



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 (365)

301 Jervis Street

By-law No. 7677

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

Effective November 26, 1996

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

Guidelines:

Marina Neighbourhood Sub-area 1B

(301 Jervis Street)

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 **Definitions**

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

Core-need Household means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.

3 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (365), and the only uses permitted within the outlined area, 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:

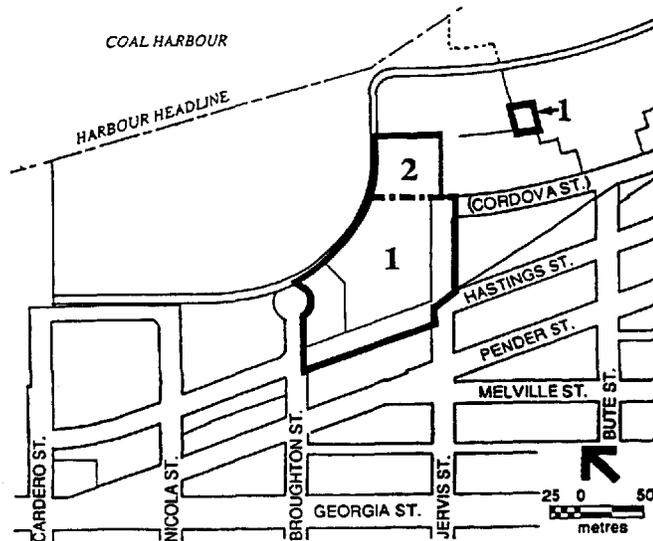
- (a) Dwelling Units, not exceeding 21 951 m² in total gross floor area, provided separately or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 25 units [but not including the units provided under clause (ii) below] must be for family housing, all of which must be designed in accordance with the Council-adopted “High-Density Housing for Families with Children Guidelines”; and
 - (ii) a minimum of 40 units must be provided through government funded programs, targeted for core-need households or for 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 all of which must be designed for family housing consistent with clause (i) above; [8651; 03 03 11]
- (b) Cultural and Recreational Uses;
- (c) Institutional Uses, but not including Detoxification Centre, Hospital and School - University or College;
- (d) Office Uses;
- (e) Parking Uses;
- (f) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (g) Service Uses, but not including Hotel, Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photo Finishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class A, Restaurant - Drive-in, School - Business, School - Vocational or Trade, and Sign Painting Shop; and
- (h) Accessory Uses customarily ancillary to that above uses.

4 **Sub-areas**

The district will comprise 2 sub-areas, approximately as illustrated in Diagram 1 below.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7677 or provides an explanatory note.

Diagram 1



5 Floor Area and Density

5.1 The total floor area for the uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted by section 3 but not listed in Table 1 is not limited by this sub-section 5.1.

Table 1

Use	Maximum Total Floor Area
Residential Uses	21 951 m ²
Retail, Office, and Service Uses	1 060 m ²

5.2 The following will 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.

5.3 The following will be excluded in the computation of floor area:

- (a) open residential balconies or 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 such 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 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 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; [8566; 02 10 22]
- (e) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

- (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) amenity areas accessory to residential use, including the requirement of section 7.3, provided that the total area excluded which is at or above the base surface does not exceed 2 000 m²;
- (h) 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]

5.4 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]

5.5 The total floor area in each sub-area for the uses listed in Table 2 must not exceed the applicable totals set opposite such uses, and any use permitted by section 3 but not listed in Table 2 is not limited by this sub-section 5.5.

Table 2 - Maximum Floor Area Totals (in square metres)

Use	Sub-Area (from Diagram 1)	
	1	2
Residential Use	4 170	17 781
Retail, Office and Service Uses	---	1 060

5.6 The maximum number of units in each sub-area must be as set out in Table 3 below.

Table 3 - Maximum Number of Dwelling Units

	Sub-Area (from Diagram 1)	
	1	2
Maximum Number of Units	40	151

6 Height

6.1 The maximum building height, measured from the building grade on Broughton Street for sub-area 1 and the building grades on Cordova Street for sub-area 2, but excluding the mechanical penthouse and roof, must be as set out in Table 4.

Table 4 - Maximum Height (in metres)

	Sub-Area (from Diagram 1)	
	1	2
Maximum Height	30	79

6.2 Notwithstanding Section 6.1, the Development Permit Board may permit an increase in the maximum height in sub-area 2 by up to 10 percent, providing that it first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential and commercial areas; and
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and open space, the waterfront walkway, streets and existing views.

7 Residential Component

7.1 Any development which combines residential with any other use must have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.

7.2 Private, semi-private and public outdoor spaces must be clearly separated and distinguished from each other.

7.3 In every building intended to contain core-need households a community meeting room must be provided.

8 Parking

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

- (a) retail uses must provide a minimum of 1 space for each 100 m² of gross floor area up to 300 m², then 1 space for each 50 m² of gross floor area, subject to a maximum number of spaces of 10 percent greater than the minimum calculated using this clause;
- (b) restaurant uses must provide a minimum of 1 space for each 50 m² of gross floor area up to 100 m², then 1 space for each 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, and thereafter 1 space for each 20 m² over 500 m² of gross floor area, subject to a maximum number of spaces of 10 percent greater than the minimum calculated using this clause;
- (c) dwelling uses, not including units designated for core-need or seniors housing, must provide a minimum of 0.9 spaces for each dwelling unit plus 1 space for each 200 m² of gross floor area, with a maximum of 1.1 spaces for each dwelling unit plus 1 space for each 125 m² of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided;
- (d) recreational and cultural uses must be provide parking as determined by the Director of Planning in consultation with the City Engineer; and
- (e) the visitor component of the dwelling use parking required by clause (c), being 0.2 spaces per dwelling unit, may be located off-site provided the spaces are located no further than 150.0 m away from the site containing the dwelling units.

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.

[8011; 99 04 13]

9 Loading

9.1 Off-street loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that one loading bay must be provided for every 200 dwelling units.

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.

[8011; 99 04 13]

