated enclosed balconies as additional interior space displacing the private open space, the open balconies, for which the FSR exclusion had been originally provided.

Since enclosed balcony space has been successfully marketed at the full per square foot price of the rest of the dwelling unit, many developers have been more and more aggressive in seeking the full eight percent exclusion for enclosed balconies. This differs from a mix of open and enclosed balconies that were anticipated when the exclusion was first put in place.

cont'd....

Clause No. 2 (cont'd)

With the aid of photographs distributed to Council (on file in the City Clerk's Office), Mr. Segal explained that enclosure of most or all balconies bulks up buildings by filling in the volumes of open balconies and intends to create less residential, more office-like buildings. Exclusions from FSR are usually given to encourage developers to provide facilities that are considered important for livability but would likely not be provided without that incentive. In this case, bonuses are being permitted when they the negative affect of displacing the private open space for which the FSR exclusion was intended.

Recommendation A1 would eliminate the FSR exclusion for enclosed balconies except in the buildings existing prior to 1985, as per the original intent of the balcony enclosure provisions. Alternatively, should Council consider that enclosed balconies do have merit, A2 is offered which states that no more than half of the excluded balcony area may be enclosed. The third option, A3 is to simply allow outright the full eight percent exclusion to be enclosed.

This application also proposes an acoustic amendment. At present, acoustic requirements in many district schedules and CD-1 by-laws apply to standards in both rooms within the unit as well as exterior balconies and patios. As the current standard often requires balconies to be enclosed, even when this is not desired, the proposed amendment will delete this requirement. Mr. Segal also explained that amendments are proposed to the balcony enclosure guidelines which would delete provisions calling for easy conversion of enclosed balconies back to open balconies, as well as adding several additional clauses which will clarify the design intent in new construction.

Responding to a question from a member of Council, Mr. Segal advised of an error in the memorandum dated July 18, 1995 from the City Clerk, which referred this matter to Public Hearing. Recommendation A1 makes reference to excluding floor space ratio for enclosed balconies except in buildings existing prior to April 23, 1995. This should read April 23, 1985.

A member of Council enquired whether these guidelines would permit a style of balcony sometimes referred to a french balconies. Mr. Segal advised this style would not be permitted under the proposed guidelines.

Council members also enquired whether thresholds will still be required between the interior unit and the closed balconies. It was confirmed the proposed guidelines still contain this threshold requirement.

cont'd....

Clause No. 2 (cont'd)

Correspondence

All correspondence received prior to this matter being referred to Public Hearing was included as Appendix E in the Council report. One additional letter stressing the need for more open balconies in Vancouver and another favouring option A2, were also received.

Speakers

The Mayor called for speakers for and against the application, and the following addressed Council.

Mr. Hans Schmidt, representing the Society of Soundscape Preservation, expressed concern with the proposed deletion of acoustic requirements, on the grounds that if these requirements are deleted, the City is simply accommodating the noise which exists and not attempting to eliminate or reduce it. A greater emphasis should be directed towards elimination of the source of noise.

Mr. Dugal Purdie, on behalf of the Urban Development Institute (UDI), indicated his support for option A2 as it represents an appropriate compromise. The UDI is strongly opposed to A1 as this would affect proformas upon which construction was predicated upon. Mr. Purdie urged Council to support recommendation A2 with an amendment to exclude the applicability of the guidelines to enclosed space, as the Institute believes the total design of the building should be left with the architects and reviewed through the existing development permit process, without the addition of guidelines.

Mr. Stuart Howard, on behalf of the Architectural Institute of British Columbia (AIBC), lent his support to option A2, as it represents a compromise position. AIBC would ultimately prefer option 5 as stated in its May 30, 1995 brief to Council, but is willing to accept the compromise position. Mr. Howard suggested the Planning Department is naive in its support of option A1 because apartments are now significantly smaller in size and the continued requirement of an open balcony would result in a small, unusable space.

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

THAT the City continue to permit a maximum of eight percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies, but to permit no more than half of excluded floor area to be enclosed;

FURTHER THAT the requirement that thresholds be included in enclosed balconies be removed.

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

THAT those District Schedules and CD-1 by-laws containing an acoustic regulation be amended, to delete the acoustic requirement for on-site open space (i.e., balconies, terraces, patios, etc.), generally as outlined in Appendix A of the Policy Report dated June 6, 1995.

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT Council advise the Planning Department that it supports "French Balconies" where appropriate and that language be incorporated in the balcony regulations and/or guidelines that would encourage their provision.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

6

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 14, 1995, 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: Mayor Owen
Councillors Chiavario, Clarke, Hemer, Ip,
Kwan, Price, Puil and Sullivan

ABSENT: Councillor Bellamy (Civic Business)
Councillor Kennedy (Illness)

CLERK TO THE COUNCIL: Gary MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
SECONDED by Cllr. Ip,

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

- CARRIED UNANIMOUSLY

1. Text Amendment: 572 Beatty Street
(International Village)

An application by International Village Architects, on behalf of Henderson Development (Canada) Ltd., was considered as follows:

The proposed amendments to CD-1 Comprehensive Development District By-law No. 6747 would:

- increase the maximum permitted number of residential units to 1400 from 800, by creating smaller units and by converting permitted commercial and hotel space to residential use;
- change the mix and location of social housing, including payment-in-lieu for non-family units;
- change the form of development and add a new tower on Parcel E;

cont'd....

Clause No. 1 (cont'd)

- revise view corridors through the site;
- increase the height of all towers, all within the existing maximum height limit of 91 m (300 ft.);
- adjust parking standards; and
- require consequential amendments to the False Creek North Official Development Plan, and to the Sign By-law.

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

FORM OF DEVELOPMENT

- (a) THAT a revised form of development for International Village be approved by Council in principle, generally as shown on the plans stamped "Received City Planning Department March 23, 1995 and as revised in supplementary drawings received July 31, 1995", having specific regard to the siting of the buildings, development of the ground plane, general building heights and massing, providing that the Director of Planning may allow alterations to this form of development when approving the detailed scheme of development with guidance from (b) and (c) below;

DESIGN GUIDELINES

- (b) THAT the proposed design guidelines entitled "International Village CD-1 Guidelines" dated November 1995, be adopted by resolution of Council at the time of enactment of the CD-1 By-law; and that existing design guidelines entitled "International Village CD-1 Guidelines" dated October 1990, be rescinded.

DEVELOPMENT APPLICATIONS

- (c) THAT prior to the final approval by Council of the detailed form of development for each portion of the project, the applicant shall obtain approval of a development application by the Director of Planning who shall have regard to design guidelines approved under (b) and particular regard to the following:

cont'd....

Clause No. 1 (cont'd)

- reviewing the design of the tower on Parcel E to ensure that it minimizes impacts on the adjusted view corridor to The Lions from Creekside Park, including view analysis to be submitted by the applicant documenting potential impacts, if any;
- reviewing the design of the podium level courtyard areas for the non-market and market housing on parcels A, B, D, E and F to ensure adequate access to sunlight, adequate visual and physical separation between different users and adjacent streets and/or lanes; and
- reviewing the design and public access to the marketplace on Parcel E to ensure that small scale shop frontages and pedestrian interest along the sidewalks are maximized, the diagonal pedestrian access way through it responds to the general alignment of the former rail R.O.W. to the north, that a significant public activity space is provided centrally located in the market place, and public access is maintained during normal shopping hours.

ENERGY EFFICIENT FEATURES

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

AGREEMENTS

- (e) THAT prior to enactment of the CD-1 By-law amendment, the property owner shall, at no cost to the City:

NON-MARKET HOUSING ON-SITE

- i) Modify existing agreements satisfactory to the City Manager of Legal Services, by which sufficient parcels shall be conveyed to the City for the non-market housing to be constructed within the

cont'd....

Clause No. 1 (cont'd)

site, at a price acceptable to City Council. Such parcels are for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time, and the agreement may require the property owner to design and build the non-market housing;

NON-MARKET HOUSING PAYMENT-IN-LIEU

- ii) Execute an agreement satisfactory to the Director of Legal Services and the City Manager, providing for a payment, either by lump sum or otherwise, in lieu of non-family non-market housing facilities on site, in the following amount:
 - a) \$_____ million; plus
 - b) an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of enactment to the date of final payment on the outstanding balance from time to time.

PARK PAYMENT-IN-LIEU

- iii) Execute an agreement satisfactory to the Director of Legal Services and the City Manager, providing for a payment, either by lump sum or otherwise, in lieu of park facilities in the following amount:
 - a) \$_____ million; plus
 - b) an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of enactment to the date of final payment on the outstanding balance from time to time.

COMMUNITY FACILITIES AGREEMENT MODIFICATION

- iv) Modify the existing legal agreement, satisfactory to the Director of Legal Services, the General Manager of Parks and Recreation and the City Manager to ensure that fully finished (i.e., ready for immediate occupancy) community space is provided in the school at no cost to the City or

cont'd....

Clause No. 1 (cont'd)

School Board; delivery of the completed facility shall be accomplished within the time limited therefor by the City; if for some reason the School Board does not construct a school, an equivalent community facility will be provided.

DAYCARE FACILITIES

- v) Modify existing agreements, satisfactory to the Directors of Legal Services and Social Planning, and the Managers of Real Estate Services and Facilities Development, to ensure that one fully finished, furnished and equipped (i.e., ready for immediate occupancy) daycare facility including outdoor play space and required underground parking, are provided and conveyed to the City at no cost. The facility and outdoor space shall be developed at a location acceptable to the Director of Social Planning and Managers of Real Estate Services and Facilities Development, and shall comprise a minimum of 465 gross m² of fully finished, furnished, equipped and supplied (i.e. ready for immediate occupancy) indoor space and 465 m² of immediately adjacent fenced and equipped outdoor play space for the daycare, and must meet all requirements for community care and daycare facilities and the licensing thereof, comply with the Childcare Design Guidelines, and be satisfactory to the Director of Social Planning, and Managers of Real Estate Services and Facilities Development. Delivery of the completed facility shall be accomplished within the time limited by the City;

TEMPORARY DAYCARE AGREEMENT

- vi) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, to ensure that should development of sufficient family housing projects proceed before the permanent daycare site is available, that require an on-site daycare facility, that a temporary facility is provided at no cost to the City, and at a location acceptable to the City, and that meets the standards noted in (v) above.

cont'd....

Clause No. 1 (cont'd)

DAYCARE PAYMENT

- vii) The property owner shall make a payment of \$40,000 in lieu of constructing additional childcare facility space, for contribution to the City Childcare Endowment Fund;

SERVICES AGREEMENT MODIFICATION

- viii) Modify the existing International Village Services, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to ensure that any additional on-site and off-site works and services, required as a result of the revised development scheme on the subject site are designed, constructed, and installed at no cost to the City.

EXISTING COVENANTS

- ix) Amend and/or release all existing covenants and rights-of-way to address the proposed development, to the satisfaction of the Director of Legal Services; and

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

The Director of Legal Services may require the preceding agreements to be registered in the Land Title office, prior to enactment of the by-law, but in any event, the City will not issue any development permits, and the property owner shall not seek the issuance of any development permit relating to the site prior to the registration of the preceding agreements; such agreements are to have priority over those liens, charges and encumbrances as considered advisable by the Director of Legal Services.

cont'd....

Clause No. 1 (cont'd)

The required agreements shall provide security to the City including indemnities, warranties, options to purchase, no development covenants, equitable charges, letters of credit, and withholding of permits, as considered advisable by, and in a form satisfactory to, the Director of Legal Services.

