



City of Vancouver *Zoning and Development By-law*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (346)

350 Robson Street

By-law No. 7551

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

Effective April 2, 1996

(Amended up to and including By-law No. 8760, dated December 9, 2003)

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

2 Uses

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (346), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling Units;
- (b) Billiard Hall;
- (c) Bowling Alley;
- (d) Club;
- (e) Fitness Centre;
- (f) Hall;
- (g) Office Uses;
- (h) Retail Uses, except Vehicle Dealer;
- (i) Service Uses, except Auction Hall, Catering Establishment, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Photofinishing or Photography Laboratory, Repair Shop - Class A, Restaurant - Drive-in, Sign Painting Shop;
- (j) Theatre; and
- (k) Accessory Uses customarily ancillary to the above uses.

2.2 Conditions of Use

Only retail uses and service uses, but not including a cabaret, will be permitted on a floor having an elevation within 2.0 m of street grade fronting Robson Street, except that an entrance for a cultural or recreational use may be permitted if the Director of Planning is satisfied that pedestrian interest is maintained, but the entrance cannot be larger than the average of the widths of the individual store fronts.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 5.00, of which cultural and recreational, office, retail and service uses must not exceed a maximum floor space ratio of 1.04. For the purposes of computing floor space ratio, the site shall be all parcels covered by this By-law, and is deemed to be 1 950.9 m², being the site size at time of application for rezoning, prior to any dedication.

3.2 The following will be included in the computation of floor space ratio:

- (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.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies, sun decks, 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 provided residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs or walls;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7551 or provides an explanatory note.

- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) elevator shafts, lockers, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;
- (e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space or 1 000 m², whichever is less; and
- (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) 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. [8169; 00 03 14]

3.4 The Director of Planning may permit the following to be excluded in the computation of floor space 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. [7874; 98 04 21]

4 Height

The maximum building height measured above the base surface is 49.0 m.

5 Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that parking must be provided for residential units at a minimum of 0.4 spaces per unit plus an additional 1.0 space per 100 m² of gross floor area to a maximum of 0.6 spaces per unit plus an additional 1.0 space per 100 m². Non-residential parking must be provided as per Area III standards (Section 4.3.1 of the Parking By-law).