10 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
bedrooms

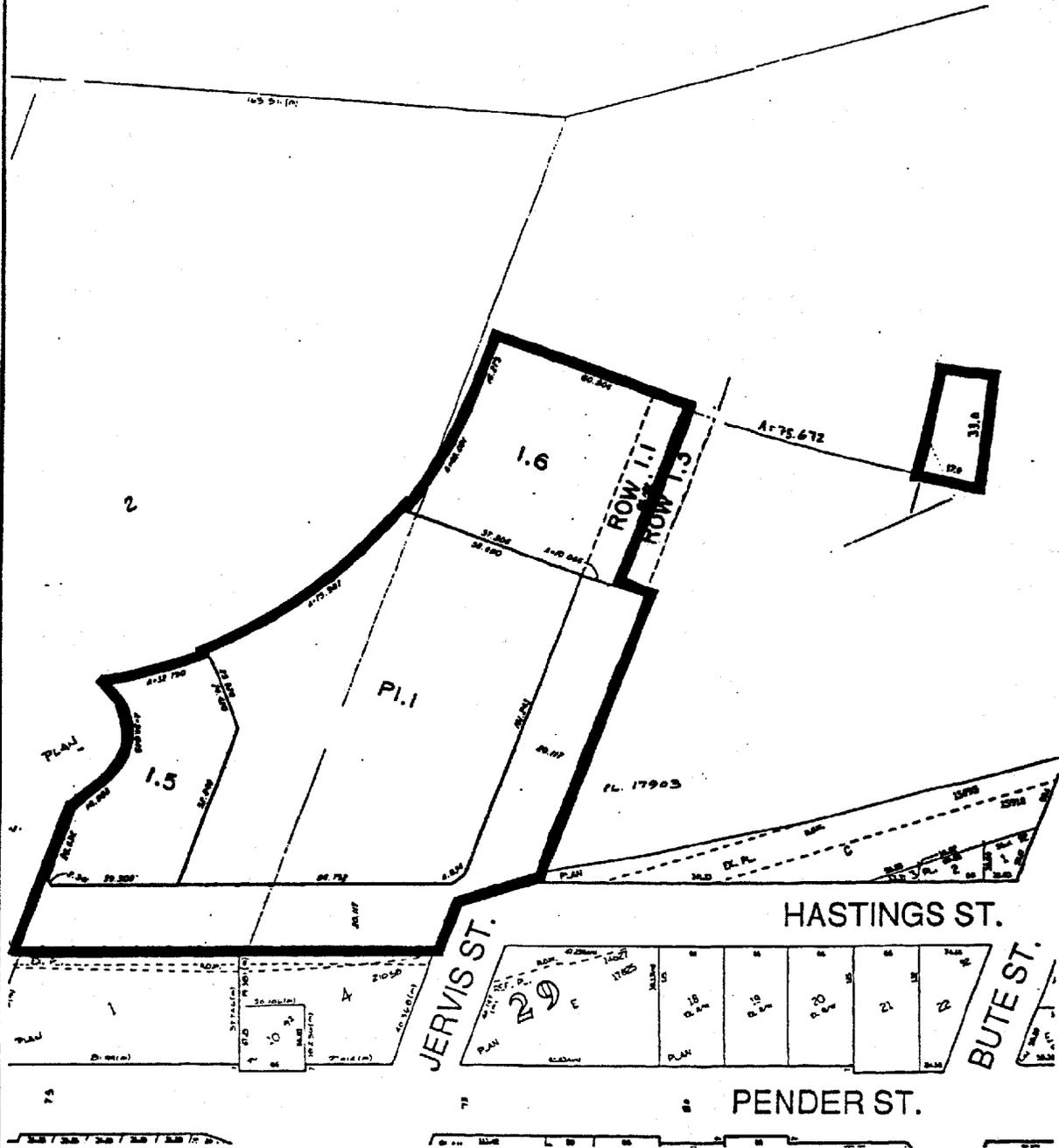
Noise Level (Decibels)
35

living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7874; 98 04 21]

- 11** *[Section 11 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. 7567 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



The property outlined in black (**█**) is rezoned:
From **CWD** to **CD-1**

Z-443(b)

RZ-301 Jervis Street

map: 1 of 1
scale: 1:2000



City of Vancouver

Clause No. 3 cont'd

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.

4. 301 JERVIS STREET (Marathon Realty's Coal Harbour Site 1B Marina Neighbourhood)

A application by Marathon Realty Co. Ltd. was considered as follows:

The proposed rezoning of this site, which extends between Broughton Street and Jervis Street, from CWD Central Waterfront District to CD-1 Comprehensive Development District would:

- allow up to 191 units, with 151 market units provided in the 28 storey tower and low-rise base, and 40 non-market family units. Another option to be considered would increase the height of the tower to 33 stories, and add 25 market units, bringing the overall total to 216 units. If this increase was approved, there would be a corresponding decrease in height and units from the adjacent tower in the 501 Bute Street rezoning. Here the tower would be reduced from 34 to 29 stories. Also included in this application are a proposed elementary school site, a site for and a portion of the capital cost of the community centre, a daycare and other children's facilities, local-oriented commercial along the waterfront walkway, and a 0.95 ha (2.35 acre) neighbourhood park; and
- require amendment to the Sign By-law, and consequential amendments, including amendments the Coal Harbour Official Development Plan.

Clause No. 4 cont'd

Recommended Approval: By the Associate Director of Planning, Land Use and Development Division, subject to the following conditions as proposed for adoption by resolution of Council:

FORM OF
DEVELOPMENT

- (a) THAT the proposed form of development for Sub-area 1B be approved by Council in principle, generally as shown on the plans stamped "Received City Planning Department July 4, 1991, October 18, 1991, and February 14, 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 "Marina Neighbourhood (301 Jervis Street) CD-1 Guidelines" dated April 1995, be adopted by resolution of Council at the time of enactment of the CD-1 By-Law. In reviewing the detailed form of development under (c) below, the Director of Planning shall have particular regard to the following:

- reviewing the location and design of the entrance to the community centre and marina parking located below Jervis Park;
- reviewing the location and number of on-site children's play areas to meet the needs of all family housing units; and
- further refining street treatment, on-site landscaping and adjacent uses to address livability for grade-oriented units, street animation and neighbourhood edges, in consultation with the City Engineer;

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;

4
Clause No. 8 cont'd

ENERGY
EFFICIENT
FEATURES

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

AGREEMENTS

- (e) THAT prior to zoning enactment, the property owner shall, at no cost to the City:

SOILS
REMEDICATION AND INDEMNITY

- (i) Obtain and submit to the City copies of all soils studies and the consequential Remediation Plan for the subject site, approved by the Ministry of Environment and acceptable to the City. Execute agreements satisfactory to the Director of Legal Services and the City Manager, in consultation with appropriate Department Heads, obligating the property owner to:
 - 1. remediate to the satisfaction of the Ministry of Environment and, with respect to lands dedicated or transferred to the City, to the satisfaction of the City, any contaminated soils on the subject site in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City; and
 - 2. indemnify the City, the Approving Officer and the Park Board and their employees against any liability or costs which may be incurred as a result of the presence of contaminated soils on the subject site, including costs arising as a result of any failure to carry out the aforementioned approved Remediation Plan and provide such security for the indemnity as the Director of Legal Services deems necessary;

Clause No. 4 cont'd

SOILS
REMEDICATION

- (ii) Submit to the City a soil remediation plan for the school site and all parks, off-site streets and on-site streets, including utility rights-of-way required to serve the subject site, including utility construction plans compatible with the accepted remediation plan, and execute any agreements deemed necessary by the City Engineer providing for the construction and installation of remedial works, including monitoring systems for, among other things, water discharges and groundwater flows; and any other remedial works or systems required by the City; all to the satisfaction of the City Engineer and the Director of Legal Services;

SOILS OCCUPANCY RESTRICTION

- (iii) Execute a Section 215 agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements constructed pursuant to this rezoning on the subject site until the contaminated soils on the subject site have been remediated to the satisfaction of the Ministry of Environment (and all relevant Federal authorities to the extent that the same evaluate the remediation), and to the satisfaction of the City with respect to lands dedicated or transferred to the City, in accordance with a remediation plan approved by the Ministry of Environment, and acceptable to the City;

RAIL RELOCATION

- (iv) Execute an agreement, satisfactory to the Director of Legal Services and the City Engineer to prevent development, through a no development covenant registered against the entire site, until the rail operation is removed. However, the rail operation must be removed prior to December 31, 2003 to accommodate the schedule for provision of the park and waterfront walkway. After rail removal, the section of the temporary walkway to the west of Jervis Street located away from the shoreline shall be relocated adjacent to the water's edge; and