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

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

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

Also before Council was an Administrative Report dated December 4, 1995 (on file), from the Deputy City Engineer, which recommended to Council a pay-in-lieu amount for park and non-market housing, as proposed in the report to Council on the International Village rezoning application dated October 24, 1995. The recommendations contained in this report were as follows:

cont'd....

Clause No. 1 (cont'd)

- A. THAT City Council accept from Henderson Development (Canada) Ltd. a payment of \$1.1 million to be used towards development of non-market housing, and \$0.4 million, to be used toward park land purchase. This would be a required payment prior to enactment of the subject zoning amendment.

- B. THAT Council accept from Henderson Development (Canada) Ltd. a payment of an additional \$1.5 million, plus Consumer Price Index increase from January 1, 1996, toward development of parks to serve this general area of the City. This payment would be required prior to the issuance of any building permit for the building containing the 801st unit in the development.

Should Council approve the amendments contained in this Administrative Report, then it is necessary to delete Conditions of Approval (e)(ii)(a)&(b) and (e)(iii)(a)&(b).

Also before Council was a memorandum dated December 14, 1995 (on file), from Mr. Rick Scobie, Director of Land Use and Development, which recommended the following two minor changes to the draft CD-1 By-law regarding floor area exclusions:

Insert under Section 7.3 on page 2

"(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;"

Section 7.3 of the draft by-law should be amended to delete the words "for residential purposes only" following the words "patios and roof garden" in renumbered clause (b).

Also before Council was a memorandum dated December 13, 1995 (on file), from Brent MacGregor, Deputy City Engineer, regarding International Village rezoning - parking standards. In this memorandum Mr. MacGregor recommended Council adopt the following standards for International Village:

Residential: minimum of 1 space/100m²+0.4 spaces/unit
 maximum of 1 space/100m²=0.6 spaces/unit

Non-residential (excluding school): minimum of 1/80m²
 maximum of 1/50m²

School: 30 spaces
Stadium: 350 spaces

cont'd....

Clause No. 1 (cont'd)

To implement these changes it was recommended that Section 11 of the draft by-law be replaced with the following:

- "11.1 Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:
- (a) non-residential uses, except for school and park space uses, shall provide a minimum of 1 space for each 80 m² of gross floor area, and a maximum of 1 space for each 50 m² of gross floor area;
 - (b) dwelling uses, but not including units designated for core-need or seniors housing, shall provide a minimum of 1 space for each 100 m² of gross floor area plus 0.4 spaces for each 100 m² of gross floor area plus 0.6 spaces for each dwelling unit;
 - (c) school uses shall provide parking as determined by the Director of Planning, in consultation with the General Manager of Engineering Services;
 - (d) park space uses shall provide parking as determined by the Director of Planning, in consultation with the General Manager of Engineering Services and the General Manager of Parks and Recreation;
 - (e) a minimum of 350 additional spaces shall be provided."

In addition there was an Administrative Report dated November 29, 1995 (on file), from the General Manager of Engineering Services, in consultation with the Director of Central Area Planning, regarding Downtown South Area Residential Parking Survey and Application to International Village. This report was deferred from a regular Council meeting to this Public Hearing and the recommendation within the report was incorporated into the December 13th memorandum from Mr. MacGregor, Deputy City Engineer. Accordingly, this report was before Council for information.

cont'd....

Clause No. 1 (cont'd)

Staff Opening Comments

Mr. Pat Wotherspoon, Planner, advised this application by Henderson Development proposes to amend the current International Village zoning. International Village is an important step forward for False Creek North and the adjacent neighbourhoods of Chinatown and the East Downtown. This project is seen as a key component of a variety of planning initiatives to revitalize and protect these areas.

For a number of reasons, this project has stalled. Accordingly, staff were approached by the developer to examine ways to improve the viability of the project and get International Village built, while still meeting public objectives required by the current zoning and the Official Development Plan. Last March, the applicant filed an application proposing changes to the zoning, the form of development and the False Creek North Official Development Plan. These amendments would:

- increase the maximum permitted number of residential units to 1400 from 800, by creating smaller units and by converting permitted commercial and hotel space to residential use;
- change the mix and location of social housing, including payment-in-lieu for non-family units;
- change the form of development and add a new tower on Parcel E;
- revise view corridors through the site;
- increase the height of all towers, all within the existing maximum height limit of 91 m (300 ft.);
- adjust parking standards; and
- require consequential amendments to the False Creek North Official Development Plan, and to the Sign By-law.

Mr. Wotherspoon advised that an extensive public consultation process was conducted and public support for the rezoning is strong, particularly from the Chinatown community.

Mr. Mike Kemble, Planner, with the aid of a visual slide presentation, described the proposal for Council.

cont'd....

Clause No. 1 (cont'd)

The proposed increase in the number of units from 800 to 1,400 will be achieved through smaller unit sizes and by converting commercial to residential use, which is consistent with the Central Area Plan and recent Council policy for the False Creek North area. Additional public requirements generated by the residential population will be met by off-site facilities or by payments-in-lieu.

The Deputy City Engineer has prepared a report for Council's consideration regarding payment-in-lieu contributions. In summary, the amounts recommended by staff and agreed to by the developer amount to \$3.0 million. These will be phased and allocated as follows:

- One-half of the amount must be received at zoning enactment, of which \$1.1 million is for housing with the remainder for parking;
- \$1.5 million must be received prior to building permit issuance for the 801st unit and these funds will be allocated to park development.

The early provision of housing funds will enable implementation of the off-site housing in the nearby neighbourhood.

Mr. Kemble advised the Park Board prefers an alternative method of calculating park payment which would credit additional park-related amenities provided by the developer and would also require official development plan standards to be met for all of the increase in residential space. Using this method would add \$1 million to the total park pay-in-lieu requirement.

The proposed changes in the non-market housing locations will provide sites that are easier to implement. The 140 non-market family requirement will be met on-site, and 140 units of non-market seniors housing will be provided off-site through pay-in-lieu funds.

The redistribution of commercial space and redesign of the market space are consistent with the Central Area Plan retail policy objectives. Pedestrian-oriented shops along Pender and Abbott Streets are maintained. Other amenities, including a public activity space, is provided in the centre of the marketplace. Changes to pedestrian access way through the building, which better respond to the old Gastown right-of-way alignment, have received strong support from the public and staff.

cont'd....

Clause No. 1 (cont'd)

Slight changes to the Official Development Plan public view corridors are proposed. Views will be the same, but viewpoints have shifted. Private views, mostly from the adjacent Beatty Street properties, have also been considered and are felt by staff to be an improvement over current zoning. The hotel tower conversion, slimmer residential tower and a relocation of the parcel A tower to the south have improved the near views and reduced shadowing for these adjacent properties.

The developer is requesting parking standards that are more in line with Downtown areas. A recent survey concludes that with regard to the International Village, current residential standards should be maintained. City staff and the applicant have agreed on a blended parking standard for commercial uses. As well, a maximum limit for commercial and residential parking has been added.

Mr. Brent MacGregor, Deputy City Engineer, provided additional details on his negotiations regarding pay-in-lieu funds, which were conducted with the Council direction of maintaining current standards and achieving an economically viable project. Mr. MacGregor explained the establishment of a park pay-in-lieu figure was determined based on the following assumptions:

- (1) Credit should be given for extra park space added during final planning, such as the Carrall land bridge surface (0.1 acres).
- (2) The additional units generated within the current residential floor space allowances will increase population, based on initial O.D.P. requirements (130 units x 1.74 pop./unit x 2.75 ac./1,000 = 0.6 ac.).
- (3) The transfer of floor area from commercial use to residential use (355,000 square feet) should be treated in a similar fashion to examples from Downtown South.
- (4) Any pay-in-lieu for park should represent a reasonable value to purchase industrial land within a reasonable distance of the site.
- (5) any agreed pay-in-lieu amount will not be reduced if less than the 1,400 units are constructed.

cont'd....

Clause No. 1 (cont'd)

The following is a summary of recommended pay-in-lieu contributions:

Non-Market Housing	\$1,100,000
Parks	<u>\$1,920,000</u>
TOTAL	<u>\$3,020,000</u>

Mr. MacGregor concluded that with regard to the social housing component, the present zoning provides 160 social housing units with about 50% of this total being family units and the remainder being non-family units. The new application provides 140 units on-site for families and pay-in-lieu off-site for an equivalent of 140 family units.

Applicant Opening Comments

Mr. Allen Lai, Henderson Development (Canada) Ltd., advised the applicant has worked diligently with City staff and the public in the rezoning process and are pleased with the positive support from City staff. They have also come to an agreement with City staff on the parking requirements, and now believe the new zoning and form of development are improvements over the existing zoning and will serve the City well.

Mr. Lai requested Council's support for this application which will revitalize the area and create a development the City will be proud of.

Correspondence

A review of the correspondence received indicated the following:

- Letter from the Vancouver Heritage Commission indicating general support of the concept plan, but expressing concern with the proposed relocation of the seniors housing off-site, and urging that the CPR right-of-way be maintained in some form;
- Letter expressing concerns with view loss and shadowing;
- Three letters raising concerns about parking in the vicinity of International Village.

cont'd....

Clause No. 1 (cont'd)

Speakers

Mayor Owen called for speakers for and against the application and a total of 22 delegations were heard.

The following speakers spoke in favour of the application:

- Mr. David Mah, Chinatown Historic Area Planning Committee
- Mr. John Whistler, Bicycle Advisory Committee
- Mr. Derrick Cheng, Chinese Cultural Centre
- Mr. King Wong, Chinatown Merchants Association
- Mr. Wilfred Wan, Chinese Cultural Centre
- Mr. Roger Bayley, Gastown Business Improvement Society.

The foregoing favoured the application for one or more of the following reasons:

- the development and proposed design should be supported because it creates a large community closely identified with Chinatown, which will act as an anchor for the area;
- the increased residential component is a positive sign as more people will be living in the neighbourhood;
- favourable response was given to the recent Council decision to make Abbott a two-way street rather than a one-way street, as this will improve neighbourliness and livability and not split the community;
- at present, the empty site and holes in the grounds are of no help to the neighbourhood;
- the parkade and Keefer and Quebec Streets can help alleviate many of the parking problems as present occupancy is only 40% of capacity;
- this application meets the City's environmental objectives as it will have more people living in the Downtown and less people commuting to the Downtown from elsewhere.

Mr. Rod Chow, 100 Block West Pender Street (brief on file), spoke in favour of the application but offered several recommendations which would increase the level of parking in the area.

cont'd....

Clause No. 1 (cont'd)

The following speakers provided conditional support for the application:

- Mr. Leigh Donohue, Community Action Project - Carnegie Centre
- Ms. Margaret Green, Downtown Eastside Seniors Centre
- Ms. Janis Corrado, Main & Hastings Community Development Society
- Ms. Muggs Sigurgeirson, Carnegie Community Centre Association
- Ms. Lore Krill, Four Sisters Housing Co-operative
- Mr. Bud Osborn
- Mr. Ken Lyotier
- Mr. Dayle Mosely, Downtown Eastside Residents Association.

Some of the comments made by the foregoing speakers were as follows:

- the approval is conditional upon the pay-in-lieu money for parks and housing remaining in the neighbourhood. In particular, the housing pay-in-lieu monies should be directed toward the Woodward's redevelopment;
- there needs to be a public consultation process conducted with the adjacent neighbourhoods concerning the allocation of the pay-in-lieu monies;
- concern still exists regarding inadequate parking and spill-over into the adjacent neighbourhoods.

The following speakers opposed the application:

- Ms. Linda Mix, Tenants Rights Action Coalition
- Mr. Paul Taylor
- Mr. Sean McEwen
- Ms. Leslie Stern, Women's Housing Coalition.

