

City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (361)

245 Alexander Street

By-law No. 7652

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

Effective November 5, 1996

(Amended up to and including By-law No. 8513, dated July 9, 2002)

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 (361), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are

- (a) Artist Studio, subject to the provisions of section 11.18 of the Zoning and Development By-law,
- (b) General Office,
- (c) Manufacturing Uses,
- (d) Residential Unit associated with and forming an integral part of an Artist Studio, which Residential Unit use will be in an “activity zone” as defined in the Noise Control By-law, and, as a result, will be subject to the noise level permitted in an industrial zone, subject to the provisions of section 11.19 of the Zoning and Development By-law, [8513; 02 07 09]
- (e) Residential Unit associated with the following industrial uses: Bakery Products Manufacturing; Brewing or Distilling; Clothing Manufacturing; Dairy Products Manufacturing; Electrical Products or Appliances Manufacturing; Food or Beverage Products Manufacturing - Class B; Furniture or Fixtures Manufacturing; Jewellery Manufacturing; Leather Products Manufacturing; Metal Products Manufacturing - Class B; Miscellaneous Products Manufacturing - Class B; Non-Metallic Mineral Products Manufacturing - Class A; Non-Metallic Mineral Products Manufacturing - Class B; Paper Products Manufacturing; Photofinishing and Photography Laboratory; Plastic Products Manufacturing; Printing or Publishing; Shoes or Boots Manufacturing; Software Manufacturing; Textiles or Knit Goods Manufacturing; Tobacco Products Manufacturing; Wood Products Manufacturing - Class B; Storage Warehouse; Courier Depot; Radiocommunication Station; Wholesaling - Class A; Wholesaling - Class B which Residential Unit use will be in an “activity zone” as defined in the Noise Control By-law, and, as a result, will be subject to the noise level permitted in an industrial zone, [8513; 02 07 09]
- (f) Retail Uses,
- (g) Service Uses,
- (h) Transportation and Storage Uses,
- (i) Utility and Communications Uses,
- (j) Wholesale Uses, and
- (k) Accessory Uses customarily ancillary to the above uses. [8424; 02 01 22]

2.2 Ground floor uses shall be limited to Artist Studio - Class B, Residential unit associated with Artist Studio - Class B or with industrial uses listed in section 2.1(e), General Office, Manufacturing Uses, Retail Uses, Service Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses, and Accessory Uses customarily ancillary to the above uses. [8513; 02 07 09]

2.3 A residential unit associated with an industrial use shall be a minimum size of 29.7 m² except that where the combined residential and industrial units are greater than 59.4 m², a residential unit associated with an industrial use shall be a maximum size of 50% of the total combined residential and industrial unit area to a maximum of 125 m².

2.4 No more than 2 persons can occupy a residential unit associated with an industrial use.

2.5 No use listed in section 2.1 shall be carried on other than wholly within a completely enclosed building, except for parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing. [8424; 02 01 22]

3 Floor Space Ratio and Floor Space Area

3.1 The floor space ratio must not exceed 4.50 and, for the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 3 424 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, both above and below the base surface, to be measured to the extreme outer limits of the building;
- (b) common workshop areas, including music room, kiln room, woodworking shop, metalworking shop, photographic darkroom, spray painting room and similar workshop areas, except where space is provided below the base surface; and
- (c) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (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;
- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and 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 from floor space ratio calculation;
- (d) storage space associated with an artist studio where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio; and
- (e) amenity areas for residents, including day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total of 10 percent of the total building floor area;
- (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. [8169; 00 03 14]

3.4 The floor area for General Office and Retail Uses and for all Service Uses except Laboratory, Laundry or Cleaning Plant, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class A, School - Vocational or Trade and Sign Painting Shop, must not exceed 250 m².

4 Height

The maximum building height, measured above the base surface is 32.3 m.

5 Off-Street Parking and Loading

5.1 Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:

- (a) a minimum of one parking space for every artist studio of 75 m² or less of gross floor area and 1.3 parking spaces for every artist studio over 75 m² of gross floor area, and one additional parking space for every 12 artist studios on sites with 12 or more artist studios, must be provided;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7652 or provides an explanatory note.*

- (b) for a residential unit associated with an industrial use (an "industrial work/live unit") a minimum of one parking space for every industrial work/live unit of 75 m² or less of gross floor area, 1.3 parking spaces for every industrial live/work unit over 75 m² but less than 121 m² of gross floor area, and one parking space per 93 m² of gross floor area for every industrial work/live unit of 121 m² gross floor area or larger, and one additional space for every 12 industrial work/live units on sites with 12 or more industrial work/live units, must be provided;
- (c) for a residential unit associated with an industrial use a minimum of 0.75 Class A bicycle spaces for every residential unit must be provided. [8424; 01 02 22]

5.2 The Director of Planning may relax the number of required off-street parking spaces if literal enforcement would result in unnecessary hardship relating to the provision of assured non-market rental artist studios, provided that a minimum of one parking space shall be provided for every two artist studios.