Clause No. 4 cont'd

NON-MARKET
HOUSING

- (v) Subject to City Council's decision on the conversion of rental floor area in Area 3 and the transfer of the non-market housing from Sub-area 1B to Area 3, the property owner shall either:
1. Execute an agreement to the satisfaction of the Director of Legal Services and the Manager of the Housing Centre for the conveyance to the City at no cost the school/housing parcel, if City Council approves the conversion and transfer; or
 2. Execute one or more agreements satisfactory to the City Manager and Director of Legal Services, by which sufficient parcels shall be conveyed to the City for the non-market housing to be constructed within the site, at a price acceptable to City Council, for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time, if City Council does not approve the conversion and transfer;

DAYCARE

- (vi) Subject to City Council's decision on the conversion of rental floor area in Area 3 and the transfer of the non-market housing from Sub-area 1B to Area 3, the property owner shall either:
1. If City Council approves the conversion and transfer, execute an agreement satisfactory to the Director of Legal Services, the General Manager of Community Services, the Director of Social Planning, the Manager of Facilities Development and the Manager of the Housing Centre, that Marathon shall make a cash payment in an amount and at a time to be determined by the City to design and construct fully finished, furnished, equipped and supplied daycare, after-school and family place facilities totalling 754 m² (8,114 sq.ft.) of fully finished indoor space and 650 m² (7,000 sq.ft.) of immediately adjacent fenced and equipped outdoor play space; or

Clause No. 4 cont'd

2. If City Council does not approve the conversion and transfer, execute an agreement, satisfactory to the Director of Legal Services, the General Manager of Community Services, the Director of Social Planning, the Manager of Facilities Development and the Manager of the Housing Centre, to ensure that fully finished, furnished, equipped and supplied (i.e. ready for immediate occupancy) daycare, after-school and family place facilities including outdoor play space and required underground parking, be provided and conveyed at no cost to the City. These facilities and outdoor spaces shall be included as part of the school and community centre facilities to be developed on the school and Jervis park sites, or, if that is not possible, at a location acceptable to the City, and shall be a minimum of 568 m² (6,114 sq.ft.) of fully finished indoor space and 650 m² (7,000 sq.ft.) of immediately adjacent fenced and equipped outdoor play space for the daycare facility, and 186 m² (2,000 sq.ft.) of fully finished indoor space for the after-school and family place facility, and must meet all requirements for community care and daycare facilities and the licensing thereof, and be satisfactory to the General Manager of Community Services, the Director of Social Planning, the Manager of Facilities Development and the Manager of the Housing Centre and the Superintendent of Schools. Delivery of the completed facilities shall be accomplished within the time limit by the City;

Regardless of City Council's decision on the conversion and transfer, execute an agreement, satisfactory to the Directors of Social Planning and Legal Services, to pay to the City \$138,000 for childcare start up costs prior to occupancy of the first market unit in either Sub-area 1B or Area 3, pursuant to Council's policy of February 4, 1993. Payment shall include an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of enactment to first building occupancy with yearly interest thereafter.

Clause No. 4 cont'd

OCCUPANCY BY
FAMILIES

- (vii) Execute an agreement, satisfactory to the Director of Legal Services and the Manager of the Housing Centre, providing that occupancy or possession of dwelling units shall not be denied to families with children, with the exception of units which may be designated as senior citizens' housing;

SCHOOL

- (viii) Execute a legal agreement, satisfactory to the Director of Legal Services and the City Manager, in consultation with the Superintendent of Schools, to ensure:
 - a) that a site satisfactory to the City is conveyed to the City at no cost, for school and community uses; and
 - b) that the Property Owner pay for the parking podium on which the school will sit, the required parking and loading areas and all other school construction costs and programmatic costs (including those required to incorporate the childcare programs into the school facility) over and above those typical of the lands elementary schools are ordinarily constructed upon;

COMMUNITY
SPACE

- (ix) Execute an agreement, satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation, to ensure that a 750 m² share (8,075 sq. ft.) of the total 1 800 m² (19,375 sq. ft.) of fully finished community space (i.e. ready for immediate occupancy) underneath the Jervis park site including a new gymnasium and ancillary space, and surrounding open space and underground parking, and that portion of park required to service the subject site and additional park required to service site 1A beyond that already provided for in Sub-area 1A agreement (h) (ii), approved by Council on December 11, 1991, be conveyed at no cost to the City. Subject to the inclusion of the Bayshore community space payment and the City providing the additional 40% of the community space funding, these facilities including 1 800 m² (19,375 sq. ft.) of community space and open spaces shall be designed and

Clause No. 4 cont'd

constructed by the property owner to the satisfaction of the City Manager in consultation with General Manager of Parks and Recreation and the completed facilities shall be conveyed to the City prior to issuance of an occupancy permit for market residential dwelling units on the subject site or on Area 3 (Harbour Green neighbourhood). Any additional costs incurred in constructing the community space will be divided proportionally with the property owner being responsible for 40% of the total.

PARKS

- (x) Execute agreements, satisfactory to the Director of Legal Services and the City Manager in consultation with the General Manager of Parks and Recreation, to ensure:
 - 1. that the portion of park required to service the site is conveyed to the City at no cost after the soils are remediated to the satisfaction of the City and the Ministry of Environment (and relevant Federal Authorities, to the extent that the same evaluate the remediation) and after construction is completed. The park site will be established as a parcel upon subdivision with an option to purchase the park parcel for a nominal sum as security for the transfer. This park shall be designed and constructed and conveyed to the City, at the property owner's expense, to the satisfaction of the City Manager, in consultation with the General Manager of Parks and Recreation, within 10 years of enactment or such other date as approved by Council; and
 - 2. that there is no occupancy of any market building on the site constructed pursuant to this rezoning, until the park and related facilities are constructed to the satisfaction of the City Manager in consultation with the General Manager of Parks and Recreation;

PUBLIC ART

- (xi) Execute an agreement, satisfactory to the Director of Legal Services and the General Manager of Community Services, for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials;

Clause No. 4 cont'd

SERVICES
AGREEMENT

(xii) Execute a service agreement, satisfactory to the City Engineer and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") designed, constructed, and installed at no cost to the City, and that all necessary street dedications and rights-of-way for the Services are provided, all to the satisfaction of the City Engineer and the Director of Legal Services; dates for completion of the Services, and the length of the applicable warranty and indemnity periods shall be to the satisfaction of the City Engineer. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

1. no Development Permit in respect of any improvements shall be issued until the design of all of the Services is completed to the satisfaction of the City Engineer;
2. the design of all the Services will be completed to the satisfaction of the City Engineer prior to (i) tendering for the construction of any of the Services; or (ii) any construction of the Services if the Property Owner decides not to tender the construction.
3. no occupancy of any buildings or improvements shall be permitted until all Services are completed to the satisfaction of the City Engineer;
4. the services for any development of the waterlot portion of the site shall be provided on the property owner's development parcels if necessary, unless otherwise approved by the City Engineer; and
5. a warranty in respect of the services shall be granted for a period of time designated by the City Engineer, and an indemnity shall also be given protecting the appropriate persons for a period of time designated by the City Engineer.