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

- the pay-in-lieu requirements for the applicant for non-market housing off-site are too small and will result in a windfall for the developer and a shortfall for the residents in the area;
- the amount of non-market housing being provided is insufficient and does not meet the City's policy on 20% core-need;

cont'd....

Clause No. 1 (cont'd)

- the favourable deal being received by the developer is setting a precedent that will be used for similar developments elsewhere in the City;
- concerns were raised with the calculation of the pay-in-lieu contributions, such as the figure used for land acquisition, and it was felt the City is losing as a result of these calculations. In addition, the cost of buildable per square foot was questioned, as well as the availability of available receiving sites in the adjacent neighbourhoods;
- there are not enough units available in the new development for middle and lower-income housing and there is a lack of rental housing.

The foregoing speakers also shared the view that the pay-in-lieu funds should remain in the neighbourhood and in particular, the housing pay-in-lieu monies should be directed towards the Woodwards redevelopment. In addition, it was agreed there was a need for a public consultation process to be conducted with the adjacent neighbourhoods concerning the allocation of the pay-in-lieu monies.

Responding to a question from a member of Council concerning the calculation of pay-in-lieu funds, Mr. Cameron Gray, Manager of Housing Centre, advised the City has purchased sites in the immediate area for \$75. - \$80. per square foot and this figure used in the calculation is realistic. Mr. Gray reiterated the City is improving its position substantially through this pay-in-lieu arrangement.

The following speakers raised concerns about the negative impact of the application on the existing buildings on Beatty Street:

- Mr. Jim Mercier
- Mr. Gerry Rolfsen
- Mr. Denis Almas.

The foregoing speakers raised the following issues:

- concern was expressed with the height and massing of the building designated for non-market housing in parcel D;
- the drawings before Council are misleading in that the public green space being identified in one parcel is five storeys off the ground, and will not be visible from street level;

cont'd....

Clause No. 1 (cont'd)

- the non-market housing should be dispersed throughout the project rather than grouped in one building;
- the area already has a parking problem and the construction of GM Place has eliminated monthly parking, as it is now more profitable to rent the parking on a nightly basis. This situation will worsen with the construction of International Village;
- the owners of the strata complex at 550 Beatty Street feel betrayed by the new application which impacts negatively upon their views and the quality of the heritage building;
- the size and quality of the mid-rise buildings proposed for this area will impact negatively on the neighbourhood.

While not formally adopting any resolutions concerning the impact of the mid-rise buildings on Beatty Street properties, Council suggested this matter could be more appropriately considered at the Development Permit stage.

Applicant Closing Comments

The applicant offered no additional comments.

Staff Closing Comments

Mr. Mike Kemble advised staff continue to see general support for the project and responded to the following issues which were raised by the delegations:

- the height of the building in parcel D is the same as it was in the previous zoning, with the only difference being there is more residential and less commercial space in the new scheme;
- the design of this building as it relates to the Sun Tower can be dealt with at the development permit stage and can be made complimentary to the building;

cont'd....

Clause No. 1 (cont'd)

- the massing of the other mid-rise buildings along Abbott Street is an improvement over the previous situation, but at the development permit stage there may be some way the massing can be reconsidered to improve the view impacts, although it is uncertain how much latitude will be available particularly given that non-market housing is involved;
- this scheme has maintained a broad income mix on the site and provides an opportunity for an early start on social housing in the adjacent areas.

MOVED by Cllr. Price,

THAT this application be approved subject to the amendments recommended in the staff memorandums dated December 12 and 13, 1995, and the recommendations of the General Manager of Engineering Services as contained in the December 4, 1995 Administrative Report and the corresponding deletion of clauses (e)(ii), (a), (b) and clause (e)(iii) and (a) and (b) of the approval conditions, subject to the conditions listed for adoption by resolution of Council.

- carried

MOVED by Cllr. Kwan (in amendment),

THAT City Council accept from Henderson Development (Canada) Ltd., a payment of \$3.5 million, to be used towards development of non-market housing, and \$0.4 million to be used toward park land purchase. This would be a required payment prior to enactment of the subject zoning amendment.

- LOST

(Councillors, Chiavario, Clarke, Hemer, Ip, Price,
Puill, Sullivan and the Mayor opposed)

cont'd....

Clause No. 1 (cont'd)

MOVED by Cllr. Kwan (in amendment)

THAT Council accept from Henderson Development (Canada) Ltd. a payment of an additional \$4.5 million, plus Consumer Price Index increase from January 1, 1996, toward development of parks to serve this general area of the City. This payment would be required prior to the issuance of any building permit for the building containing the 801st unit in the development.

- LOST

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

The motions to amend having lost, the motion by Councillor Price was put and CARRIED UNANIMOUSLY.

MOVED by Cllr. Kwan,

THAT staff continue to consult with the community with respect to how the pay-in-lieu monies should be spent to best meet the needs of the community.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Chiavario,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Chiavario,
SECONDED by Cllr. Hemer,

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

- CARRIED UNANIMOUSLY

* * *

The Special Council adjourned at approximately 11:00 p.m.

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: November 8, 1996

Refer File: 5301-3

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use & Development

Subject: CD-1 Guidelines - 572 Beatty Street
(International Village)

RECEIVED
PLANNING DEPARTMENT
NOV 13 1996
NUMBER S 10034
REFERRED TO FAS
COPY TO (RT)
ANSWER REQ'D

On November 5, 1996, Vancouver City Council passed the following motion:

"THAT the document entitled 'International Village CD-1 Guidelines', adopted by Council October 23, 1990, be rescinded;

FURTHER THAT the document entitled 'International Village (572 Beatty Street) CD-1 Guidelines', be adopted by Council for use by applicants and staff for development applications at International Village."

Shobha Rae
Committee Clerk

SRae:dmy

International Village

572 BERTY ST

BY-LAW NO. 7658

A By-law to amend By-law 6747,
being a by-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 6747 is amended by deleting section 4 and substituting therefor the following:

"4. Land Uses

4.1 The only uses permitted within the area outlined in black on Schedule 'A', which area shall be more particularly described as CD-1 (265), subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

(a) a maximum of 1,400 residential dwelling units provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:

- (i) a minimum of 210 units (but not including the units provided under clause (ii) below) shall be designed for family housing, all of which shall be designed in accordance with the "High Density Housing for Families with Children Guidelines" adopted by Council on March 24, 1992;
- (ii) a minimum of 140 units shall be provided through government funded programs targeted for core-need households or through such other non-market housing programs or initiatives as Council may generally define or specifically approve from time to time, all of which shall be designed for family housing in accordance with the "High Density Housing for Families with Children Guidelines" adopted by Council on March 24, 1992;

- (b) retail uses, but not including gasoline station - full serve, gasoline station - split-island, and vehicle dealer;
- (c) service uses, including theatres, but not including hotels, drive-through service, funeral home, laundry or cleaning plant, motor vehicle repair shop, motor vehicle wash, photofinishing or photography laboratory, repair shop - class A, and restaurant - drive-in;
- (d) office uses;
- (e) cultural and recreational uses;
- (f) institutional uses;
- (g) public utility;
- (h) parking uses; and
- (i) accessory uses customarily ancillary to the above uses."

2. By-law No. 6747 is further amended by deleting sections 7 and 8 and substituting therefor the following:

"7. Floor Area and Density

7.1 The maximum floor area for any uses listed in Table 1 shall be as set out below.

TABLE 1

<u>Use</u>	<u>Maximum Floor Area</u>
Retail Uses	18 580 m ²
Service and Office Uses	19 528 m ²
Residential Uses	109 602 m ²

7.2 The following shall be included in the computation of the floor area:

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

7.3 The following shall be excluded in the computation of the floor area:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) unenclosed outdoor areas underneath building arcades or overhangs, provided they are
 - (i) at street level and help to create prominent entrances to the marketplace in sub-area 4 or to development adjacent to the Keefer Steps and Circle in sub-areas 1 and 2, or
 - (ii) at an upper level to provide public amenity for restaurant terraces in sub-area 4;
- (d) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (e) the portion of a floor used for off-street parking, loading and bicycle storage, that is:
 - (i) at or below the lowest official established building grade; or
 - (ii) above grade provided that:
 - A. the amount of parking that is provided below grade is the maximum amount possible, having regard to soil conditions on the site and the elevation of the water table; or
 - B. the Development Permit Board is satisfied that the above grade parking provides a buffer between the site and adjacent negative impacts, results in more usable open space and will be screened by other uses or will minimize the impact on the public environment and nearby development through architectural and/or landscape treatment;

- (f) residential storage space, provided that where the space is provided at or above the base surface, the maximum exclusion shall be 3.7 m² per dwelling unit;
- (g) community facilities, including school - elementary or secondary, community centre, neighbourhood house, child day care facility, and buildings customarily accessory to park uses;
- (h) interior public spaces (such as atria) designated for public use, and amenity areas accessory to residential use, provided that the total excluded area in each sub-area does not exceed 10 percent of the allowable floor area in each sub-area.

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm.

7.5 The maximum floor area for each sub-area shall be as set out in Table 2.

TABLE 2 - MAXIMUM FLOOR AREA

Sub-area (from diagram 1)	Retail, service and office	<u>Residential</u>
1	2 837 m ²	38 069 m ²
2	8 726 m ²	17 340 m ²
3	1 295 m ²	5 121 m ²
4	24 250 m ²	14 336 m ²
5	1 000 m ²	34 736 m ²
6	N/A	N/A

7.6 Notwithstanding sub-section 7.5, the following floor area may be transferred:

- (a) the Development Permit Board may permit a maximum of 2 000 m² of retail, service and office floor area to be transferred from sub-area 4 to sub-area 1, provided that the floor area being transferred was not located on the ground floor of sub-area 4, and provided that the additional floor area would not increase the bulk of the buildings in sub-area 1, and provided that the total commercial floor area for these two sub-areas does not exceed 27 087 m²;
- (b) the Development Permit Board may also permit a maximum of 5 000 m² of residential floor area to be transferred between sub-areas 1, 4 and 5, provided that the total residential floor area for these three sub-areas does not exceed 86 892 m².

8. Grade Level Uses

- 8.1 For the purposes of Section 8, grade level uses means any of the following uses when located on the ground floor: retail, restaurant, financial institution, barber shop or beauty salon, laundromat or drycleaning establishment, travel agent, real estate office, residential entrances or lobbies and any other uses which in the opinion of the Development Permit Board are similar to the foregoing.
- 8.2 Grade level uses shall be required on the Pender Street and Abbott Street frontages and on the Keefer Street frontage west of Abbott Street.
- 8.3 The maximum continuous frontage for each grade level use shall be

15.0 m, except on corners where the combined frontage for such uses shall not exceed 30.0 m, except that the requirements of this Section 8.3 shall not apply to development within sub-area 2.

8.4 The Director of Planning or the Development Permit Board, as the case may be, may relax the maximum frontage regulation in Section 8.3 for retail or service uses on the same site, provided that:

- (a) the Director of Planning or the Development Board first considers the intent of this Schedule and is satisfied that the scale of development at the street property line will relate to pedestrians;
- (b) no more than a total of 50 percent of the frontage of the site is occupied by grocery or drug store use and its departments except that this total amount shall be interspersed with other retail or service uses; and
- (c) windows at the street property line are clear-glazed and unobstructed so that the interior of the premises are at all times visible from the sidewalk.

8.5 For the purpose of Section 8.4 any department of a grocery or drug store which has its own check-out facility and entrance or exit door to the street shall be deemed to be an individual occupancy."