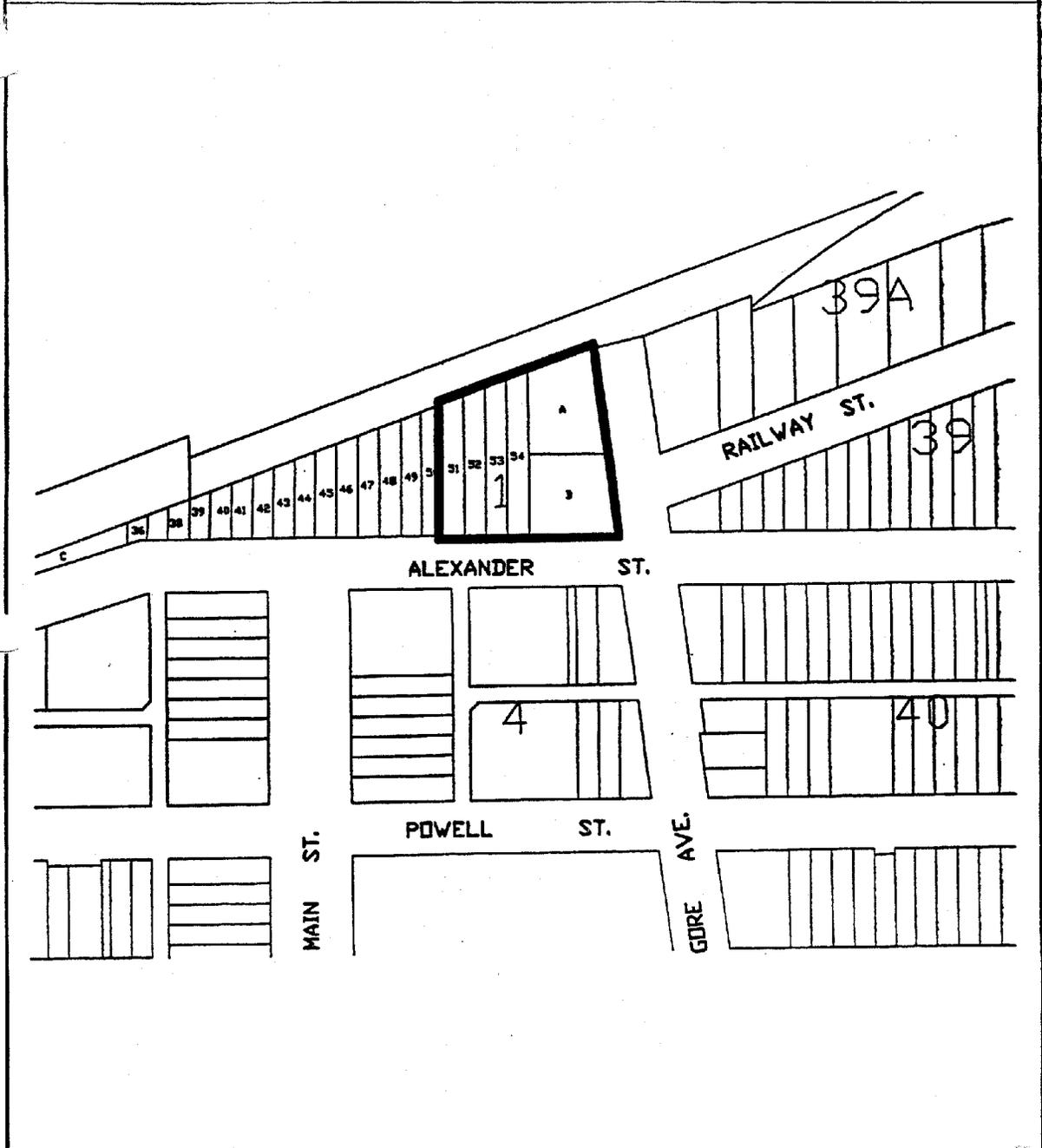
6 Acoustics

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 Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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. 7652 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black () is rezoned:
From **M-2** To **CD-1**

Z-456(c)

RZ 245-295 Alexander Street

City of Vancouver Planning Department

map: 1 of 1

scale: 1:2000



2. Rezoning: 245-295 Alexander Street

An application by Soren Rasmussen, Chandler Rasmussen Architects, was considered as follows:

The proposed rezoning from M-2 Industrial District to CD-1 Comprehensive Development District would permit a mixed-use development containing one storey for industrial uses at grade and 153 artist 'live/work' studios in six storeys above. Twenty-two (22) of the studios are intended to be assured affordable rental studios for low-income working artists. Loading and underground parking would have access from Gore Avenue. The floor space ratio of the proposed development would be 4.6.

The Director of Land Use and Development recommended approval of the application, 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, in revised plans generally as prepared by Chandler Rasmussen Architects Inc. and stamped "Received City Planning Department, April 10, 1996", 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 the functionality of the artist studios and the building's common facilities, including but not limited to the provision of:
 - (1) additional common workshop areas, such as music room, wood shop, metal shop and painting studio, these areas to be suitably sound-proofed and ventilated;
 - (2) maximize the opportunity for combining workshop space in a large multi-purpose room with movable partitions;
 - (3) extra-wide doors, over-size elevators, and corridor dimensions which enable large or heavy works of art or art materials to be easily moved between the loading area, storage spaces and studios;

cont'd....

Clause No. 2 (cont'd)

- (4) adequate acoustic measures, ventilation, plumbing and electrical service in every studio to facilitate high-impact art production;
 - (5) additional storage space, separate from the studios, to provide adequate space for the storage of art materials and works of art; and
 - (6) gardening and/or amenity areas on the rooftops.
- ii) Further design development to respond to previous Urban Design Panel advice, subject to further review by the Urban Design Panel at the development application stage, including but not limited to the provision of:
- (1) durable exterior materials suitable to the area, such as brick, on the lower storeys;
 - (2) more transparency and contemporary industrial appearance on the upper storeys;
 - (3) more consistency of design between the south and east elevations;
 - (4) design and amenity of the rooftop court; and
 - (5) improved layout of the smaller studios to increase the livability of their associated residential space.
- iii) Implement principles of crime prevention through environmental design (CPTED), through measures such as the following:
- (1) reduce or remove all exit alcoves at grade;
 - (2) reduce opportunity for break-and-enter and mischief on roof decks;
 - (3) clarify internal access from artist studios to common amenity areas and workshops;
 - (4) provide a comprehensive security plan;
 - (5) reduce opportunities for graffiti on blank walls;
 - (6) provide a locked overhead gate and doors, possibly with electronic access, to loading and garbage areas;

cont'd....

Clause No. 2 (cont'd)

- (7) provide adequate lighting to all areas to reduce mischief opportunities and fear; and
- (8) paint parking area walls, ceilings and utility pipes white to reduce fear.

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

- i) Execute an agreement, to the satisfaction of the Director of Legal Services and the Manager of the Housing Centre, by which 22 artist 'live/work' studios, or 1 312 m² (14,125 sq. ft.) of floor area, plus 11 parking spaces, shall be conveyed to the City at no cost to the City, such studios to provide non-market, rental 'live/work' space for low-income working artists. Such agreement may allow for the transfer of all or a portion of these studios to a City agency or City-designated co-op.
- ii) Execute and register against property title of all strata units a restrictive covenant, satisfactory to the Director of Legal Services and the Director of Land Use and Development, providing that owners, including eventual strata lot owners and the strata corporation(s), acknowledge and accept:
 - (1) that the building is located near a heavy industrial district (M-2) in which industrial activities, including rail and port operations, have primacy of use;
 - (2) that nearby industrial activities should not be subject to complaints or legal actions, directly or indirectly, for any operating characteristics and environmental impacts which conform to the relevant regulations, including noise, odours, light, vibrations, and 24-hour operations; and
 - (3) that they have a duty to forewarn all prospective studio occupants, both purchasers and tenants, of (1) and (2) above;
- iii) Make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the provision of:

cont'd....