6 Acoustics

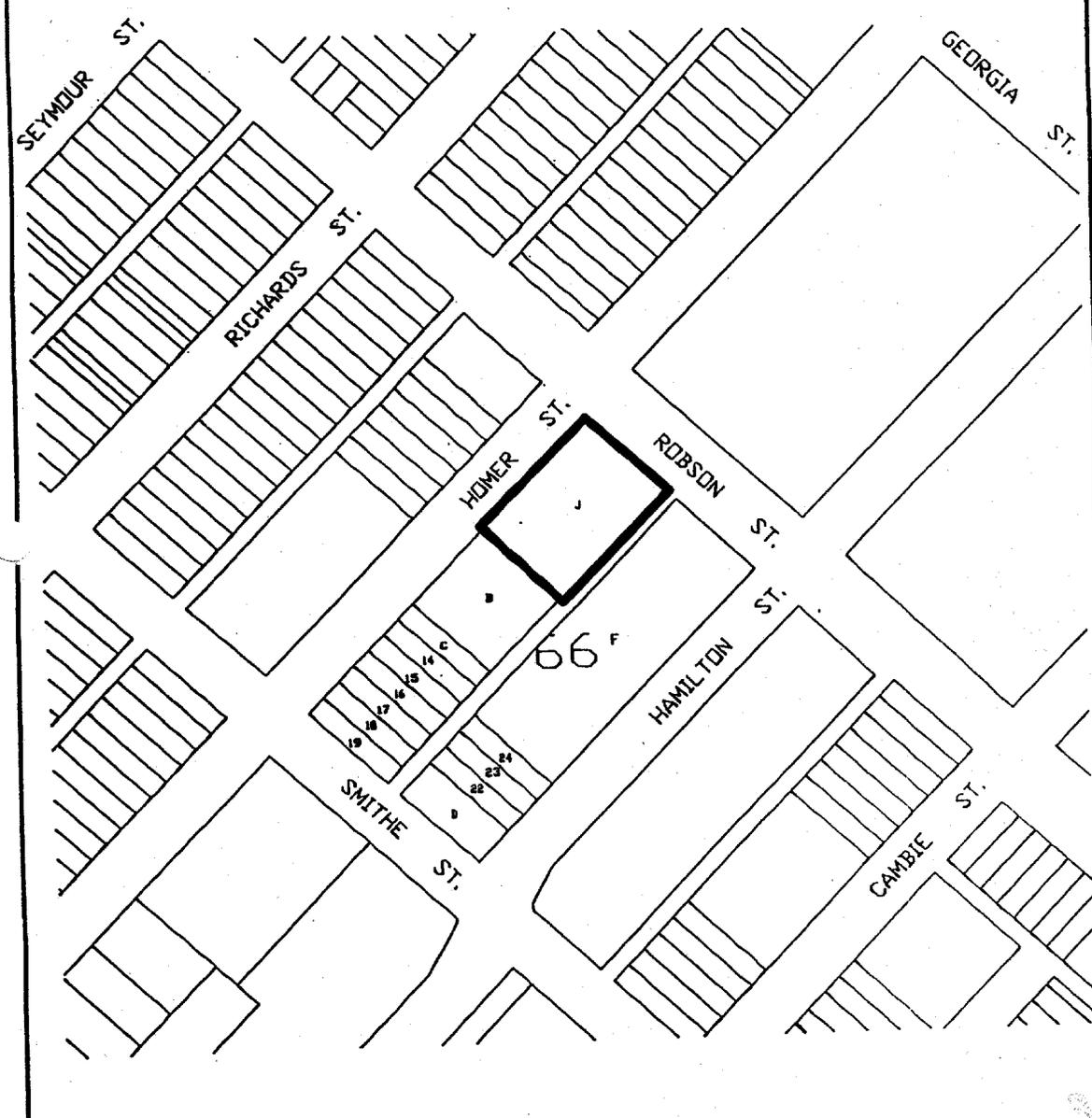
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level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

[7874; 98 04 21]

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. 7551 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-443(a)

RZ 350 Robson Street

City of Vancouver Planning Department

map: 1 of 1

scale: 1:2000



EXCERPT FROM THE MINUTES OF THE SPECIAL COUNCIL MEETING
(PUBLIC HEARING) OF JUNE 29, 1995

5. 350 ROBSON STREET (Lots 1-7, Block 66, D.L. 541, Plan 210)

An application by Hamilton Doyle, Architects, was considered as follows:

The proposed rezoning from DD Downtown District to CD-1 Comprehensive Development District, would:

- permit a 97 unit, 16-storey multiple dwelling development, with grade level and second storey commercial uses;
- limit maximum density to floor space ratio 5.00;
- limit maximum height to 49.0 m (161 ft.);
- provide 122 underground parking spaces; and
- require amendment to the Sign By-law, and possible consequential amendments.

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

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Hamilton Doyle Architects and stamped "Received City Planning Department, August 3, 1994", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - (i) design development to improve livability of dwelling units on 3rd to 6th floors facing the office building to the south;
 - (ii) parking access to be from the lane only, with consequent adjustments to the residential lobby;
 - (iii) design development to delete the internal "mall" and internal retail shops to provide full depth retail shops fronting directly on Robson Street;

(Note to Applicant: Experience has shown internal malls of this size are not successful from a retail standpoint, generate security problems and diminish the vitality of street-fronting retail. Developing full depth retail shops that take full advantage of the street frontage should be investigated.)

Cont'd

Clause No. 5 cont'd

- (iv) design of Homer Street commercial units to maintain the option to be converted to live/work space;
- (v) design development in response to the Library Square guidelines and comments of the Urban Design Panel to create a stronger architectural statement at this prominent location that better responds and contributes to the character of Library Square;
- (vi) design development to maximize informal surveillance and sight lines and eliminate or minimize hidden areas and alcoves along the street and lane frontages to improve safety and security;

(Note to Applicant: The loading and garbage areas should be securable at night. The security of the commercial elevator on Homer Street should be reviewed. The deeply recessed "mall" entrance at the Robson/lane corner present several safety concerns.)