3. Section 10.1 is amended by deleting Table 3 and substituting therefor the following:

"TABLE 3

<u>Sub-area</u> <u>From Diagram 1</u>	<u>Maximum Height</u>
1	91 m
2	91 m
3	33 m
4	65 m
5	86 m
6	N/A

4. Section 11 is deleted and the following substituted therefor:

"11. Parking

11.1 Off-street parking shall be provided, developed and maintained in

accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) non-residential uses, except for school and park space uses, shall provide a minimum of 1 space for each 80 m² of gross floor area, and a maximum of 1 space for each 50 m² of gross floor area;
- (b) dwelling uses, but not including units designated for core-need or seniors housing, shall provide a minimum of 1 space for each 100 m² of gross floor area plus 0.4 spaces for each 100 m² of gross floor area plus 0.6 spaces for each dwelling unit;
- (c) school uses shall provide parking as determined by the Director of Planning, in consultation with the General Manager of Engineering Services;
- (d) park space uses shall provide parking as determined by the Director of Planning, in consultation with the General Manager of Engineering Services and the General Manager of Parks and Recreation;
- (e) a minimum of 350 additional spaces shall be provided.

11.2 Notwithstanding Section 11.1, the Director of Planning, in consultation with the General Manager of Engineering Services and taking into account the time-varying demand of use, may permit a reduction to the maximum of 10 percent in the number of parking spaces otherwise required by clauses (a), (b), (d) and (e) of Section 11.1."

5. Section 13 is amended by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

6.
passing.

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

DONE AND PASSED in open Council this 5th day of November
, 1996.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the City of Vancouver on the 5th day of November 1996, and numbered 7658.

City Clerk"

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend
By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381,
5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315,
6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323,
6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475,
6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688,
6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739,
6740, 6744, ~~6747~~, 6757, 6768, 6779, 6787, 6817,
6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135,
7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174,
7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209,
7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337,
7340, 7381, 7425, 7431, 7434 and 7461, being
by-laws which amended the Zoning and Development
By-law by rezoning areas to CD-1

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

1. By-law Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended in section 5 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

2. The following By-laws are each amended in section 6 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column:

4037	6688	7087	7180
4397	6710	7155	7189
4677	6713	7157	7209
5852	6731	7163	7246
6272	6738	7166	7381
6363	6768	7173	7425
6421	6787	7174	7431
6582	6827	7175	7434
6663			

3. By-law No. 6730 is amended in section 6.1 by deleting the words "Terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

4. The following By-laws are each amended in section 7 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

5836	6321	6564	7114
6310	6322	6739	7135
6312	6323	6740	7158
6315	6325	6817	7223
6319	6528	6965	7230
6320			

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
10. By-law No. 6744 is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
12. By-law No. 5381 is amended in section 4.8.1 by
 - (a) deleting clause (d), and
 - (b) relettering clauses (e) and (f) as (d) and (e), respectively.
13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).
14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).
15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

16. By-law No. 7317 is amended in section 9 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

17. By-law No. 7461 is amended in section 9 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

18. By-law No. 7204 is amended in section 12 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

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

DONE AND PASSED in open Council this 11th day of
January , 1996.

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 11th day of January 1996, and numbered 7515.

CITY CLERK"

**Extract from the Minutes of the Special Council Meeting
(Public Hearing) of March 25, 1997**

**4. CD-1 Text Amendment: 572 Beatty Street
International Village (CD-1 By-law No. 6747)**

An application by the Director of Land Use and Development was considered as follows:

Summary: The proposed amendment would:

- delete the maximum permitted tower width;
- delete the minimum street edge height requirements;
- increase the permitted tower height in Sub-Area 4; and
- correct wording pertaining to residential parking requirements.

The Director of Central Area Planning recommended approval of the application.

Staff Opening Comments

Mike Kemble, Planner, advised the purpose of the proposed application is two-fold: to clear up inconsistencies between the previously adopted International Village CD-1 By-law and the International Village CD-1 Guidelines; and to revise parking standards. The proposed amendment will delete the maximum permitted tower width and increase tower height. The increase in height will not impact on public views or shadowing. The revised parking standards will correctly reflect the wording for parking requirements as approved at a Public hearing on December 14, 1995.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

MOVED by Cllr. Puil,
THAT the application be approved.

- CARRIED UNANIMOUSLY

Clause No. 2 (cont'd)

Lynda Challis, Planner, advised staff support the application. The location is well served by transit and will increase the number of multi-level care beds available in the neighbourhood. The proposal also includes an increase in density to 1.25 and an increase in height. A small addition is proposed to increase dining and lounge areas. A comprehensive landscape plan is recommended as a condition of approval.

Applicant Opening Comments

The applicant offered no comments on this application.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

MOVED by Cllr. Puil,

THAT the application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

**4. CD-1 Text Amendment: 572 Beatty Street
International Village (CD-1 By-law No. 6747)**

An application by the Director of Land Use and Development was considered as follows:

Summary: The proposed amendment would:

- delete the maximum permitted tower width;
- delete the minimum street edge height requirements;
- increase the permitted tower height in Sub-Area 4; and
- correct wording pertaining to residential parking requirements.

The Director of Central Area Planning recommended approval of the application.

cont'd....

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
SECONDED by Cllr. Sullivan,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. **A By-law to amend By-law No. 6747, being by-law which amended the Zoning and Development By-law by rezoning an area to CD-1 [International Village (572 Beatty Street)]**

MOVED by Cllr. Price,
SECONDED by Cllr. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Price,
SECONDED by Cllr. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Councillors Bellamy, Chiavario and Clarke were excused
from voting on By-law 1

LATE DISTRIBUTION FOR COUNCIL MAY 13, 1997

A7

ADMINISTRATIVE REPORT

Date: May 9, 1997
Dept. File No. WB
C.C. File: 2608-1

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of Land Use and Development

SUBJECT: Form of Development - 88 West Pender Street
D.E. 401840 - CD-1 By-law Number 6747
Owner of Development - Henderson Land Holdings Ltd.

CD-1(265)

RECOMMENDATION

THAT the approved form of development for this portion of the CD-1 zoned site known as International Village (Sub-Area 4) be generally approved as illustrated in Development Application Number DE401840, prepared by Kirkor Architects and stamped "Received, City Planning Department, May 9, 1997", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on June 23, 1989, City Council approved a rezoning of this site as part of the overall International Village rezoning. Council also approved in principle the form of development for these lands. CD-1 By-law Number 6747 was enacted on October 23, 1990. Companion Guidelines (International Village CD-1 Guidelines) were also adopted by Council at this time.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE401840. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

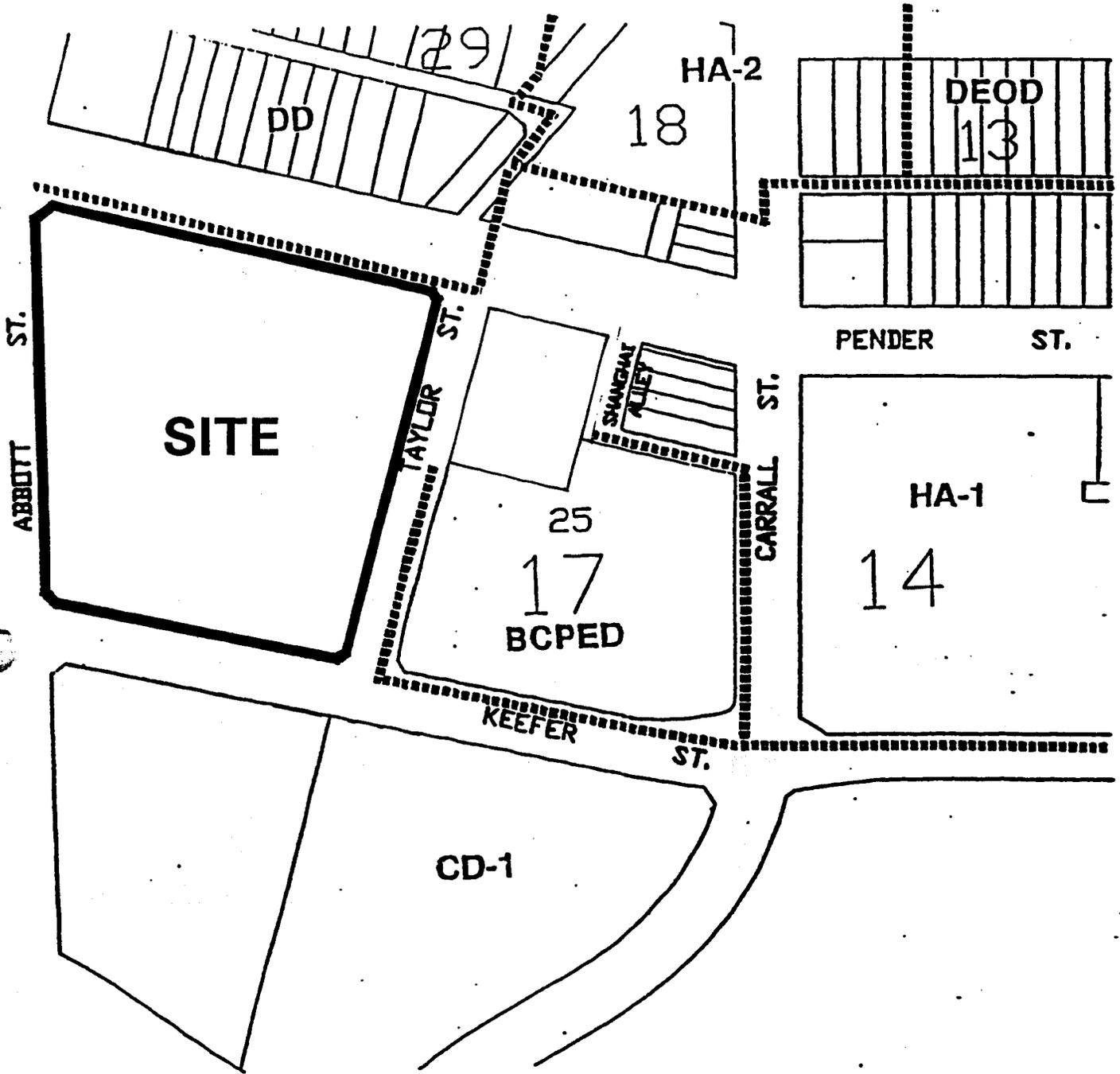
The proposal involves the construction of a mixed-use commercial/residential development comprised of a three-storey commercial podium base, a 23-storey residential tower, and 17 two-storey townhouses.