Clause No. 2 (cont'd)

- (1) curb, gutter and sidewalk on the west side of Gore Avenue and north side of Alexander Street abutting the site, and asphalt pavement for half the street width on Gore Avenue from Alexander Street to the lane north;
- (2) street trees adjacent the site;
- (3) consolidation of the site; and
- (4) the undergrounding of all utilities from the closest existing suitable service point.

Also before Council was a memorandum from Rick Scobie, Director of Land Use and Development, dated August 1, 1996, which provided additional staff advice concerning the draft CD-1 By-law and approval conditions for this proposed rezoning.

The draft By-law presents for Consideration in Section 5 a choice between "old" and "new" parking requirements for Artist Studios. Staff now recommend the new parking requirement. Also, the memorandum recommended that the term "affordable" in section 5.2 be replaced by "non-market". The following changes were recommended:

"THAT, the draft CD-1 by-law be amended

- a) by deleting the first occurrence of Section 5.1 and 5.2 and also the word 'OR' which follows; and
- b) by substituting 'non-market' for 'affordable' in Section 5.2."

The memorandum also contained the following proposed amendment to the condition of approval relating to safeguarding surrounding industry from complaints, interference, etc., from the proposed non-industrial uses on this industrial site:

"THAT Condition c(ii) be replaced by the following:

(THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:) Execute and register against property title a legal agreement, satisfactory to the Director of Legal Services and the Director of Land Use and Development, providing that the registered property owner grants to surrounding properties in the M-2 Heavy Industrial District, including rail and port lands, freedom to cause any nuisance on the subject sites as may result from industrial

cont'd....

Clause No. 2 (cont'd)

activities complying with the Zoning and Development By-law and all other pertinent regulations, such nuisances to include noise, odours, fumes, dust, light, vibrations, and related impacts at any time of day or night."

Staff Opening Comments

Mr. Phil Mondor, Planner, advised this application pre-dates Council adoption of the Industrial Lands Strategy in 1995, but the objectives and rezoning criteria in the Strategy have been applied to this application.

Staff have concluded this site has characteristics which make it suitable to consider for non-industrial development and that the proposed artist live/work studios can be supported. Reasons for support include the industrial space which is also proposed, the mitigation measures which are proposed for achieving compatibility with adjoining industry, and the 22-30 affordable, rental studios to be given to the City as a public benefit that would minimize the land value impact of the rezoning.

Applicant Opening Comments

Mr. Paul Mayer, Pemcor Development Corporation, advised multi-storey industrial use is no longer feasible in this area. It is likely that greater industrial use will result from this rezoning, rather from an application made solely on the basis of the existing zoning. In this instance, the industrial use is being subsidized by the artist live/work zoning.

Mr. Mayer stated this application has the unanimous support of the Urban Design Panel, fully meets the parking standards, has design features to mitigate sound and odour problems, and will relate well to the surrounding neighbourhood. Also, this application will eliminate an obsolete building and improve security in the neighbourhood.

In terms of public benefits, the applicant will transfer 22-30 units to the City, a City agency or a City-designated co-op, for the provision of affordable, rental live/work studios to low-income working artists.

The applicant also submitted for Council's information, copies of letters of support received for this application (on file in City Clerk's Office).

cont'd....

Clause No. 2 (cont'd)

Summary of Correspondence

A review of the correspondence on this application indicated the following:

- . 17 letters in favour of the application;
- . 9 letters opposing the application;
- . letter supporting residential development in the area, and requesting that zoning reflect the residential character of the area.

Speakers

Mayor Owen called for speakers for and against the application. The following spoke in favour of the application before Council:

- . Bill Rennie, Artists for Creative Environments Society
(brief on file)
- . Geoff Burgess, 6200 Block MacDonald Street
- . Joseph Thibault, 300 Block Jackson Street
- . Roger Bayley, Gastown Business Improvement Association
- . Jon Stovell, Reliance Holdings Limited.

The foregoing favoured the application based on one or more of the following grounds:

- . The developer should be commended for providing a communal workshop, which will attract real artists to the development;
- . The provision of 22 affordable, rental studios is a significant public benefit which should be supported;
- . Council should accept the eight additional affordable, rental studios proposed by the developer;
- . This application will support the retention of some industrial uses on this site, which is an improvement over the existing situation;
- . This application will result in the rejuvenation of the precinct, and re-establish a sense of value in this area.

cont'd....

Clause No. 2 (cont'd)

The following speakers opposed the application on the grounds that it will negatively impact the people and services currently in the area:

- . Jeff Summers, 500 Block East Hastings Street
- . Eldon Jones, Unit Block, East Hastings Street
- . Barb Daniels, Downtown Eastside Residents Association
(brief on file)
- . Muggs Sigurgeirson, Carnegie Community Centre
- . Jim Ford, 300 Block, Alexander Street

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

- . The ongoing creep of condos into this area is resulting in gentrification, with the result that existing residents will be forced out;
- . There is already tension in Gastown between condo owners and the surrounding community. Private security is now in place on Water Street, which is aimed at residents of the Downtown Eastside;
- . The disadvantages associated with 153 condo owners will outweigh the advantages associated with 22 affordable, rental units. Condo owners are more likely to complain about existing social services;
- . The staff report fails to address the social and community impacts of this development;
- . The single room occupancy stock is not secure.

The following speakers opposed the application on the basis it will have a negative impact on adjacent industry:

- . James Crandles, Vancouver Port Corporation
(brief on file)
- . Jim Phillipson, Tymac Launch, (brief on file)

The foregoing speakers reiterated many of issues raised by industry representatives in the first agenda item, relating to 303 Railway Street. Concern was expressed that increased residential development will place pressure on the existing industrial base, and eventually force industrial users out of the area. Comments were also made that this rezoning will increase property values in the area, thus increasing the rents of industrial users.

cont'd....

Clause No. 2 (cont'd)

Applicant Closing Comments

Mr. Paul Mayer stated the application meets the City's industrial land policies, addresses social housing policies, has a neutral land value, provides 22-30 affordable, rental artist live/work studios as a public benefit, and has significant neighbourhood support.