Clause No. 4 cont'd

SUBDIVISION
PLAN

- (xiii) Obtain approval and registration of a subdivision plan consistent with the Coal Harbour Street System approved by Council on May 31, 1990, and the proposed rezonings;

EXISTING
COVENANTS

- (xiv) Re-evaluate and revise and/or release all existing agreements to address the proposed redevelopments;

FLOODPLAIN
COVENANT

- (xv) Execute a flood plain covenant, satisfactory to the Director of Legal Services and the Ministry of Environment.

FLOOD
PROTECTION

- (xvi) Execute an agreement, satisfactory to the Director of Legal Services and the City Manager in consultation with the Superintendent of Schools and the General Manager of Parks and Recreation, to ensure that the Property Owner pays for the capital, operating and maintenance costs of flood protection systems implemented for the protection of facilities and improvements constructed or installed below the flood construction level. Generally the property owner should be responsible for 40% of the flood proofing costs for the first underground level, and 100% of the costs for any level(s) below.

Where the Director of Legal Services deems appropriate, the preceding 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 facilities to be provided including the Services, Shoreline Works, daycare and park, as well as site remediation, may, in the discretion of the City Engineer, the Approving Officer, General Manager of Parks (where the park is concerned), Director of Legal Services and General Manager of Community Services, be constructed in phases, in accordance

Clause No. 4 cont'd

with phasing plans satisfactory to the aforesaid officials, and the respective Agreements will provide for security and development and occupancy restrictions appropriate to such phasing.

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.

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.

Clause Nos. 3 and 4 cont'd

Also before Council was a memorandum dated June 29, 1995 from Mr. Larry Beasley, Associate Director of Planning, discussing urban design alternatives. The first design alternative involved switching the tower heights at the western end of Harbour Green Park. The following resolution was prepared in the event that Council agreed with staff recommendations and left the tower as proposed:

- A. THAT the 301 Jervis Street CD-1 By-law be amended to reduce the maximum height from 99 to 79 metres, reduce the floor area from 24,826 m² to 21,951 m² and reduce the unit count from 216 to 191 units.

Resolution B was proposed in the event that Council decided to increase the height of the westerly tower in area 1B and reduce the height of the adjacent tower in Area 3:

- B. THAT the 501 Bute CD-1 By-law be amended to reduce the maximum height in sub-area 2 from 99 to 86 metres, reduce the floor area from 124,800 m² to 121,925 m² and reduce the maximum number of units from 907 to 882.

Council had also asked staff to look at improving northerly views from the newly constructed Harbourside Towers plaza by adjusting the massing of the building towers in Area 1B. The following options were provided:

In the event that Council wished to move the non-market housing to the upland non-market site in Area 3, the following resolution would be in order:

- C. THAT the CD-1 By-law for 301 Jervis be amended to reduce the unit count by 40 non-market family units and reduce the floor area by 4,170 m²; AND THAT the 501 Bute Street rezoning be deferred and re-advertised at a higher density for a new Public Hearing.

In the event that Council wished to move the non-market housing to the north side of the neighbourhood park/community centre in Area 1B, the following motion would be in order:

- D. THAT an amendment to the Coal Harbour ODP to reduce the park requirement be referred to Public Hearing, and that the guidelines for 301 Jervis be amended; AND THAT this be done prior to by-law enactment (no change to CD-1 By-laws are necessary).

Clause Nos. 3 and 4 cont'd

In the event that Council wished to leave the non-market housing where staff have recommended above the school and daycare in Area 1B, but instruct that the building envelope be reshaped to maximize the northerly view, the following motion would be in order:

- E. THAT the guidelines for 301 Jervis be amended to incorporate staff's suggested modified building envelope.

Staff recommended options A and E.

Also before Council was a memorandum dated June 29, 1995 from Mr. Rick Scobie, Associate Director of Planning, Land Use and Development, outlining a revised, amended school condition. The memorandum recommended that condition (e)(viii), be amended to read as follows:

- (a) that a site satisfactory to the City is conveyed to the City at no cost, for school and community uses; and
- (b) that the Property Owner pay for the required parking and loading areas and all other school construction costs and programmatic costs (including those required to incorporate the childcare programs into the school facility) over and above those typical of the lands elementary schools are ordinarily constructed upon.

Staff Opening Comments:

Mr. Larry Beasley, Associate Director of Planning, Central Area Projects, advised this rezoning will complete the initial planning for the redevelopment of the Downtown Waterfront between Canada Place and Stanley Park. The rezoning proposed for 301 Jervis Street was already approved by Council at an earlier Public Hearing, but because the by-law was not enacted during the Council term, it is again before Council. The other application before Council, 501 Bute Street, is the centre of the community and lines the south edge of the waterfront park.

Mr. Beasley advised the rezoning has gone through an extensive public consultation process which included nearby property owners as well as the public at large. Tonight's proposals will provide approximately 1400 units of housing close to the Downtown, which is consistent with Central Area Plan goals, as well as the Coal Harbour Official Development Plan for liveability and accessibility in bringing work and home close together.

Clause Nos. 3 and 4 cont'd

Last year Council authorized staff to look at converting the rental density to a lower amount but equivalent value of market density. Staff are now recommending this rental conversion. For 210 market rental units (which the rents are not controlled by the City), the City would receive in exchange 84 additional secure non-market units. This would also give a better urban design for the whole area and the city would achieve more liveable non-market projects, so this is a good trade-off.

Previously, Council had also authorized staff to consider a change to the patterning of the waterfront tower. The new configuration scheme before Council tonight presents stronger urban design expressions which are supported by the public and the Urban Design Panel.

Mr. Ian Smith, Planner, with the aid of a visual slide presentation, outlined the applications in detail for Council.

501 Bute Street contains 1200 units of which 900 are market units located in five towers of 37, 32, 23, 24 and 34 storeys running along the south edge of the Harbourgreen Park. At grade, three-storey townhouses are proposed. The non-market site contains 182 adult units in a 30-storey tower, and 110 family units in the base of the tower and surrounding low-rise buildings. At the centre a small park links Bute Street to the main body of the 8-acre waterfront park.

301 Jervis Street extends to Hastings Street in the south and Broughton Street in the West. It contains the bulk of community facilities for Marathon/Coal Harbour development including a school site, a two-acre neighbourhood park, and a 20,000 sq. ft. community centre. Above the school are forty units of family non-market housing, and to the north 115 units of market-housing in a 28-storey tower. There will be retail adjacent to the waterfront.

Mr. Smith outlined the various urban design options which are before Council this evening, and are contained in the June 29, 1995 memorandum from Mr. Larry Beasley.

Applicant Opening Comments:

Mr. Jeff Herold, Marathon Realty Co. Ltd., advised he was in support of the staff recommendations before Council this evening, including those contained in the June 29, 1995 memorandum from Mr. Larry Beasley.

Clause Nos. 3 and 4 cont'd

Mr. Herold indicated there has been a lengthy public consultation process involved with these applications, and widespread support had been received from the surrounding community. With respect to the rental conversion, Mr. Herold stated this is a winning position for all the parties involved. This conversion will enable the site to be less dense and more visible, and will be an improvement for neighbouring sites due to the better views and less density, while Marathon Realty will benefit from a better development and support from the neighbours.

Summary of Correspondence:

A review of the correspondence indicated the following:

- One letter from the applicant;
- Three letters supporting the application, but raising concerns about proposed last minute changes to the massing of buildings;
- Twenty-three letters in favour of the applications.