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE401840, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



----- zoning boundary

88 WEST PENDER STREET

DE401840

Date JANUARY 10 1996

Drawn BP



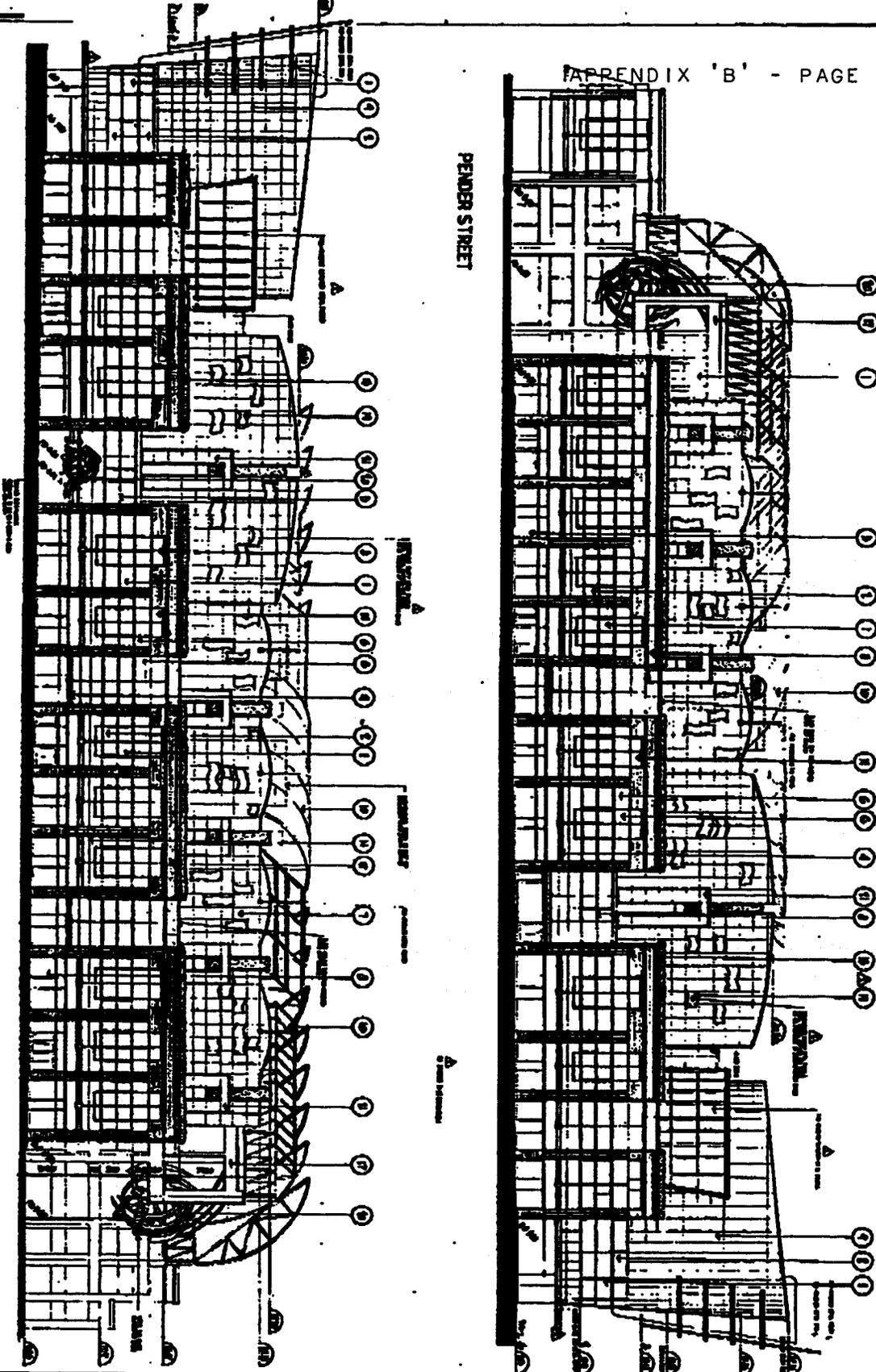
City of Vancouver Planning Department

Scale NTS

APPENDIX 'B' - PAGE 2 OF 5

ABBOTT STREET

PENDER STREET



Approved for Construction
 Date: 05/09/97
 Project: 97-1440
 Drawing: 97-1440-03
 Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the member unless otherwise noted.
- 3. All dimensions are to the face of the member unless otherwise noted.
- 4. All dimensions are to the center of the member unless otherwise noted.
- 5. All dimensions are to the face of the member unless otherwise noted.
- 6. All dimensions are to the center of the member unless otherwise noted.
- 7. All dimensions are to the face of the member unless otherwise noted.
- 8. All dimensions are to the center of the member unless otherwise noted.
- 9. All dimensions are to the face of the member unless otherwise noted.
- 10. All dimensions are to the center of the member unless otherwise noted.

ELEVATIONS

Architectural Elevation
 97-1440-03
 1/8" = 1'-0"

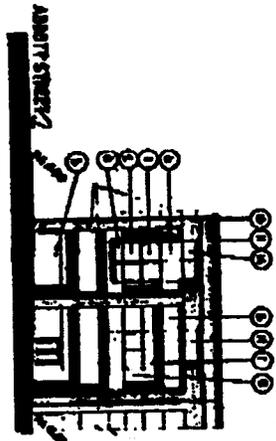
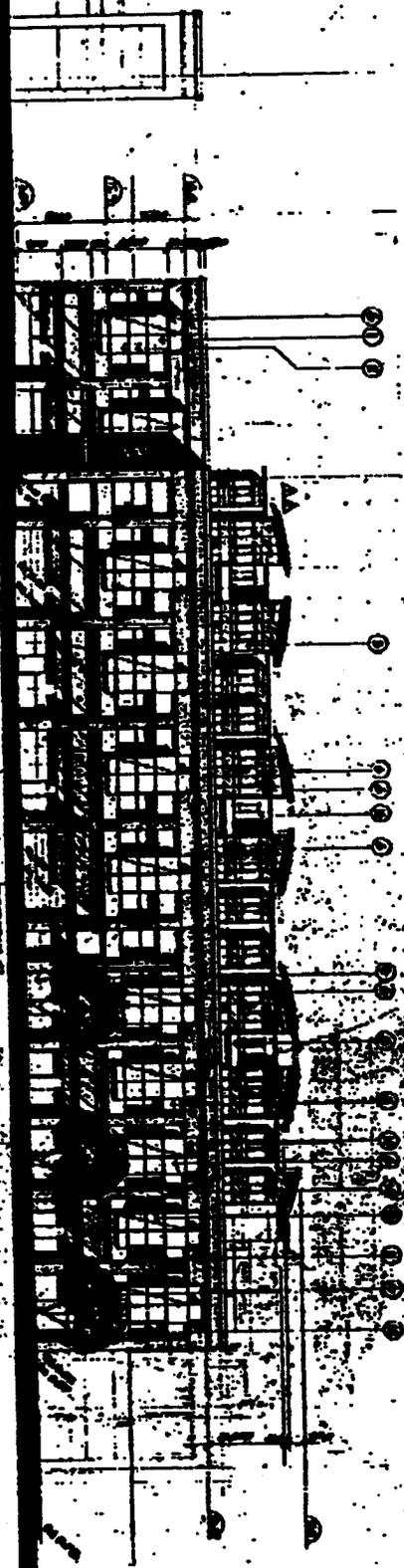
ARCHITECTURAL ELEVATION
 97-1440-03
 1/8" = 1'-0"

Architectural Elevation
 97-1440-03
 1/8" = 1'-0"

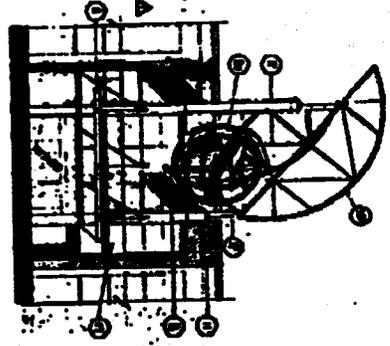
SK.9

APPENDIX 'B' - PAGE 3 OF 5

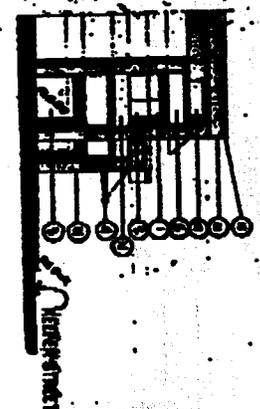
TAXI RAMP



SIDE AT ENTRANCE



ENTRANCE AT ABOIT STREET

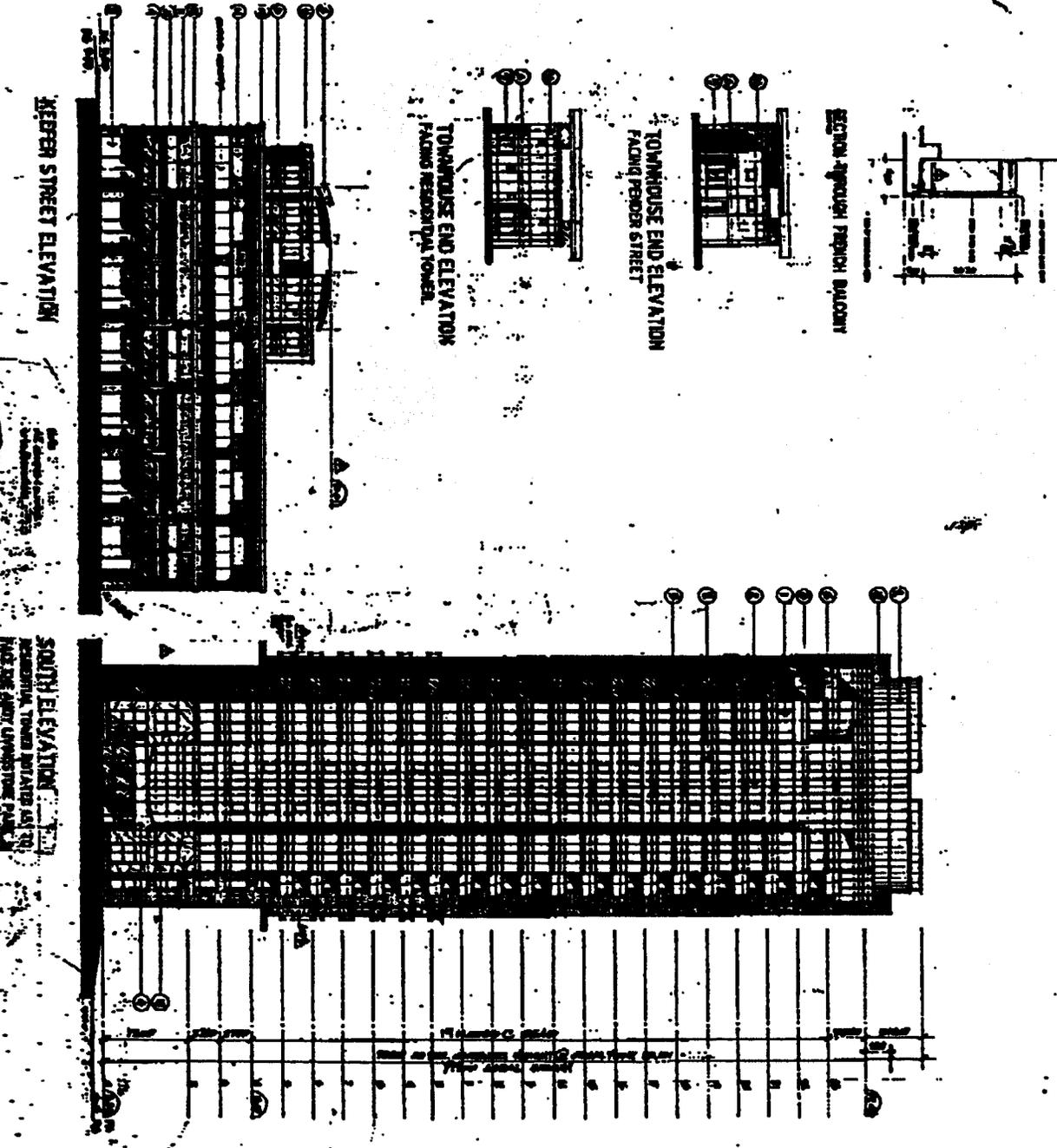


SIDE AT ENTRANCE

DATE: 05/09/97

<p>SK-10</p>	<p>9048 1000 1000 1000</p>	<p>INTERNATIONAL VILLAGE - LOT 8</p>	<p>RESERVATION</p>	<p>1. All work to be done in accordance with the specifications and drawings.</p> <p>2. The contractor shall be responsible for obtaining all necessary permits.</p> <p>3. The contractor shall maintain access to all existing utilities.</p> <p>4. The contractor shall protect all existing structures and landscaping.</p> <p>5. The contractor shall complete the work within the specified time frame.</p> <p>6. The contractor shall provide a detailed schedule of work.</p> <p>7. The contractor shall provide a list of subcontractors.</p> <p>8. The contractor shall provide a list of suppliers.</p> <p>9. The contractor shall provide a list of materials.</p> <p>10. The contractor shall provide a list of equipment.</p>	<p>11. The contractor shall provide a list of laborers.</p> <p>12. The contractor shall provide a list of tools.</p> <p>13. The contractor shall provide a list of safety equipment.</p> <p>14. The contractor shall provide a list of first aid supplies.</p> <p>15. The contractor shall provide a list of fire extinguishers.</p> <p>16. The contractor shall provide a list of fire blankets.</p> <p>17. The contractor shall provide a list of fire hoses.</p> <p>18. The contractor shall provide a list of fire alarms.</p> <p>19. The contractor shall provide a list of fire extinguishers.</p> <p>20. The contractor shall provide a list of fire blankets.</p>
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APPENDIX 'B' - PAGE 4 OF 5



ELEVATIONS
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International Village
(572 Beatty Street)

BY-LAW NO. 7728

A By-law to amend By-law No. 6747,
being a by-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 10 of By-law No. 6747 is amended
 - (a) in Table 3 of section 10.1 by deleting the figure "65 m" from the column titled "Maximum Height" and replacing it with the figure "70 m", and
 - (b) by deleting sections 10.2 and 10.3.
2. Section 11 of By-law No. 6747 is amended
 - (a) in clause (b) of section 11.1 by inserting immediately following the words "0.4 spaces for each" the following:

"dwelling unit and a maximum of 1 space for each", and
 - (b) by deleting section 11.2.
3. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 22nd day of April
1997.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a
By-law passed by the Council of the City of Vancouver on the
22nd day of April 1997, and numbered 7728.