Staff Closing Comments

Responding to a question from a member of Council, Mr. Kolvane Yuh, Real Estate Services, advised the potential land value impact of rezoning is neutralized by providing a public benefit on the site, in the form of 22 affordable, rental units.

Council Discussion

During discussion of this application, a member of Council stated the belief that given the background of this application, approval should not be seen as a precedent setting for future applications.

MOVED by Cllr. Bellamy,

THAT the application be approved, subject to the conditions as set out in this minute of the Public Hearing, and subject to the amendments proposed in the memorandum from Rick Scobie dated August 1, 1996, and set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Rezoning: 705 West Broadway (Holiday Inn)

An application by Brook Development Planning Inc., was considered as follows:

The proposed rezoning from C-3A Commercial District to CD-1 Comprehensive Development District would permit retention of the existing Holiday Inn building, and development of a four-storey multiple dwelling on the 8th Avenue parking lot. The rezoning would increase allowable density on this site which has already been fully used by the hotel building. The applicant proposes to include a 232.3m²(2,500 sq.ft.) multi-purpose space for community use, with access from West 8th Avenue.

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BY-LAW NO. 7652

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-456(c) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed therein, 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 (361), 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) Artist Studio, subject to the provisions of section 11.18 of the Zoning and Development By-law,
- (b) General Office,
- (c) Manufacturing Uses,
- (d) Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of the Zoning and Development By-law,
- (e) Retail Uses,
- (f) Service Uses,

- (g) Transportation and Storage Uses,
- (h) Utility and Communications Uses,
- (i) Wholesale Uses, and
- (j) Accessory Uses customarily ancillary to the above uses.

2.2 No use listed in section 2.1 shall be carried on other than wholly within a completely enclosed building, except for parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

3. Floor Space Ratio and Floor Space Area

3.1 The floor space ratio must not exceed 4.50 and, for the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 3 424 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, both above and below the base surface, to be measured to the extreme outer limits of the building;
- (b) common workshop areas, including music room, kiln room, woodworking shop, metalworking shop, photographic darkroom, spraypainting room and similar workshop areas, except where space is provided below the base surface; and
- (c) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (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:

- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and 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 off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio calculation;
- (d) storage space associated with an artist studio where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio; and
- (e) amenity areas for residents, including day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total of 10 percent of the total building floor area.

3.4 The floor area for General Office and Retail Uses and for all Service Uses except Laboratory, Laundry or Cleaning Plant, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class A, School - Vocational or Trade and Sign Painting Shop, must not exceed 250 m².

4. Height

The maximum building height measured above the base surface is 32.3 m.

5. Off-Street Parking and Loading

5.1 Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of one parking space for every studio of 75 m² or less of gross floor area, 1.3 parking spaces for every studio over 75 m² of gross floor area and one additional parking space per 12 studios on sites with 12 or more studios must be provided.

5.2 The Director of Planning may relax the number of required off-street parking spaces if literal enforcement would result in unnecessary hardship

relating to the provision of assured non-market rental artist studios, provided that a minimum of one parking space shall be provided for every two artist studios.

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, including noise from sources both outside and within the building but not the subject artist studio, in those portions of the residential unit associated with an artist studio 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 RESIDENTIAL UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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

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

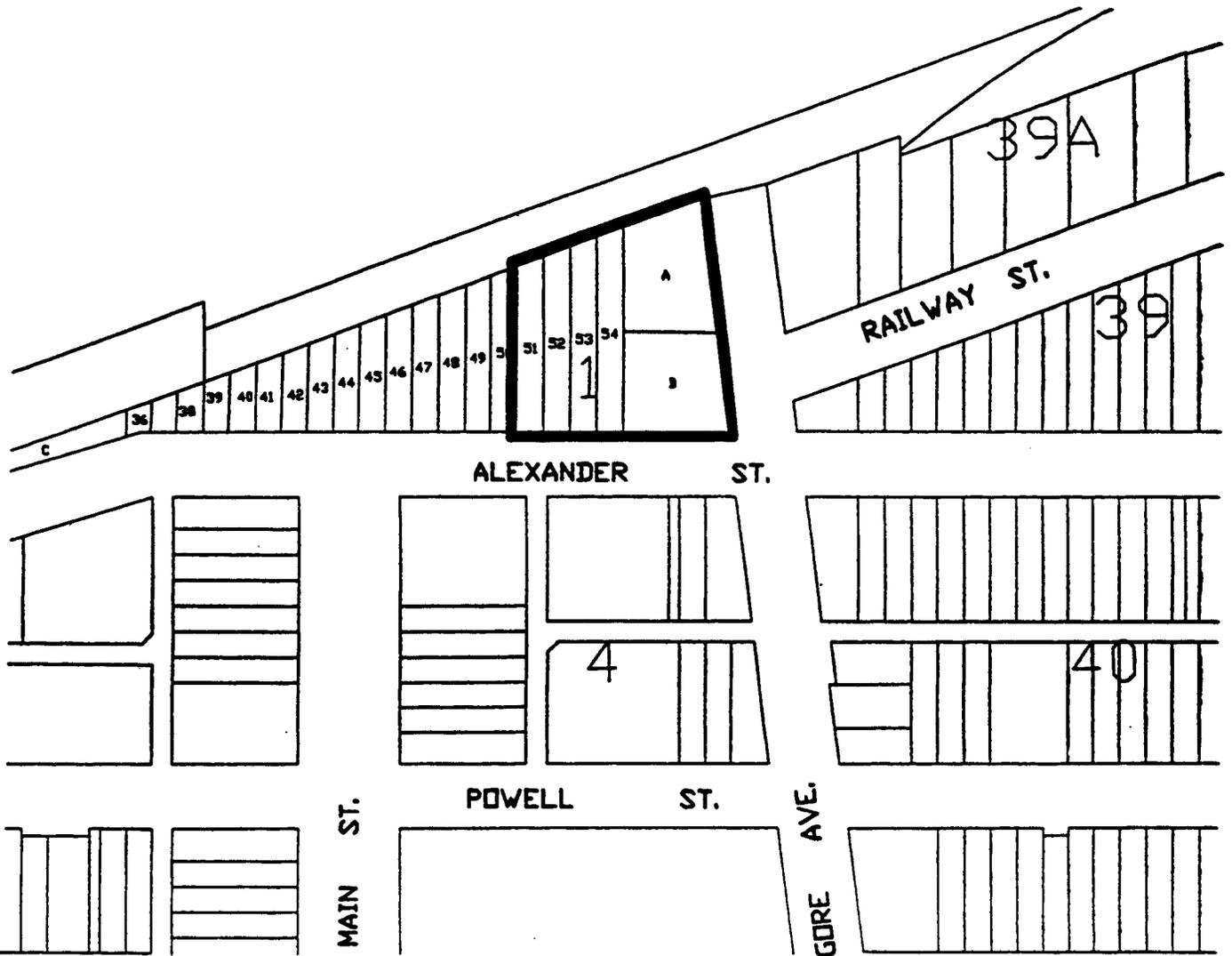
"(signed) Philip W. Owen"
Mayor

"(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 7652.