- (vii) design development to Robson Street sidewalk and street trees to conform to Library Square Public Realm treatment;
 - (viii) provision of garbage and recycling facilities to the satisfaction of the City Engineer;
 - (ix) provision of Downtown South Streetscape design elements on Homer Street frontage, to include at minimum, tree grates and metal work consistent with these guidelines; and
 - (x) the applicant is advised that the provision of bicycle parking will have to comply with the Bicycle Parking Guidelines.
- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall;
- (i) consolidate Lots 1-7, Block 66, D.L. 541, Plan 210;
 - (ii) make arrangements to the satisfaction of the City Engineer for dedication of the portion of the site affected by the Robson Street Building Line (7 ft.);

Cont'd

Clause No. 5 cont'd

- (iii) make arrangements for all electrical and telephone services to be underground within and adjacent the site from the closest existing suitable service point;
- (iv) execute a legal agreement satisfactory to the Director of Legal Services providing that owners will not discriminate against families with children in the sale of their property;
- (v) obtain and submit to the City a letter from the B.C. Ministry of Environment indicating that a soils analysis site characterization has been completed by a professional recognized in this field; and provide a legal agreement (which may be registered against the property, at the discretion of the Director of Legal Services), in consultation with appropriate Department Heads, indemnifying the City against any liability which may be incurred by the City as a result of any contamination present on the site and providing a program of remediation as may be deemed necessary and approved by the B.C. Ministry of Environment, in a sequence of steps to be prescribed, monitored and certified complete by such a professional and approved by the Ministry; and
- (vi) make arrangements to the satisfaction of the City Engineer for provision of streetscape improvements in accordance with Library Square guidelines applicable to Robson Street and Downtown South Streetscape guidelines for Homer Street, to include reconstruction of curbs, and sidewalks.

Staff Opening Comments:

Mr. Tom Phipps, Planner, advised this site is on the southeast corner of Robson Street and Homer Street. It is an area of the Downtown District which permits 5.0 floor space ratio in total, of which 3.0 FSR can be for residential use. This zoning also permits a building height up to a maximum of 300 feet.

This area falls within the library precinct. The applicant proposes to increase the permissible residential density to 3.96 FSR and lower the commercial density to 1.04 FSR.

Cont'd

Clause No. 5 cont'd

Mr. Phipps advised this application has undergone extensive negotiations to eliminate the shadowing on the Library Square Plaza in the midday period. The height of the building has been reduced to sixteen storeys and the massing of the tower has been shifted as far west and south as possible. As well, the upper storeys from the twelfth to the sixteenth storeys have been stepped back. This application will retain retail continuity along Robson Street.

Applicant Opening Comments:

Mr. Gerald Hamilton, applicant, advised they have worked with City staff to reach this agreement and have done everything asked of them. The applicant has tried to comply with the guidelines in the Library Precinct, and has agreed to shift the building in order to accommodate these guidelines.

Summary of Correspondence:

A review of the correspondence indicated one petition containing 46 names was received opposing the application.

Speakers:

Mr. David Pritchard, 800 block Homer Street, expressed disappointment that building heights are not lower around the Library Precinct.

Council Decision:

MOVED by Cllr. Price,
THAT the application be approved subject to the conditions as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

EXCERPT FROM THE MINUTES OF THE SPECIAL COUNCIL MEETING
(PUBLIC HEARING) OF JUNE 29, 1995

6. TEXT AMENDMENT, VARIOUS RM SCHEDULES (Rate of Change)

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

The proposed text amendment to various RM Multiple Dwelling District Zoning schedules of the Zoning and Development By-law would simplify administration of "Rate of Change" provisions by delegating specific approval authority from Council to the Development Permit Board.

The Associate Director of Planning, Land Use and Development Division, recommended approval of 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.

Council Decision:

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

- CARRIED

(Councillors Kwan and Sullivan opposed).

EXCERPT FROM THE MINUTES OF THE SPECIAL COUNCIL MEETING
(PUBLIC HEARING) OF JUNE 29, 1995

7. TEXT AMENDMENT, SECTION 10.12 (Demolition of Nuisance Buildings)

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

The proposed text amendment to Section 10.12 (Demolition of Building) of the Zoning and Development By-law would enable Council to exempt a site from "demolition delay" provisions where, in the opinion of Council, such provisions forestall the demolition of a building that is a nuisance.