CITY CLERK"

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

**Adoption of 1997 Operating Budget,
Taxation Resolutions and Bylaws
May 10, 1997 (cont'd)**

E. THAT Council approve the resolutions attached as Appendices C through F, adopting adjusted tax rates for the Provincial Schools, the B.C. Assessment Authority, the Municipal Finance Authority, and the Vancouver Regional Transit Commission levies, pursuant to the Vancouver Charter and the Averaging Bylaw No. 7715 adopted by Council on March 25, 1997.

- CARRIED

(Cllrs. Chiavario and Puil opposed)

7. Form of Development - 88 West Pender Street
D.E. 401840 - CD-1 By-law Number 6747
Owner of Development - Henderson Land Holdings Ltd.
May 9, 1997

CD-1 (265)

File: 2608-1

MOVED by Cllr. Price,

THAT the approved form of development for this portion of the CD-1 zoned site known as International Village (Sub-Area 4) be generally approved as illustrated in Development Application Number DE401840, prepared by Kirkor Architects and stamped "Received, City Planning Department, May 9, 1997", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

Parking & Loading Relaxations (CD-1s)

BY-LAW NO. 8011

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

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

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

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

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

10.4 Multiple-Use Developments

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

10.5 Parking Space Requirement Exemptions

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

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

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

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

11.4 Multiple-Use Developments

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

11.5 Loading Space Requirement Exemptions

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

2. By-law No. 6747 is amended

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

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

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

11.4 Multiple-Use Developments

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

11.5 Parking Space Requirement Exemptions

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

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

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

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

12.4 Multiple-Use Developments

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

12.5 Loading Space Requirement Exemptions

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

3. By-law No. 6757 is amended

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

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

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

11.4 Multiple-Use Developments

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

11.5 Parking Space Requirement Exemptions

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

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

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

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

12.4 Multiple-Use Developments

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

12.5 Loading Space Requirement Exemptions

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

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

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

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

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

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

9.4 Multiple-Use Developments

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

9.5 Parking Space Requirement Exemptions

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

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

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

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

10.4 Multiple-Use Developments

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

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

10.5 Loading Space Requirement Exemptions

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

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

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

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

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

8.4 Multiple-Use Developments

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

8.5 Parking Space Requirement Exemptions

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

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

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

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

9.4 Multiple-Use Developments

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

9.5 Loading Space Requirement Exemptions

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

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

DONE AND PASSED in open Council this 13th day of April ,
1999.

(Signed) Philip W. Owen
Mayor

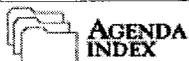
(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"

PROPOSED CD-1 BY-LAW AMENDMENT

"11(f) Notwithstanding the provisions of clauses (a) and (b), the Director of Planning, in consultation with the City Engineer, and taking into account the time-varying demand of use, may permit a reduction of the amount of required parking spaces to a maximum of 10 percent."



**SPECIAL COUNCIL MEETING (PUBLIC HEARING)
DECISIONS**

DATE: Tuesday, December 14, 1999
TIME: 7:30 p.m.
PLACE: Council Chamber
Third Floor, City Hall

PLEASE NOTE:

Minutes are generally available on the web site within one week following the meeting .

1. Entertainment Centres, Including Family File # 5302

**Sports and Entertainment Centres
AND**

**Text Amendment: 88 West Pender Street File # 1401-16
[International Village]**

Council concluded hearing from the public and the applicant, and referred a decision on both the Entertainment Centres report and the application for 88 West Pender to the Council portion of the City Services and Budgets meeting on December 16, 1999.

Staff will provide information to the City Services and Budgets Committee meeting on whether Council has the power to control content of videogames.

* * * * *



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

CITY HOMEPAGE

GET IN TOUCH

COMMUNITIES

SEARCH

(c) 1998 City of Vancouver



**EXTRACT FROM THE MINUTES OF THE
REGULAR COUNCIL MEETING (CS&B)
DECEMBER 16, 1999**

1. (a) Entertainment Centres, including

Family Sports and Entertainment Centres

(b) Text Amendment: 88 West Pender Street

(International Village)

On December 14, 1999, City Council heard from delegations on the Policy Report, dated November 15, 1999 entitled *Entertainment Centres, including Family Sports and Entertainment Centres* at a special evening meeting held concurrently with the Public Hearing to consider a Text Amendment to 88 West Pender Street. Council referred its decision on the reports to the Council meeting immediately following the Standing Committee on City Services and Budgets.

Also before Council were the following:

Memorandum, dated December 14, 1999, from the Director of Current Planning, recommending an addition to the proposed text amendment that the revision of Figure 3-Land Use should indicate that cultural and recreational uses will only be permitted on the block occupied by the International Village shopping complex, adjacent to Pender Street and Abbott Street.

Memorandum, dated December 15, 1999, from Brent MacGregor, Deputy City Manager, suggesting the following recommendation replace Recommendation A of the Policy Report, dated November 15, 1999, entitled *Entertainment Centres, including Family Sports and Entertainment Centres* :

THAT Council accept application proposals for "Family Sports and Entertainment Centres";

Larry Beasley, Director of Current Planning, was present to review the reports and respond to questions. Mr. Beasley also distributed the following information for Council's information and consideration:

Memorandum, dated December 15, 1999, from the Director of Current Planning, providing statistics on the games that will be available at the Benettons and Tinseltown Cinemas;

Memorandum, dated December 15, 1999, from the Director of Current Planning, providing statistics on the video games available at the Playdium in Burnaby and the Score in Vancouver's Plaza of Nations;

Memorandum, dated December 16, 1999, from the Director of Current Planning suggesting the following resolution if Council wishes to pursue the matter of prohibiting games in arcades and entertainment centres that simulate the taking of human life:

“THAT staff report back as soon as possible on arrangements for a study to consider licensing amendments to prohibit in Vancouver arcade and entertainment centre games that simulate killing of human beings and thus the teaching of such skills.”

(a) Entertainment Centres, including

Family Sports and Entertainment Centres

MOVED by Cllr. Clarke,

A. THAT Council accept application proposals for “Family Sports and Entertainment Centres”.

B. THAT proposals for Entertainment Centres, including Family Sports and Entertainment Centres involving “virtual reality” or simulated sports activities based on coin- or token-operated machines, in conjunction with arcade machines, will be processed through rezoning to CD-1 Comprehensive Development District or amendments to existing CD-1s, subject to the guidelines outlined in Appendix A of the Policy Report, dated November 15, 1999.

- CARRIED

(Councillor Louis opposed)
(Councillor Puil absent for the vote)

(b) Text Amendment: 88 West Pender Street

(International Village)

MOVED by Councillor Kennedy,

A. THAT the application by Henderson Development Limited to amend CD-1 By-law No. 6747 for 88 West Pender Street (Lot 193, Plan 23011, DL False Creek) to permit the use ‘Entertainment Centre’ on the second and third storeys of the International Village shopping complex, be approved, together with:

- (i) plans received dated November 5, 1999;
- (ii) draft CD-1 By-law amendments generally as presented in Appendix A of the Policy Report, dated November 18, 1999;
- (iii) draft consequential amendments to the False Creek North Official Development Plan (FCN ODP) generally as presented in Appendix C of the Policy Report, dated November 18, 1999.

B. THAT the proposed use, Entertainment Centre, is supported in two locations in the International Village shopping complex in sub-area 4 of the CD-1, one in conjunction with a retail store on the second storey, limited to no more than 621.1 m² (6,668 sq. ft.) and a second in conjunction with a theatre facility on the third

storey limited to no more than 96.7 m² (1041 sq. ft.).

C. THAT increases in the size of the proposed Entertainment Centres in International Village beyond the floor area limits in Recommendation B or for additional Entertainment Centres will require Council approval and will be limited to the second and third storeys.

D. THAT the Director of Legal Services be instructed to bring forward at the time of enactment a companion by-law to amend the License By-law No. 4450, generally as presented in Appendix D of the Policy Report, dated November 18, 1999.

E. THAT the revision of Figure 3- Land Use in the North False Creek Official Development Plan (ODP) indicate that cultural and recreational uses will only be permitted on the block occupied by the International Village shopping complex, adjacent to Pender Street and Abbott Street.

F. THAT staff report back as soon as possible on arrangements for a study to consider licensing amendments to prohibit in Vancouver arcade and entertainment centre games that simulate killing of human beings and thus the teaching of such skills.

- CARRIED

(Councillor Louis opposed to Recommendations A to E)
(Councillors Clarke and Puil absent for the vote)

* * * * *



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**STANDING COMMITTEE OF COUNCIL
ON CITY SERVICES AND BUDGETS**

C O U N C I L DECISIONS

DATE: Thursday, December 16, 1999

TIME: 9:30 a.m.

PLACE: Committee Room No. 1

Third Floor, City Hall

FOR INFORMATION, PLEASE CONTACT TARJA TUOMINEN AT 871-7191

1. Rent Review - Foreshore Lots in Stanley Park

Subleased to Vancouver Rowing Club

. THAT Council instruct staff to maintain a nominal rent of \$2 per annum plus taxes and approve a grant in the form of a rent subsidy to the Vancouver Rowing Club for rental charges for the period of September 1, 1999 to August 31, 2004, in the amount of \$23,812 per annum, or a total of \$119,060.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

2. 1999 'OTHER' Grant Requests

A. THAT a grant of \$47,162 be approved to the Vancouver City Planning Commission; source of funds to be the 1999 'OTHER' Grants Budget.

B. THAT a grant of \$100,000 be approved to the Vancouver Symphony Society to offset the rent payable under the lease with Civic Theatres for the period of January 1, 1999 to December 31, 1999; source of funds to be the 1999 Cultural Grant - Theatre Rent budget.

C. THAT a grant of \$3,000 be approved to the BC Bicycling Association; source of funds to be 1999 'OTHER' Grant budget.

D. THAT a grant of \$3,500 (1998 funding level) be approved to the Chinese Benevolent Association of Vancouver; source of funds to be 1999 'OTHER' Grant budget.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

- CARRIED, BY THE REQUIRED
MAJORITY

A Regular Council meeting was convened immediately following the Standing Committee meeting.