City Clerk"

BY-LAW No. 7652 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black () is rezoned:
From **M-2** To **CD-1**

Z-456(c)

RZ 245-295 Alexander Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



BY-LAW NO. ~~7667~~

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:

"5104-5156 Joyce St.	CD-1(352)	7639	B(C-2C)
303 Railway Ave.	CD-1(354)	7645	B(M-2)
2725 Arbutus St.	CD-1(357)	7654	B(C-2C)
705 West Broadway	CD-1(358)	7648	B(C-3A)
✓245-295 Alexander St.	CD-1(361)	7652	B(M-2)"

2. 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
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 26th day of November 1996, and numbered 7667.

CITY CLERK"

BY-LAWS (CONT'D)

- 8. A By-law to amend By-law No. 6510,
being the Sign By-law
(Sign By-law - Various Sites)

MOVED by Cllr. Price,
SECONDED by Cllr. Chiavario,
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. Chiavario,
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

- 9. A By-law to Designate Heritage
Property, and to amend By-law No.
4837, being the Heritage By-law
(Designation of 901 Seymour Street)

MOVED by Cllr. Price,
SECONDED by Cllr. Chiavario,
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. Chiavario,
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

A2

ADMINISTRATIVE REPORT

Date: April 1, 1997
Dept. File No. WB
C.C. File: 2604-1

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development: 289 Alexander Street
D.E. 401986 - CD-1 By-law Number 7652
Owner of Development: Pemcor Development Corporation

CD-1 (361)

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 245 Alexander Street (289 Alexander Street being the application address) be generally approved as illustrated in Development Application Number DE401986, prepared by Soren Rasmussen Architects and stamped "Received, City Planning Department, December 19, 1996", 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

Following a Public Hearing on August 1, 1996, City Council approved a rezoning of this site from M-2 Industrial District to Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7652 was enacted on November 5, 1996.

The site is located on the northwest corner of Alexander Street and Gore Avenue. The site and surrounding zoning are shown on the attached Appendix 'A'.

The Director of Planning has recently approved Development Application Number DE401986. 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

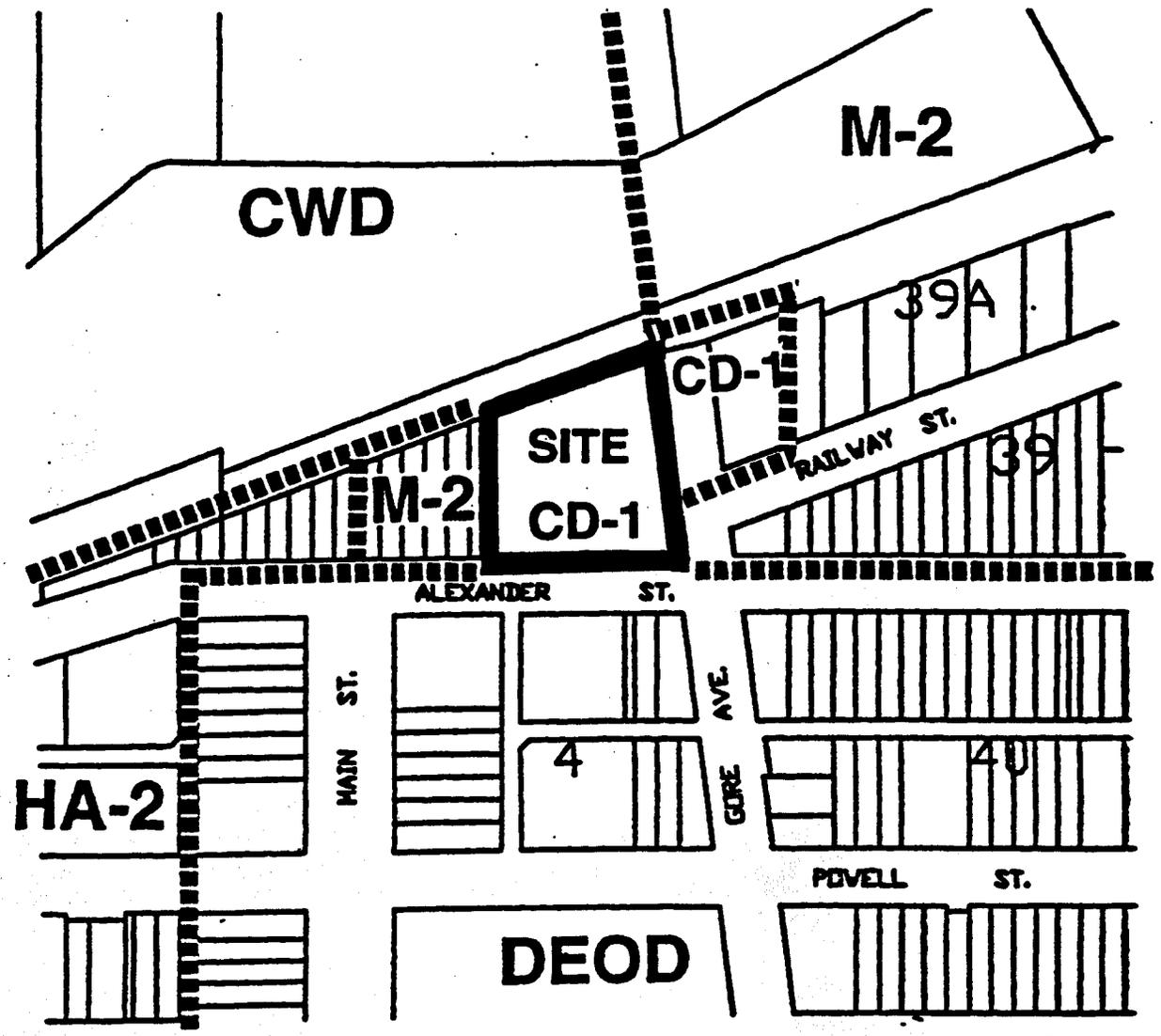
The proposal involves the construction of a mixed-use complex consisting of a six-storey principal building and a one-storey amenity building. The principal building will consist of industrial, retail and service uses on the ground floor and a total of 150 Artist Live/Work studios on the upper floors (22 of which will be assured affordable rental studios for low-income working artists).