The following speakers were in favour of the applications:

George Madden, 1000 Block West Hastings Street
Christina Kaut, 60 Block Water Street
Raymond Greenwood, 1400 Block Howe Street
Ronald Merkley, 1600 Block Alberni Street
Bill Palm, 4600 Block Bellevue Drive
Jit Rudra, 1600 Block Alberni Street
Manfred Seger, 64 Avenue, Cloverdale
Lori Baxter, 900 Block Howe Street
Paddy MacLeod, 5000 Block Keith Road, North Vancouver.

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

- Marathon Realty has consulted and listened to its neighbours;
- This project will have a positive economic impact for Vancouver;
- This project will be good for tourism and will further enhance Vancouver's reputation as a destination;
- This project is liveable and has community amenities;

Clause Nos. 3 and 4 cont'd

- This project will provide non-market housing adjacent to the Downtown area;
- The Coal Harbour Arts Complex will be a valuable asset to arts and culture in the City.

The following speakers were in favour of the application but objected to the location of the non-market housing:

Michael Robson, 1900 Block Beach Avenue
Gino Biamonte, 500 Block Broughton Street
Cam Richards, 1500 Block West 13th Avenue.

The foregoing speakers were in agreement with one or more of the following points:

- The proposed location of the non-market housing would result in the loss of a significant view corridor;
- It is not appropriate to have non-market housing above a school complex;
- The non-market housing could be accommodated to the east on the site.

Applicant Closing Comments:

The applicant provided no closing comments.

Staff Closing Comments:

Mr. Larry Beasley briefly reviewed some of the urban design issues requiring Council direction.

Council Decision:

MOVED by Cllr. Price,

THAT the applications be approved, subject to the conditions as set out in this Minute of the Public Hearing, and subject to the amendment of condition (e)(viii), as outlined in the memorandum from Mr. Rick Scobie dated June 29, 1995.

- CARRIED UNANIMOUSLY

Clause Nos. 3 and 4 cont'd

MOVED by Cllr. Price,

THAT recommendation B, as contained in the memorandum from Larry Beasley, dated June 29, 1995, and stated below, be approved:

- B. THAT the 501 Bute CD-1 By-law be amended to reduce the maximum height in sub-area 2 from 99 to 86 metres, reduce the floor area from 124,800 sq. metres to 121,925 sq. metres and reduce the maximum number of units from 907 to 882.

- LOST

(Councillors Chiavario, Clarke, Hemer, Ip, Kwan, Puil, Sullivan and the Mayor opposed).

MOVED by Cllr. Clarke,

THAT recommendations A and E, as contained in the memorandum from Larry Beasley, dated June 29, 1995, and stated below, be approved:

- A. THAT the 301 Jervis Street CD-1 By-law be amended to reduce the maximum height from 99 to 79 metres, reduce the floor area from 24,826 sq. metres to 21,951 sq. metres, reduce the unit count from 216 to 191 units.
- E. THAT the guidelines for 301 Jervis be amended to incorporate staff's suggested modified building envelope.

- CARRIED

(Councillor Price opposed)

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.

301 Jervis Street

BY-LAW NO. ~~7677~~

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 number Z-443(b) 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. Definitions

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

Core-need Household means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.

3. The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1 (365), and the only uses permitted within the outlined area, 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

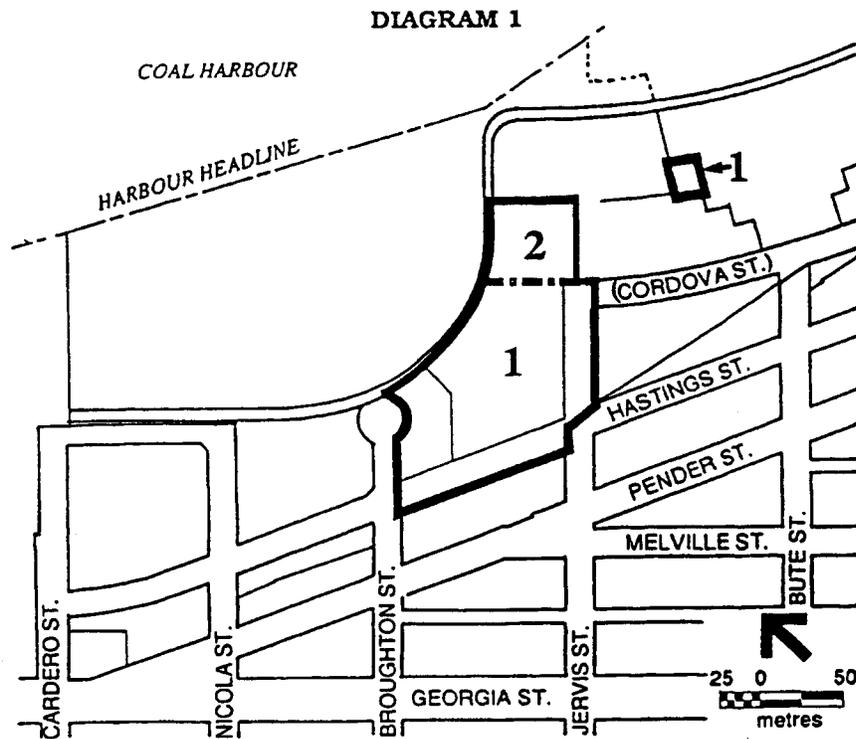
(a) Dwelling Units, not exceeding 21 951 m² in total gross floor area, provided separately or in conjunction with any of the uses listed below, provided that

(i) a minimum of 25 units (but not including the units provided under clause (ii) below) must be for family housing, all of which must be designed in accordance with the Council-adopted "High-Density Housing for Families with Children Guidelines", and

- (ii) a minimum of 40 units must be provided through government funded programs, targeted for core-need households or for such other non-market housing programs or initiatives as Council may generally define or specifically approve from time to time, all of which must be designed for family housing consistent with clause (i) above.
- (b) Cultural and Recreational Uses,
- (c) Institutional Uses, but not including Detoxification Centre, Hospital and School - University or College,
- (d) Office Uses,
- (e) Parking Uses,
- (f) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer,
- (g) Service Uses, but not including Hotel, Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photo Finishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class A, Restaurant - Drive-in, School - Business, School - Vocational or Trade, and Sign Painting Shop, and
- (h) Accessory Uses customarily ancillary to the above uses.

4. Sub-areas

The district will comprise 2 sub-areas, approximately as illustrated in Diagram 1 below.



5. Floor Area and Density

5.1 The total floor area for the uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted by section 3 but not listed in Table 1 is not limited by this sub-section 5.1.

TABLE 1

USE	MAXIMUM TOTAL FLOOR AREA
Residential Uses	21 951 m ²
Retail, Office, and Service Uses	1 060 m ²

5.2 The following will 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.

5.3
area:

The following will be excluded in the computation of floor

- (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 such 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 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, loading, and bicycle storage that, for each parking area, is at or below the base surface;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) residential storage space provided that where space is located at or above the base surface, the maximum exclusion shall be 3.7 m² per dwelling unit; and
- (g) amenity areas accessory to residential use, including the requirement of section 7.3, provided that the total area excluded which is at or above the base surface does not exceed 2 000 m².

5.4 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.

5.5 The total floor area in each sub-area for the uses listed in Table 2 must not exceed the applicable totals set opposite such uses, and any use permitted by section 3 but not listed in Table 2 is not limited by this sub-section 5.5.