REGULAR COUNCIL MEETING

A G E N D A

REPORTS OF COMMITTEES

I. Standing Committee of Council on City Services and Budgets

December 16, 1999

At its meeting immediately following the Standing Committee on City Services and Budgets, Vancouver City Council approved the recommendations of the Committee as set out in its report dated December 16, 1999.

UNFINISHED BUSINESS

1. (a) Entertainment Centres, including

Family Sports and Entertainment Centres

A. THAT Council accept application proposals for "Family Sports and Entertainment Centres"; and

B. THAT proposals for Entertainment Centres, including Family Sports and Entertainment Centres involving "virtual reality" or simulated sports activities based on coin- or token-operated machines, in conjunction with arcade machines, will be processed through rezoning to CD-1 Comprehensive Development District or amendments to existing CD-1s, subject to the guidelines outlined in Appendix A of the Policy Report, dated November 15, 1999.

CARRIED

(b) TEXT AMENDMENT: 88 West Pender Street

(International Village)

A. THAT the application by Henderson Development Limited to amend CD-1 By-law No. 6747 for 88 West Pender Street (Lot 193, Plan 23011, DL False Creek) to permit the use 'Entertainment Centre' on the second and third storeys of the International Village shopping complex, be approved, together with:

- (i) plans received dated November 5, 1999;
- (ii) draft CD-1 By-law amendments generally as presented in Appendix A of the Policy Report, dated November 18, 1999;

(iii) draft consequential amendments to the False Creek North Official Development Plan (FCN ODP) generally as presented in Appendix C of the Policy Report, dated November 18, 1999.

B. THAT the proposed use, Entertainment Centre, is supported in two locations in the International Village shopping complex in sub-area 4 of the CD-1, one in conjunction with a retail store on the second storey, limited to no more than 621.1 m² (6,668 sq. ft.) and a second in conjunction with a theatre facility on the third storey limited to no more than 96.7 m² (1041 sq. ft.).

C. THAT increases in the size of the proposed Entertainment Centres in International Village beyond the floor area limits in Recommendation B or for additional Entertainment Centres will require Council approval and will be limited to the second and third storeys.

D. THAT the Director of Legal Services be instructed to bring forward at the time of enactment a companion by-law to amend the License By-law No. 4450, generally as presented in Appendix D of the Policy Report, dated November 18, 1999.

E. THAT the revision of Figure 3- Land Use in the North False Creek Official Development Plan (ODP) indicate that cultural and recreational uses will only be permitted on the block occupied by the International Village shopping complex, adjacent to Pender Street and Abbott Street.

F. THAT staff report back as soon as possible on arrangements for a study to consider licensing amendments to prohibit in Vancouver arcade and entertainment centre games that simulate killing of human beings and thus the teaching of such skills.

- CARRIED

The meeting adjourned at 12:30 p.m.

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International Village
(88 West Pender Street)

BY-LAW NO. 8146

A By-law to amend
By-law No. 6747,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 3 of By-law No. 6747 is amended by adding the following new definitions:

Entertainment Centre means the use of premises where a minimum of 55 percent of the total floor area is used for simulated sports, simulated games and similar activities and associated circulation space, and the balance is used for the administration of the space, the sale of food and retail products, and to provide vending machines offering games for amusement or entertainment.

Simulated Sports means games or activities involving the use of baseball batting cages, basketball courts, hockey rinks, golf simulators, miniature golf, climbing walls and similar sports related games and activities.

Simulated Games means machines or activities which simulate an experience, and includes, but is not limited to, a virtual reality experience, but does not include simulated sports or a game or machine displaying a sex object."

2. Section 4 is amended in clause (e) by inserting after the word "uses" a comma and the words:

"including entertainment centre".

3. Section 7.5 is amended in Table 2 by deleting the words "Retail, service and office" and substituting the words "Retail, service, office and cultural and recreational".

4. Section 7 is amended by adding the following:

"7.7 Notwithstanding Section 7.1, an entertainment centre shall be only be permitted in sub-area 4 and on the second and third storeys of a building in that sub-area and shall be limited to a maximum floor area of 621.1 m² on the second storey a maximum floor area of 96.7 m² on the third storey."

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

DONE AND PASSED in open Council this 16th day of December , 1999.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 16th day of December 1999, and numbered 8146.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

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

PRESENT: Mayor Philip Owen

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

ABSENT: Councillor Jennifer Clarke (Civic Business)

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

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

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

"B" category, as protected heritage properties.

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

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

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Clause No. 2 (cont'd)

Speakers

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

MOVED by Cllr. Don Lee,

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

- CARRIED UNANIMOUSLY

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

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

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

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,
being by-laws which amended the Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
 - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
 - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
 - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
 - (d) by adding the following new clause;

"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 are each amended in Section 3 by adding the following section:
- "3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting a semi-colon and by adding the following clause:
- "(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
8. By-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting a semi-colon and by adding the following clause:
- "(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

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

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

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

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" and by adding the following clause:

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

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" and by adding the following clause:

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

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

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

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

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

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

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

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

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

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

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

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

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

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

DONE AND PASSED in open Council this 20th day of February ,
2001.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 20th day of February 2001, and numbered 8298.

CITY CLERK"



4

**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****OCTOBER 22, 2002**

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

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

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

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Clarke
SECONDED by Councillor Don Lee

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

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

CARRIED UNANIMOUSLY

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

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Sullivan

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

CARRIED UNANIMOUSLY

5. Text Amendment: Miscellaneous Text Amendments

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

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

The Director of Current Planning recommended approval.

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

The Special Council adjourned at 10:25 p.m

* * * * *

BY-LAW NO. 8566

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

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

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

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

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

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

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

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

ENACTED by Council this 22nd day of October, 2002

(Signed) "Philip W. Owen"
Mayor

(Signed) "Syd Baxter"
City Clerk

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

CITY CLERK



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 27, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 27, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law CD-1 Bylaws, ODPs, and to enter into Heritage Revitalization Agreements and to designate heritage property.

PRESENT: Mayor Larry Campbell
Councillor David Cadman
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
Councillor Sam Sullivan

ABSENT: Councillor Fred Bass (Leave of Absence)
Councillor Jim Green (Leave of Absence)
Councillor Peter Ladner (Leave of Absence)
Councillor Ellen Woodsworth (Leave of Absence)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Stevenson

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development, CD-1 and Heritage By-laws, ODPs, and Heritage Revitalization Agreements.

CARRIED UNANIMOUSLY

4. Text Amendment: CD-1s and ODPs - Affordable Housing

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

Summary: To amend certain Official Development Plans and CD1s to change the term "non-market housing" to "affordable housing".

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

Staff Comments

Cameron Gray, Director, Housing Centre, was present to respond to questions.

Summary of Correspondence

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

Speakers

The Mayor called for delegations 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 the False Creek North ODP, the Coal Harbour ODP, the CD-1 By-laws for sites located within these ODPs, the CD-1 By-law for CityGate and the CD-1 By-law for Bayshore Gardens to replace all occurrences of the term "non-market housing" with the term "affordable housing", be approved.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

MARCH 11, 2003

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 11, 2003, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:

Mayor Larry Campbell
Councillor Fred Bass
Councillor David Cadman
Councillor Jim Green
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
Councillor Sam Sullivan
Councillor Ellen Woodsworth

CITY MANAGER'S OFFICE:

Judy Rogers, City Manager

CITY CLERK'S OFFICE:

Marg Coulson, Deputy City Clerk
Tarja Tuominen, Meeting Coordinator

BY-LAWS

MOVED by Councillor Louis
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 13 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Encroachment By-law No. 4243 to regulate certain encroachment fees (By-law No. 8645)

2. A By-law to amend Building By-law No. 8057 to increase re-occupancy fees (Subject to approval of A7) (By-law No. 8646)

3. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (5055 Connaught Drive) (By-law No. 8647)
(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 3)

4. A By-law to designate certain real property as protected heritage property (5055 Connaught Drive) (By-law No. 8648)

(Councillors Bass, Green, Ladner and Woodsworth 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 (2162 Parker Street) (By-law No. 8649)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 5)

6. A By-law to designate certain real property as protected heritage property (2162 Parker Street) (By-law No. 8650)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 6)

7. A By-law to amend By-law No. 6744, By-law No. 6747, By-law No. 6757, By-law No. 7156, By-law No. 7200, By-law No. 7232, By-law No. 7248, By-law No. 7675, By-law No. 7677, By-law No. 7681, By-law No. 8109, and By-law No. 8587 (CD-1 By-laws - Affordable Housing) (By-law No. 8651)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 7)

8. A By-law to amend By-law No. 8043 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1(1005 Beach Avenue) (By-law No. 8652)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 8)

9. A By-law to amend By-law No. 8131 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (655 Great Northern Way) (By-law No. 8653)

CD-1 By-laws (Affordable housing)

BY-LAW NO. 8651

A By-law to amend By-law No. 6744, By-law No. 6747, By-law No. 6757, By-law No. 7156, By-law No. 7200, By-law No. 7232, By-law No. 7248, By-law No. 7675, By-law No. 7677, By-law No. 7681, By-law No. 8109, and By-law No. 8587

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

1. In section 4(a)(ii) of each of By-law No. 6744, By-law No. 6747 and By-law No. 7248, in section 4(a)(iii) of By-law No. 7248, in section 3(a)(ii) of By-law No. 7677, and in each of section 3(a)(ii) and section 3(a)(iii) of each of By-law No. 7675, By-law No. 8109, By-law No. 8587 and By-law No. 7681, Council:

- (a) deletes "non-market", each time it appears, and substitutes "affordable"; and
- (b) after the second reference to "time", inserts ", which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units".

2. In section 4(a)(ii) of each of By-law No. 6757, 7200, and 7232, and in each of section 4(a)(ii) and section 4(a)(iii) of By-law No. 7156, Council:

- (a) deletes "non-market", each time it appears, and substitutes "affordable"; and
- (b) after "approve", inserts ", which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units".

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

ENACTED by Council this 11th day of March, 2003

(Signed) "Larry W. Campbell"
Mayor

(Signed) "Marg Coulson"
Deputy City Clerk

I certify that this is a true copy of By-law No. 8651 enacted by the Council of the City of Vancouver on March 11, 2003.

CITY CLERK



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
NOVEMBER 20, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

PRESENT: Mayor Larry Campbell
Councillor David Cadman
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
*Councillor Sam Sullivan
Councillor Ellen Woodsworth

ABSENT: Councillor Fred Bass (Leave of Absence - Civic Business)
Councillor Jim Green (Civic Business)

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans

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

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY
(Councillor Sullivan absent for the vote)

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)

International Village

BY-LAW NO. 9202

A By-law to amend CD-1 By-law No. 6747

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. 6747.
2. In section 4(a), Council strikes out "1 400", and substitutes "1 410".
3. In section 4(a)(ii), Council strikes out:
 - (a) "140", and substitutes "120"; and
 - (b) 'all of which shall be designed for family housing in accordance with the "High Density Housing for Families with Children Guidelines" adopted by Council on March 24, 1992;'
4. In section 7.1, Council repeals Table 1, and substitutes:

Use	Maximum Floor Area
Retail, Service, Office, and Cultural and Recreational Uses	35 238 m ²
Residential Use	114 205 m ²

5. In section 7, Council repeals Table 2, and substitutes:

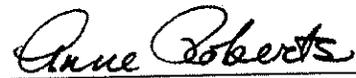
Sub Area (from Diagram 1)	Retail, Service, Office, and Cultural and Recreational	Residential
1	1 394 m ²	41 685 m ²
2	8 725 m ²	17 350 m ²
3	598 m ²	5 679 m ²
4	23 602 m ²	14 135 m ²
5	919 m ²	35 356 m ²
6	N/A	N/A

6. In section 10.1, Table 3, sub-area 1, Council strikes out "91" and substitutes "97".

7. 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.