The Associate Director of Planning, Land Use and Development Division, recommended approval of 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.

Council Decision:

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

- CARRIED UNANIMOUSLY

350 Robson Street

BY-LAW NO. 7551

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-443(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. Uses

2.1 The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(346), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Dwelling Units,
- (b) Billiard Hall,
- (c) Bowling Alley,
- (d) Club,
- (e) Fitness Centre,
- (f) Hall,
- (g) Office Uses,
- (h) Retail Uses, except Vehicle Dealer,
- (i) Services Uses, except Auction Hall, Catering Establishment, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Photofinishing or Photography Laboratory, Repair Shop - Class A, Restaurant - Drive-in, Sign Painting Shop,
- (j) Theatre, and
- (k) Accessory Uses customarily ancillary to the above uses.

2.2 Conditions of Use

Only retail uses and services uses, but not including a cabaret, will be permitted on a floor having an elevation within 2.0 m of street grade fronting Robson Street, except that an entrance for a cultural or recreational use may be permitted if the Director of Planning is satisfied that pedestrian interest is maintained, but the entrance cannot be larger than the average of the widths of the individual store fronts.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 5.00, of which cultural and recreational, office, retail and service uses must not exceed a maximum floor space ratio of 1.04. For the purposes of computing floor space ratio, the site shall be all parcels covered by this By-law, and is deemed to be 1950.9 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 The following will be included in the computation of floor space ratio:

- (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.

3.3 The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies, 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 percent of the provided residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs or walls;
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) elevator shafts, lockers, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;
- (e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space or 1 000 m², whichever is less; and

(f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit.

3.4 The Director of Planning may permit the following to be excluded in the computation of floor space 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, and provided further that the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided.

4. Height

The maximum building height measured above the base surface is 49.0 m.

5. Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that parking must be provided for residential units at a minimum of 0.4 spaces per unit plus an additional 1.0 space per 100 m² of gross floor area to a maximum of 0.6 spaces per unit plus an additional 1.0 space per 100 m². Non-residential parking must be provided as per Area III standards (Section 4.3.1 of the Parking By-law).

6. 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 will 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 will be defined simply as noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

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

DONE AND PASSED in open Council this 2nd day of
April , 1996.