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

CONCLUSION

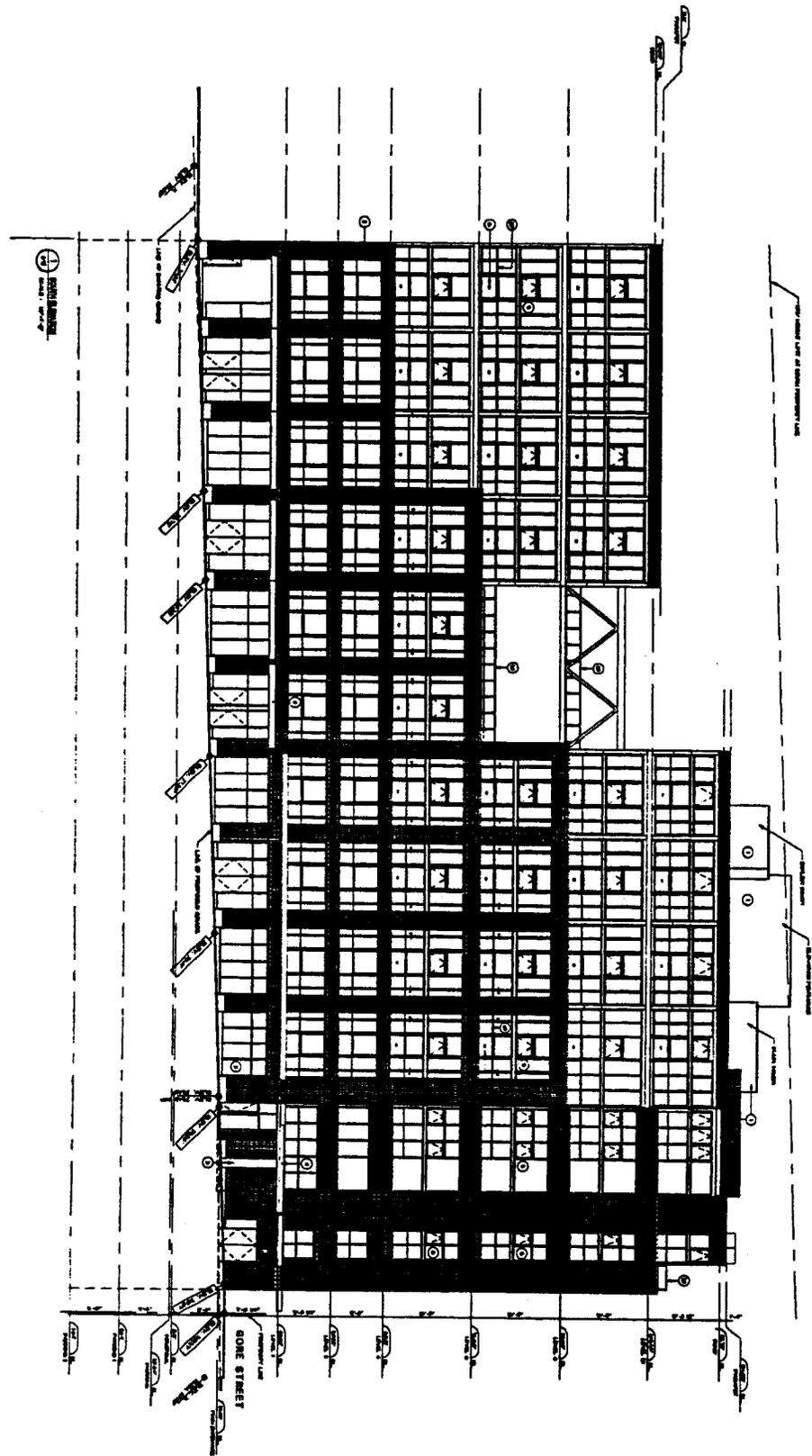
The Director of Planning has approved Development Application Number DE401986, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



----- Zoning Boundary

289 ALEXANDER STREET.	DE401986	Date MAR. 25 1997	↑
City of Vancouver Planning Department		Drawn BP Scale NTS	



- MATERIALS AND FINISHES**
- 1. Concrete
 - 2. Brick
 - 3. Stone
 - 4. Glass
 - 5. Metal
 - 6. Paint
 - 7. Wood
 - 8. Carpet
 - 9. Ceiling
 - 10. Floor
 - 11. Wall
 - 12. Roof
 - 13. Siding
 - 14. Cladding
 - 15. Insulation
 - 16. Foundation
 - 17. Drainage
 - 18. Ventilation
 - 19. Lighting
 - 20. Heating
 - 21. Cooling
 - 22. Electrical
 - 23. Plumbing
 - 24. Mechanical
 - 25. Structural
 - 26. Architectural
 - 27. Landscape
 - 28. Site
 - 29. Access
 - 30. Security
 - 31. Safety
 - 32. Health
 - 33. Environment
 - 34. Sustainability
 - 35. Innovation
 - 36. Quality
 - 37. Durability
 - 38. Performance
 - 39. Efficiency
 - 40. Effectiveness
 - 41. Reliability
 - 42. Consistency
 - 43. Accuracy
 - 44. Precision
 - 45. Detailing
 - 46. Craftsmanship
 - 47. Artistry
 - 48. Creativity
 - 49. Innovation
 - 50. Excellence

NOTES

1. See Section A-14 for details.
2. See Section A-15 for details.
3. See Section A-16 for details.
4. See Section A-17 for details.
5. See Section A-18 for details.
6. See Section A-19 for details.
7. See Section A-20 for details.
8. See Section A-21 for details.
9. See Section A-22 for details.
10. See Section A-23 for details.
11. See Section A-24 for details.
12. See Section A-25 for details.
13. See Section A-26 for details.
14. See Section A-27 for details.
15. See Section A-28 for details.
16. See Section A-29 for details.
17. See Section A-30 for details.
18. See Section A-31 for details.
19. See Section A-32 for details.
20. See Section A-33 for details.
21. See Section A-34 for details.
22. See Section A-35 for details.
23. See Section A-36 for details.
24. See Section A-37 for details.
25. See Section A-38 for details.
26. See Section A-39 for details.
27. See Section A-40 for details.
28. See Section A-41 for details.
29. See Section A-42 for details.
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33. See Section A-46 for details.
34. See Section A-47 for details.
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81. See Section A-94 for details.
82. See Section A-95 for details.
83. See Section A-96 for details.
84. See Section A-97 for details.
85. See Section A-98 for details.
86. See Section A-99 for details.
87. See Section A-100 for details.