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

ENACTED by Council this 23rd day of November, 2005



Deputy Mayor



City Clerk

10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 1133 West Georgia Street) (By-law No. 9195)
(Councillors Louis and Roberts ineligible to vote)
11. A By-law to amend Sign By-law No. 6510 (re 1133 West Georgia Street)
(By-law No. 9196)
(Councillors Louis and Roberts ineligible to vote)
12. A By-law to amend CD-1 By-law No. 5407 (re 1155 East Broadway) (By-law No. 9197)
(Councillors Green, Louie and Louis ineligible to vote)
13. A By-law to amend Sign By-law No. 6510 (re 1155 East Broadway) (By-law No. 9198)
(Councillors Green, Louie and Louis ineligible to vote)
14. A By-law to amend Subdivision By-law No. 5208 (re 6650 Arbutus Street)
(By-law No. 9199)
(Councillors Louis and Roberts ineligible to vote)
15. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 6650 Arbutus Street) (By-law No. 9200)
(Councillors Louis and Roberts ineligible to vote)
16. A By-law to amend False Creek North Official Development Plan By-law No. 6650
(re 505 - 600 Abbott Street) (By-law No. 9201)
(Councillor Cadman and Mayor Campbell ineligible to vote)
17. A By-law to amend CD-1 By-law No. 6747 (re 505 - 600 Abbott Street)
(By-law No. 9202)
(Councillor Cadman and Mayor Campbell ineligible to vote)
18. A By-law to amend CD-1 By-law No. 4671 (re 749 West 33rd Avenue)
(By-law No. 9203)
(Councillors Louis and Roberts and Mayor Campbell ineligible to vote)
19. A By-law to amend Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (re 969 Burrard Street and 1017 - 1045 Nelson Street)
(By-law No. 9204)
(Councillor Cadman ineligible to vote)
20. A By-law to amend CD-1 By-law No. 6063 (re 1835 West 75th Avenue)
(By-law No. 9205)
(Councillors Louis and Roberts ineligible to vote)
21. A By-law to amend Miscellaneous Fees By-law No. 5664 and Vehicles for Hire By-law No. 6066 regarding housekeeping matters (By-law No. 9206)

The Council adjourned at 3:40 p.m.

* * * * *

Speakers

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

Council Decision

MOVED by Councillor Louie

- A. THAT Council approve the designation of 689 West 19th Avenue, the Middlemass House, listed on the Vancouver Heritage Register in the "B" category, as Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the by-law to authorize designation of the heritage building as Protected Heritage Property.

CARRIED UNANIMOUSLY
(Councillor Sullivan not present for the vote)

6. Text Amendment: 505 - 600 Abbott Street (International Village)

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

Summary: To amend the CD-1#6747 to reduce the affordable housing required in exchange for transferring one of the two affordable housing sites to the City. Consequential amendments to the False Creek North Official Development Plan are required.

The Directors of Current Planning and the Housing Centre, recommended approval subject to conditions set out in the Agenda of the Public Hearing.

Also before Council was the following:

- Memorandum dated October 3, 2005, from Michael Gordon, Senior Central Area Planner, submitting a further recommendation as noted below:
 - C. THAT City Council advise the Development Permit Board that when considering a development permit application for the development of two towers at 505 - 600 Abbott Street that it may consider, increased tower height and floor plate size, beyond that suggested by the applicable design guidelines, "International Village (572 Beatty Street) CD-1 Guidelines".

Staff Comments

Cameron Gray, Director, Housing Centre, Michael Gordon, Senior Planner and Larry Beasley, Director of Current Planning, responded to questions relating to the number of units on the site for both market and non-market housing, relevant benefits, rationale for increasing tower height and floor plate size, and guidelines relating to form of development and view corridors.

Summary of Correspondence

No correspondence was received on this application since the date 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 Louie

- A. THAT the application by the Director of Current Planning to amend By-law No. 6747 for 505-600 Abbott St. (International Village) to reduce the affordable housing required, increase the allowable residential density and tower height, and reconcile density allowances to reflect 'as-built' and projected development in accordance with the draft CD-1 By-law amendments generally as presented in Appendix A to the City Manager's report entitled "CD-1 Text Amendment: 505-600 Abbott St. (International Village)" dated June 27, 2005.
- B. THAT the application by the Director of Current Planning to amend By-law No. 6650 (the False Creek North Official Development Plan) to reduce the percentage of affordable housing and the number of affordable family units required, generally as presented in Appendix B of the above noted report be approved subject to the following conditions:
 - a. THAT, prior to enactment of the CD-1 By-law, Lot D (Lot 192, DL False Creek, Plan 23011) be transferred to the City at no cost to the City on terms and conditions to the satisfaction of the Director of Legal Services and the Director of Real Estate Services.
- C. THAT City Council advise the Development Permit Board that when considering a development permit application for the development of two towers at 505 - 600 Abbott Street that it may consider, increased tower height and floor plate size, beyond that suggested by the applicable design guidelines, "International Village (572 Beatty Street) CD-1 Guidelines".

CARRIED UNANIMOUSLY



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

OCTOBER 4, 2005

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 4, 2005, 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, Official Development Plans and Heritage By-laws.

PRESENT: Deputy Mayor Woodsworth
 Councillor Fred Bass
 Councillor Jim Green
 Councillor Peter Ladner
 Councillor Raymond Louie
 Councillor Tim Louis
 Councillor Anne Roberts
 Councillor Tim Stevenson
 *Councillor Sam Sullivan

ABSENT: Councillor David Cadman (Leave of Absence)
 Mayor Larry Campbell

CITY CLERK'S OFFICE: Diane Clairmont, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
 SECONDED by Councillor Bass

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

CARRIED UNANIMOUSLY
 (Councillor Sullivan not present for the vote)

1. Heritage Designation: 2650 West 5th Avenue

An application by James Brewer and Helen Willoughby-Price was considered as follows:

Summary: Heritage designation of a house to preserve and protect the house as a part of the Vancouver Heritage Foundation's True Colors program.

The Director of Current Planning recommended approval.

525 Abbott Street
International Village

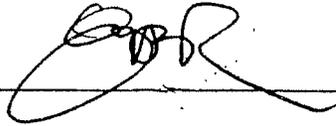
BY-LAW NO. 9798

A By-law to amend CD-1 By-law No. 6747

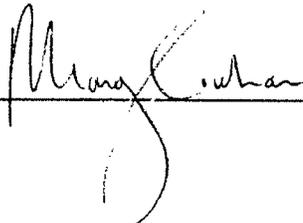
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. From section 4(a)(i) of By-law No. 6747, Council strikes out "210", and substitutes "222".
2. From section 4(a)(ii) of By-law No. 6747, Council strikes out "120", and substitutes "108".
3. 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.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 3rd day of February, 2009



Mayor



City Clerk



REPORT TO COUNCIL
REGULAR COUNCIL MEETING MINUTES

FEBRUARY 3, 2009

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 3, 2009, at 2:10 p.m., in the Council Chamber, Third Floor, City Hall.

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 MANAGER'S OFFICE: Penny Ballem, City Manager
James Ridge, Deputy City Manager

CITY CLERK'S OFFICE: Marg Coulson, Acting City Clerk
Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

PRAYER

The proceedings in the Council Chamber were opened with a prayer read by Councillor Chow.

PROCLAMATION - "LANGARA FALCONS WOMEN'S SOCCER DAY"

The Mayor proclaimed February 3, 2009, as "Langara Falcons Women's Soccer Day" in recognition of their significant achievements over the last few years and presented the team members and their coach with a certificate.

"IN CAMERA" MEETING

MOVED by Councillor Chow
SECONDED by Councillor Cadman

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraph(s):

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Woodsworth

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Chow
SECONDED by Councillor Cadman

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 4 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 By-law No. 6747 (re 525 Abbott Street) (By-law No. 9798)
2. A By-law to amend False Creek North Official Development Plan by-law No. 6650 (re 525 Abbott Street) (By-law No. 9799)
3. A By-law to amend Zoning and Development By-law No. 3575 (re exterior walls) (By-law No. 9800)
4. A By-law to amend Downtown Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532, First Shaughnessy Official Development Plan By-law No. 5546, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (re exterior walls) (By-law No. 9801)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 188 East 1st Avenue) - WITHDRAWN
6. A By-law to amend Sign By-law No. 6510 (re 188 East 1st Avenue) - WITHDRAWN



REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES

3

JANUARY 20, 2009

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 20, 2009, 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 zoning, official development plans, and sign 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

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

1. TEXT AMENDMENT: Green Building Amendments (city-wide)

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

Summary: To permit the removal of certain barriers to using green building approaches in construction in the Zoning and Development By-law and certain Official Development Plans.

The Director of Planning, in consultation with the Director of Development Services, the Manager of the Sustainability Group, the Chief Building Official, and the Director of Legal Services, recommended approval.

2. TEXT AMENDMENT: False Creek North Official Development Plan (FCN ODP)

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

Summary: To correct amendments to the False Creek North Official Development Plan (FCN ODP) brought forward in October 2008 regarding the calculation of permitted floor space for Area 6B and the retail/service use optional designation for Area 5B.

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 to amend the False Creek North Official Development Plan By-law No. 6650 to make three minor corrections regarding the calculation of permitted floor space for Area 6B and the retail/service use optional designation for Area 5B, generally as presented in Appendix A, to the Policy Report "*False Creek North Official Development Plan - Minor Corrections*", dated November 6, 2008, be approved.

CARRIED UNANIMOUSLY

3. TEXT AMENDMENT: 525 Abbott Street

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

Summary: To amend CD-1 (Comprehensive Development District) By-law No. 6747 (#265) for International Village and the False Creek North Official Development Plan (FCN ODP) By-law No. 6650 to adjust the requirements for affordable housing in these by-laws to enable a proposed supportive housing development.

The Managing Director of Social Development, in consultation with 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.

Staff Comments

Rob Jenkins, Assistant Director of Current Planning, and Brent Toderian, Director of Planning responded questions.

Council Decision

MOVED by Councillor Woodsworth Woodworth

THAT, the application to amend CD-1 By-law No. 6747 (Reference No. 265) for International Village and, consequently, the False Creek North Official Development Plan By-law No. 6650 to adjust the requirements for affordable housing in these by-laws to enable a proposed supportive housing development at 525 Abbott Street, generally as set out in Appendices A and B, to the Policy Report "*CD-1 Text Amendment for Supportive Housing Site at 525 Abbott Street and Text Amendment of the False Creek North Official Development Plan*", dated October 23, 2008, be approved.

CARRIED UNANIMOUSLY

4. REZONING: 215 West 2nd Avenue

An application by Dane Jansen, dysarchitecture, was considered as follows:

Summary: To rezone from M-2 (Industrial District) to CD-1 (Comprehensive Development District) to allow an 11-storey building with residential use and grade-level commercial. The development would contain 147 dwelling units of supportive non-market housing, with amenity and office use at the ground level. A floor space ratio of 4.8 and a height of 38 m (124.7 feet) are being proposed.

The Director of Planning and the Managing Director of Social Development recommended approval, subject to conditions as set out in the Agenda of the Public Hearing.

Staff Comments

Daniel Naundorf, Planner - Housing Policy, and Raymond Kwong, Senior Project Officer, Vancouver Coastal Region - Development Services, BC Housing Management Commission, responded to questions.