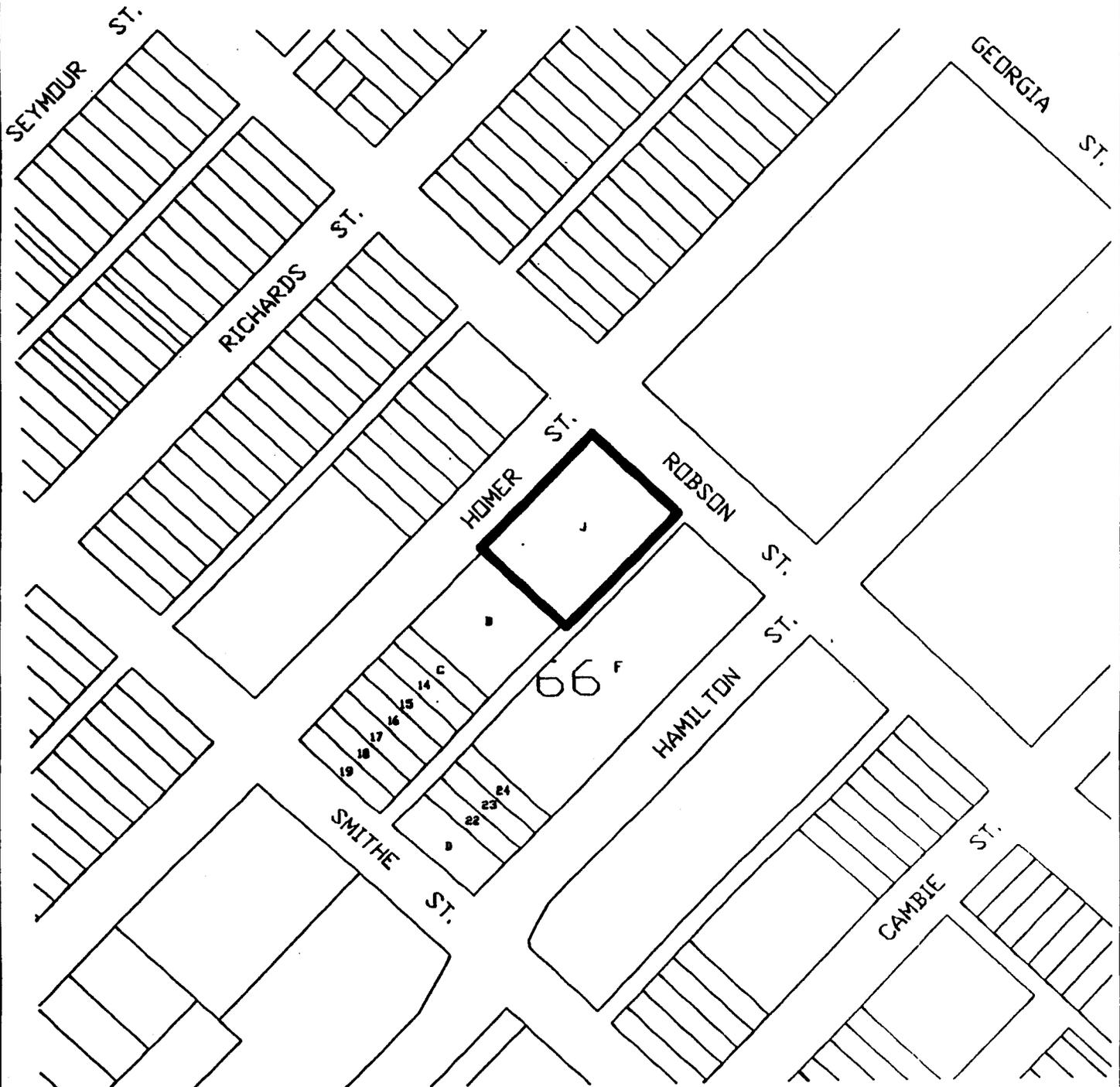
"(signed) Philip W. Owen"
Mayor

"(signed) Dennis W. Back"
Deputy 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 2nd day of April 1996, and numbered 7551.

CITY CLERK"

BY-LAW No. 7551 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-443(a)

RZ 350 Robson Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



BY-LAW NO. 7557

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

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 the
following:

"350 Robson St.	✓ CD-1(346)	7551 B-(DD)
2897 West 41st Ave.	CD-1(347)	7552 B(C-1)
34 West Pender St.	CD-1(348)	7556 C(HA-1)"

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

DONE AND PASSED in open Council this 7th day of
May, 1996.

"(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 7th day of May
1996, and numbered 7557.

CITY CLERK"

Miscellaneous Text (CD-1)

BY-LAW NO. 7874

(2/10)
A By-law to amend By-laws No.
6744, 7522, 7531, 7551, 7556, 7601,
7654, 7655, 7677, 7681, and 7682, 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 by deleting section 9.3 and by renumbering section 9.4 as section 9.3.
2. By-laws No. 7531 and 7556 are each amended by deleting section 3.4, and substituting the following:
 - "3.4 The Director of Planning may permit the following to be excluded in the computation of floor space 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."
3. By-law No. 7551 is amended in section 3.4, and By-laws No. 7654, 7677 and 7681 are each amended in section 5.4, by deleting clause (a) and substituting the following new clause (a):

"(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."

4. By-laws No. 7522, 7531, 7551 and 7556 are each amended in section 6, By-law No. 7601 is amended in section 8, By-law No. 7655 is amended in section 7, By-laws No. 7677 and 7681 are each amended in section 10, and By-law No. 7682 is amended in section 11, in each case by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

5. By-law No. 7654 is further amended in section 8 by deleting the words "common use roof decks and patios" from the left column and the corresponding number "55" from the right column.

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

DONE AND PASSED in open Council this 21st day of April
1998.

(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 21st day of April 1998, and numbered 7874.

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)