PROPOSED DEVELOPER FOR PEARCE DEVELOPMENT CORP.
GORE AVENUE AND ALEXANDER STREET
 280 ALEXANDER STREET, VANCOUVER, B.C.

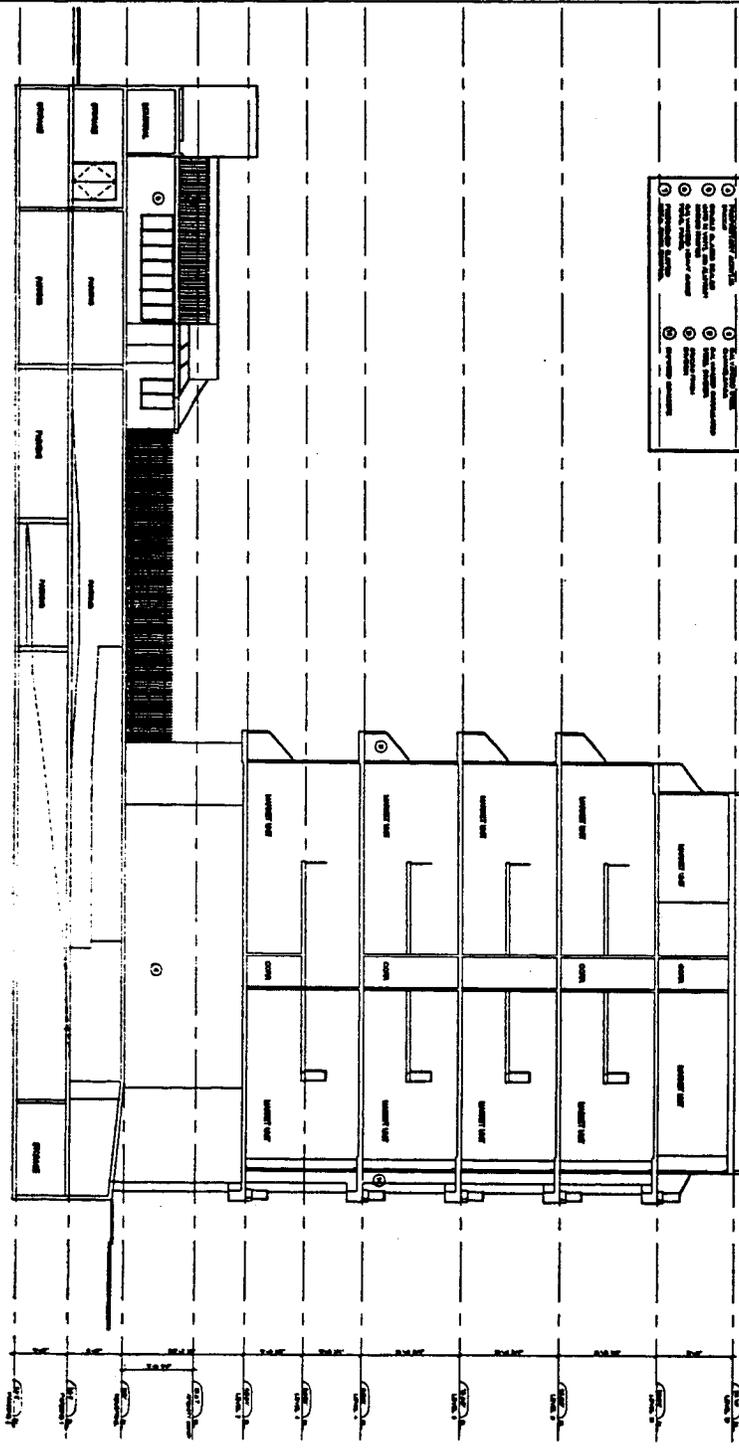
Architect: Peter Dunnington Architects Inc.

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

South Elevation

A-14

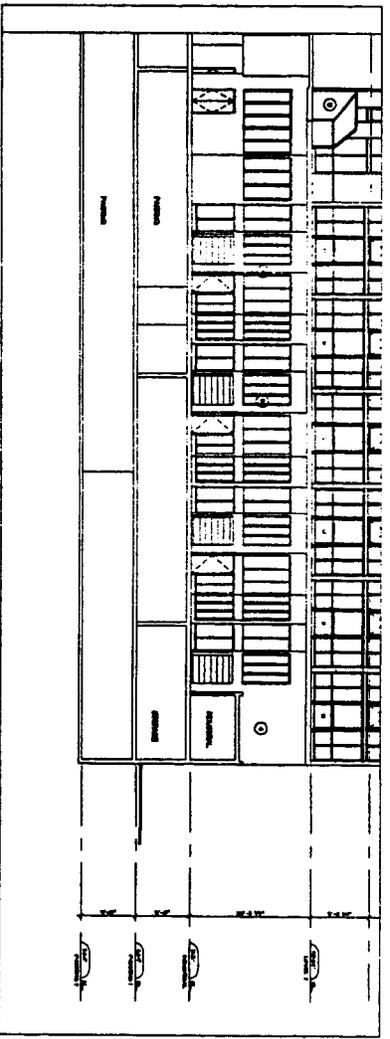
11 PARTIAL ELEVATION - NORTH SIDE - CORE AVENUE



LEGEND

1	GLASS CURTAIN WALL	1	GLASS CURTAIN WALL
2	GLASS CURTAIN WALL	2	GLASS CURTAIN WALL
3	GLASS CURTAIN WALL	3	GLASS CURTAIN WALL
4	GLASS CURTAIN WALL	4	GLASS CURTAIN WALL
5	GLASS CURTAIN WALL	5	GLASS CURTAIN WALL
6	GLASS CURTAIN WALL	6	GLASS CURTAIN WALL
7	GLASS CURTAIN WALL	7	GLASS CURTAIN WALL
8	GLASS CURTAIN WALL	8	GLASS CURTAIN WALL
9	GLASS CURTAIN WALL	9	GLASS CURTAIN WALL
10	GLASS CURTAIN WALL	10	GLASS CURTAIN WALL

11 PARTIAL ELEVATION - SOUTH SIDE - CORE AVENUE



A-19

Partial Elevations Building Section

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Simon Fraser University

PROPOSED DEVELOPMENT FOR
 PRUDER DEVELOPMENT CORP.
CORE AVENUE AND ALEXANDER STREET
 280 ALEXANDER STREET, VANCOUVER, B.C.