TABLE 2
MAXIMUM FLOOR AREA TOTALS (in square metres)

USE	SUB-AREA (from Diagram 1)	
	1	2
Residential Use	4 170	17 781
Retail, Office and Service Uses	---	1 060

5.6 The maximum number of units in each sub-area must be as set out in Table 3 below.

TABLE 3
MAXIMUM NUMBER OF DWELLING UNITS

	SUB-AREA (from Diagram 1)	
	1	2
Maximum Number of Units	40	151

6. Height

6.1 The maximum building height measured from the building grade on Broughton Street for sub-area 1 and the building grades on Cordova Street for sub-area 2, but excluding the mechanical penthouse and roof, must be as set out in Table 4.

TABLE 4

MAXIMUM HEIGHT (in metres)

	SUB-AREA (from Diagram 1)	
	1	2
Maximum Height	30	79

6.2 Notwithstanding Section 6.1, the Development Permit Board may permit an increase in the maximum height in sub-area 2 by up to 10%, providing that it first considers

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential and commercial areas, and
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and open space, the waterfront walkway, streets and existing views.

7. Residential Component

7.1 Any development which combines residential with any other use must have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.

7.2 Private, semi-private and public outdoor spaces must be clearly separated and distinguished from each other.

7.3 In every building intended to contain core-need households a community meeting room must be provided.

8. Parking

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

- (a) retail uses must provide a minimum of 1 space for each 100 m² of gross floor area up to 300 m², then 1 space for each 50 m² of gross floor area, subject to a maximum number of spaces of

10% greater than the minimum calculated using this clause.

- (b) restaurant uses must provide a minimum of 1 space for each 50 m² of gross floor area up to 100 m², then 1 space for each 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, and thereafter 1 space for each 20 m² over 500 m² of gross floor area, subject to a maximum number of spaces of 10% greater than the minimum calculated using this clause.
- (c) dwelling uses, not including units designated for core-need or seniors housing, must provide a minimum of 0.9 spaces for each dwelling unit plus 1 space for each 200 m² of gross floor area, with a maximum of 1.1 spaces for each dwelling unit plus 1 space for each 125 m² of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided.
- (d) recreational and cultural uses must provide parking as determined by the Director of Planning in consultation with the City Engineer, and
- (e) the visitor component of the dwelling use parking required by clause (c), being 0.2 spaces per dwelling unit, may be located off-site provided the spaces are located no further than 150.0 m away from the site containing the dwelling units.

9. Loading

Off-street loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that one loading bay must be provided for every 200 dwelling units.

10. 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
terraces, patios, balconies	60

11. 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.

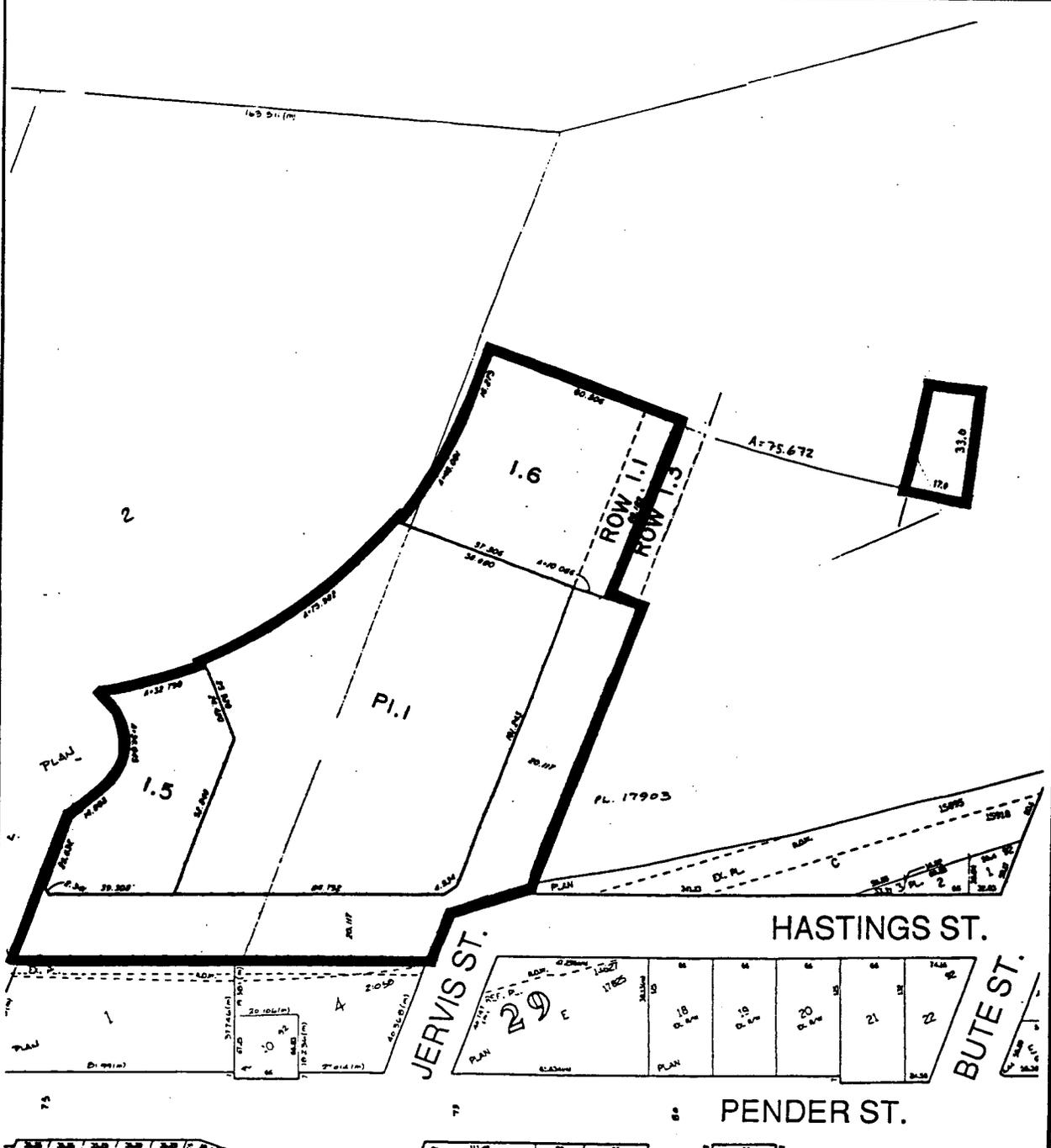
"(signed) Philip W. Owen"
Mayor

"(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 7677.

CITY CLERK"

By-law No. ~~7567~~ being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



The property outlined in black (**█**) is rezoned:
From **CWD** to **CD-1**

Z-443(b)

RZ-301 Jervis Street

map: 1 of 1

scale: 1:2000



City of Vancouver

BY-LAWS (CONT'D)

16. A By-law to amend By-law No. 3575,
being the Zoning & Development By-law
(500 Pacific Street)

MOVED by Cllr. Hemer,
SECONDED by Cllr. Price,
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. Hemer,
SECONDED by Cllr. Price,
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

17. A By-law to amend Schedule A to
By-law No. 6754, being the Coal
Harbour Official Development Plan
(Consequential Amendment to
Rezoning of 301 Jervis Street)

MOVED by Cllr. Sullivan,
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. Sullivan,
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

(COUNCILLORS BELLAMY AND KENNEDY WERE EXCUSED FROM VOTING
ON BY-LAW 17)

BY-LAWS (CONT'D)

- 18. A By-law to amend the Zoning & Development By-law, being By-law No. 3575
(301 Jervis Street Rezoning CWD to CD-1)

MOVED by Cllr. Sullivan,
 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. Sullivan,
 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

(COUNCILLORS BELLAMY AND KENNEDY WERE EXCUSED FROM VOTING ON BY-LAW 18)

- 19. A By-law to amend Schedule A to By-law No. 6754, being the Coal Harbour Official Development Plan (Burrard Landing)

MOVED by Cllr. Bellamy,
 SECONDED by Cllr. Clarke,
 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. Bellamy,
 SECONDED by Cllr. Clarke,
 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 CHIAVARIO AND HEMER WERE EXCUSED FROM VOTING ON BY-LAW 19)

MOTIONS (CONT'D)

H. CD-1 Guidelines:
Marina Neighbourhood Sub-Area 1B
(301 Jervis Street)

File: 5305-3

MOVED by Cllr. Sullivan,
SECONDED by Cllr. Chiavario,

THAT the document entitled "Marina Neighbourhood Sub-area 1B (301 Jervis Street) CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Marina Neighbourhood Sub-area 1B (301 Jervis Street).

- CARRIED UNANIMOUSLY

1. To Deter the Criminal Use of Knives

Files: 111-6/3701-6

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Puil,

THAT WHEREAS in 1995 alone, criminal offences that were committed and reported in Vancouver which involved the use of knives were as follows:

Murders	9
Attempted Murders	19
Aggravated Assault	74
Assault with weapon (including sexual assaults)	280
Sexual Assault with Weapon	14
Prohibited Weapon	57
Restricted Weapon	17
Other Weapon	126
Robbery	309
Robbery	185
Kidnapping	18
Extortion	3
TOTAL:	1111
	====

AND WHEREAS criminal offences committed in the City of Vancouver involving the use of knives is on the increase;

NOW THEREFORE BE IT RESOLVED that the Mayor, on behalf of City Council, request the Federation of Canadian Municipalities (FCM) to urge the Federal Minister of Justice to bring in reasonable changes to the Criminal Code that will have the effect of reducing the use of knives as offensive weapons.

- CARRIED UNANIMOUSLY



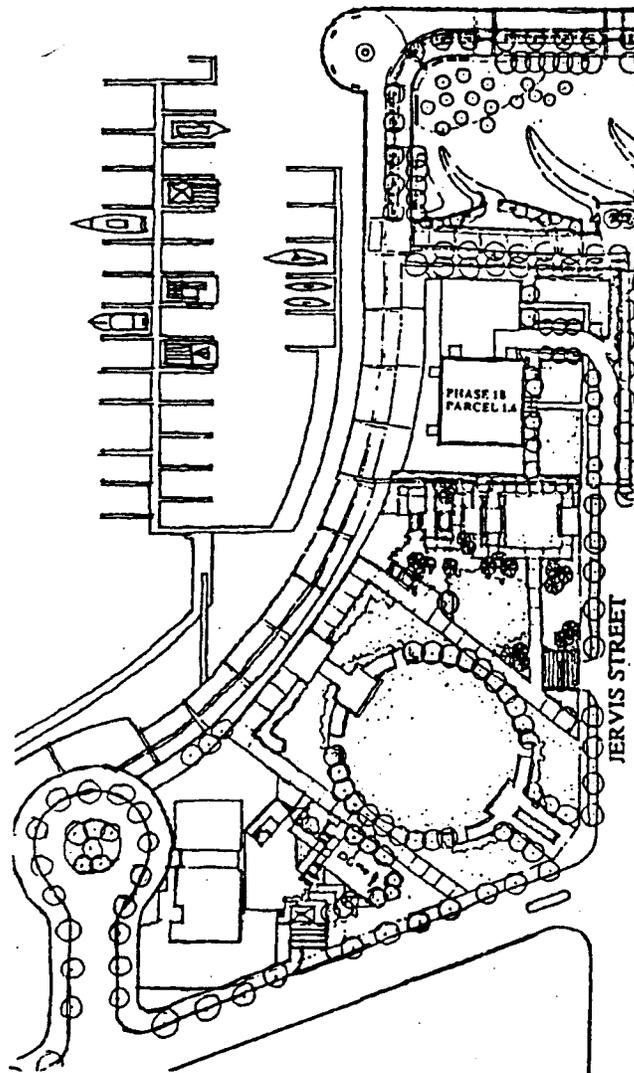
COMMUNITY SERVICES GROUP

Planning - Land Use and Development Policies and Guidelines

City of Vancouver 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 (604) 873 - 7344 Fax (604) 873 - 7060

Marina Neighbourhood Sub-area 1B (301 Jervis Street) CD-1 Guidelines

Adopted by City Council November 26, 1996



CONTENTS

1	APPLICATION AND INTENT	1
2	ORGANIZING PRINCIPLES	2
3	OVERALL GUIDELINES	
3.1	Siting	2
3.2	Building Orientation	3
3.3	Views	4
3.4	Massing Controls	5
3.5	Architectural Expression, Details, Materials and Colours	8
3.6	Residential Livability	11
3.7	Public and Private Realm Landscape	12
3.8	Disabled Access	14
3.9	Parking and Loading Access	14
3.10	Public Art	15
3.11	Recycling	15
4	PRECINCT GUIDELINES	15
4.1	Precinct 1 - West Hastings between Jervis and Broughton Streets	18
4.2	Precinct 2 - Jervis and Cordova Streets	19
4.3	Precinct 3 - Jervis Park	20