NOT TO SCALE

DATE: 11/11/11

CITY MANAGER'S ADMINISTRATIVE REPORTS

- 1. **Strata Title Conversion: 1926-1928 West 15th Avenue**
April 4, 1997

File: 5311-1

MOVED by Cllr. Clarke,

THAT the application to convert the previously-occupied building at 1926-1928 West 15th Avenue (Lot 8, Block 466, D.L. 526, Plan 2983) to strata title ownership be approved in principle, but that pursuant to Section 9(1) of the Condominium Act, the Certificate of Approval (Form 10) shall not be issued unless the following condition has been met within one year of the date of this approval:

Completion of all work required by the City Building Inspector, under the required permits, at no cost to the City, and issuance of an Occupancy Permit, in order that this previously-occupied building substantially complies with all relevant by-laws.

- CARRIED UNANIMOUSLY

- 2. **Form of Development: 289 Alexander Street**
D.E. 401986 - CD-1 By-law Number 7652
Owner of Development: Pemcor Development Corporation
April 1, 1997

CD-1 (361)

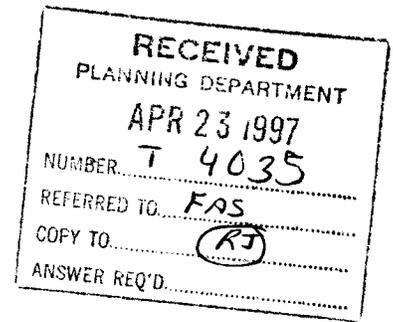
File: 2604-1

MOVED by Cllr. Don Lee,

THAT the approved form of development for the CD-1 zoned site known as 245 Alexander Street (289 Alexander Street being the application address) be generally approved as illustrated in Development Application Number DE401986, prepared by Soren Rasmussen Architects and stamped "Received, City Planning Department, December 19, 1996", 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

CITY OF VANCOUVER



MEMORANDUM

FROM: City Clerk's Office

DATE: April 23, 1997

FILE: 2604-1

TO: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use and Development
Bill Boons, Land Use and Development Division

SUBJECT: Form of Development: 289 Alexander Street
D.E. 401986 - CD-1 By-law Number 7652
Owner of Development: Pemcor Development Corporation

CD-1 (361)

On April 22, 1997, Vancouver City Council approved the following recommendation contained in an April 1, 1997 Administrative Report (A2):

THAT the approved form of development for the CD-1 zoned site known as 245 Alexander Street (289 Alexander Street being the application address) be generally approved as illustrated in Development Application Number DE401986, prepared by Soren Rasmussen Architects and stamped "Received, City Planning Department, December 19, 1996", 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.

COMMITTEE CLERK

SRae:dmy

Letter to: Tim Visser
c/o Soren Rasmussen Architects Inc.
450 - 375 Water Street
Vancouver V6B 5C6

**SPECIAL COUNCIL MEETING
(PUBLIC HEARING)**

DECISIONS

DATE: Thursday, June 13, 2002

TIME: 7:30 p.m.

PLACE: Council Chamber

Third Floor, City Hall

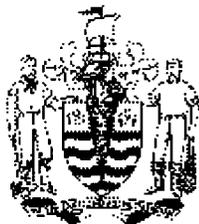
FOR INFORMATION, PLEASE CONTACT TARJA TUOMINEN 604.873.7191

1. TEXT AMENDMENT: 289 Alexander Street

MOVED by Councillor McCormick

THAT the application to amend CD-1 By-law No. 7652 for 289 Alexander Street (Parcel A, DL 196 & 4281, Plan LMS 3818) to allow Residential Unit in conjunction with Artist Studio - Class B in ground floor units and to add a noise warning to the Use section of the CD-1 By-law generally as outlined in Appendix A of the Policy Report dated April 19, 2002, entitled "CD-1 Text Amendment - 289 Alexander Street", be approved.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

JULY 9, 2002

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 9, 2002, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:	Mayor Philip Owen Councillor Fred Bass Councillor Jennifer Clarke Councillor Daniel Lee Councillor Don Lee Councillor Tim Louis Councillor Sandy McCormick Councillor Gordon Price Councillor George Puil *Councillor Sam Sullivan
ABSENT:	Councillor Lynne Kennedy (Leave of Absence)
CITY MANAGER'S OFFICE:	Judy Rogers, City Manager
CITY CLERK'S OFFICE:	Syd Baxter, City Clerk Tarja Tuominen, Meeting Coordinator

* Denotes presence for a portion of the meeting.

PRAYER

The proceedings in the Council Chamber were opened with a prayer read by the City Clerk.

5. A By-law to amend By-law No. 7652 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (289 Alexander Street) (By-law No. 8513)

MOVED by Councillor Don Lee
SECONDED by Councillor 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 Councillor Don Lee
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY
(Councillors Kennedy, Daniel Lee, Price, Puil and the Mayor excused from voting)

289 Alexander Street

BY-LAW NO. 8513

**A By-law to amend By-law No. 7652 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

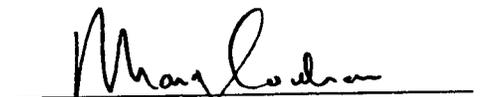
1. This By-law amends the indicated sections of By-law No. 7652.
2. To the end of each of sections 2.1(d) and 2.1(e), in each case before the comma, add:

“, which Residential Unit use will be in an “activity zone” as defined in the Noise Control By-law, and, as a result, will be subject to the noise level permitted in an industrial zone”.
3. To section 2.2, after “associated”, add “with Artist Studio - Class B or”
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 9th day of July, 2002.



Mayor



DEPUTY City Clerk