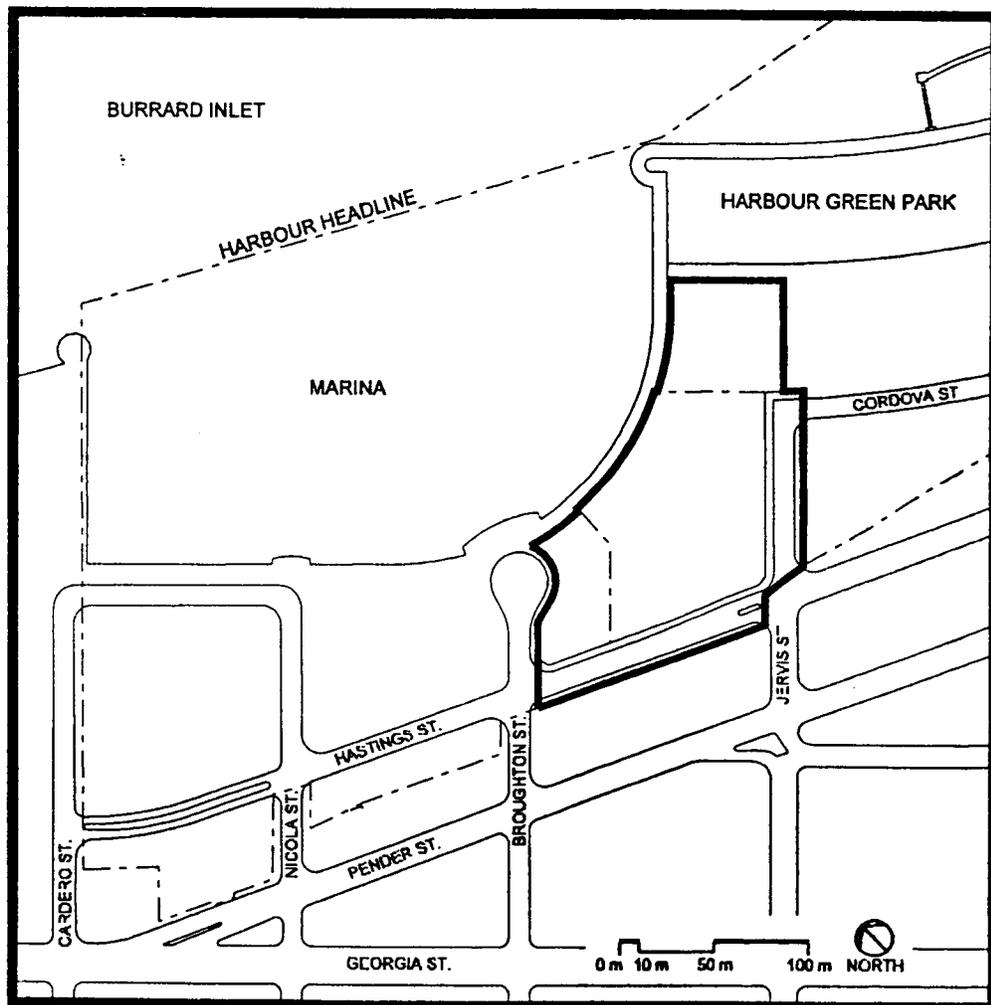
APPLICATION AND INTENT

These guidelines should be used in conjunction with the Marina Neighbourhood CD-1 by-laws, the Marina Neighbourhood CD-1 Guidelines for Marina Development, the Marina Neighbourhood CD-1 Guidelines for Land Development and the City's pedestrian/bicycle system concepts to guide the development of this section of Coal Harbour (Figure 1). As well as assisting the development permit applicant, the guidelines will be used by City staff in the evaluation of proposed developments.

The guidelines will ensure that the design of individual development is compatible with the overall design concept for the Marina Neighbourhood site and development on adjacent lands.

The Phase 1B site comprises approximately 2.2 ha of land area. It is bounded by Broughton Street to the west, Jervis Street to the east, the Harbour Green Park edge to the north and Hastings Street to the south.

Figure 1. Marina Neighbourhood Phase 1B Land Development Boundary



2 ORGANIZING PRINCIPLES

2.1 Key organizing principles guiding the pattern of development include:

- (a) maintaining the sense of a diverse urban waterfront, and retail at grade along the marina edge;
- (b) integrating the development with the city, by extending the adjacent downtown street grid and road grades;
- (c) creating a local street system that serves the site but discourages through traffic;
- (d) creating towers that maintain street-end and other public view corridors with heights set to limit shadows on public spaces;
- (e) grouping community facilities into a neighbourhood;
- (f) providing a high degree of livability for all residents, particularly families with children; and
- (g) ensuring that public access to the waterfront and full accessibility to the area is provided for all people, including the young, old and the physically challenged.

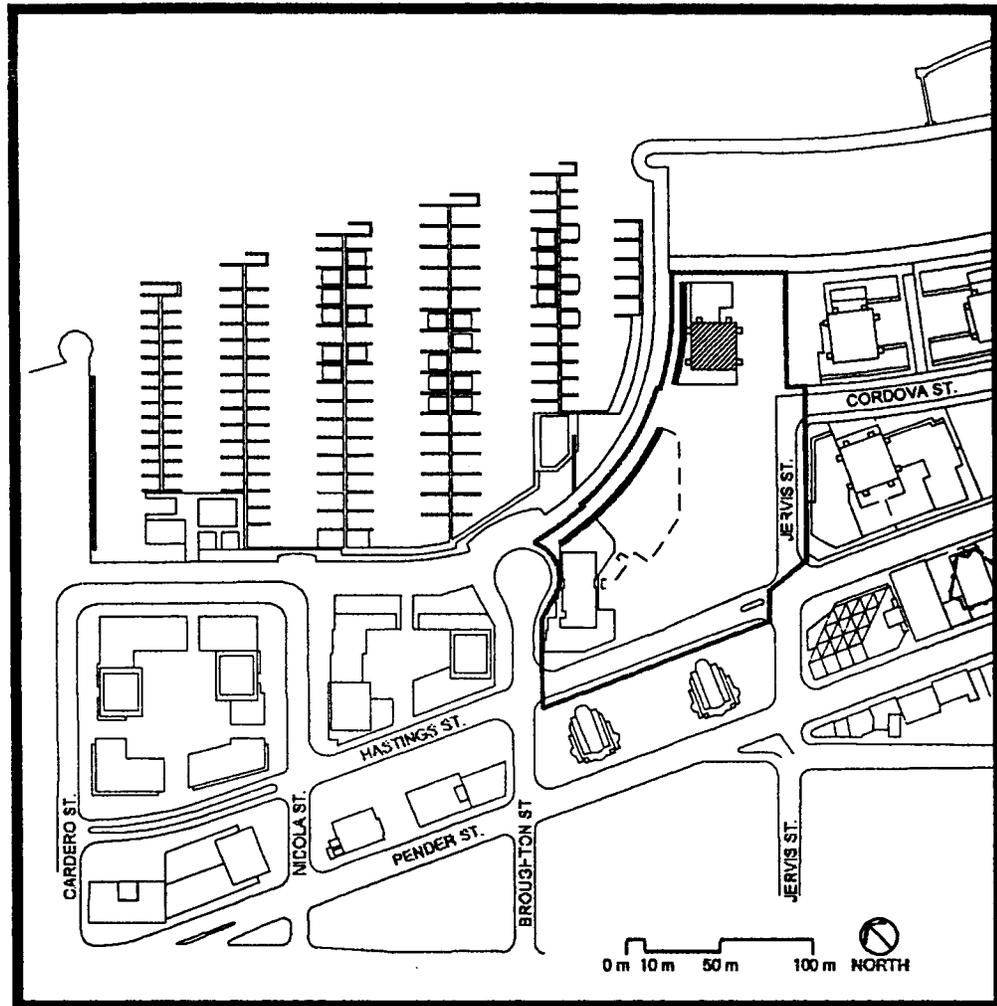
3 OVERALL GUIDELINES

3.1 Siting

The location of buildings and open spaces should generally be as illustrated in the form of development approved in principle by Council, and illustrated below in Figure 2. Limited variation in the setback of buildings from streets and parks can be considered where it improves public enjoyment of the spaces and livability of the residential units. Low-rise buildings are organized to define the streets and the walkway (the street base zone), from which rise an articulated tower which reiterates some of the design details, materials and architectural expression common to the street base architecture. The street base forms a continuous, or apparently continuous vertical and horizontal built form edge which helps define the street and waterfront walk.

The location of recommended built form edges and tower location is noted on Figure 2 below. The top of the built form edge is defined by the top of the street base zone.

Figure 2. Built Form Edges and Tower Location



3.2 Building Orientation

In orienting the predominant facades of buildings, a variety of criteria should be considered including the Georgia/Alberni/Bayshore grid, the Pender/Hastings grid and the waterfront walkway pattern.

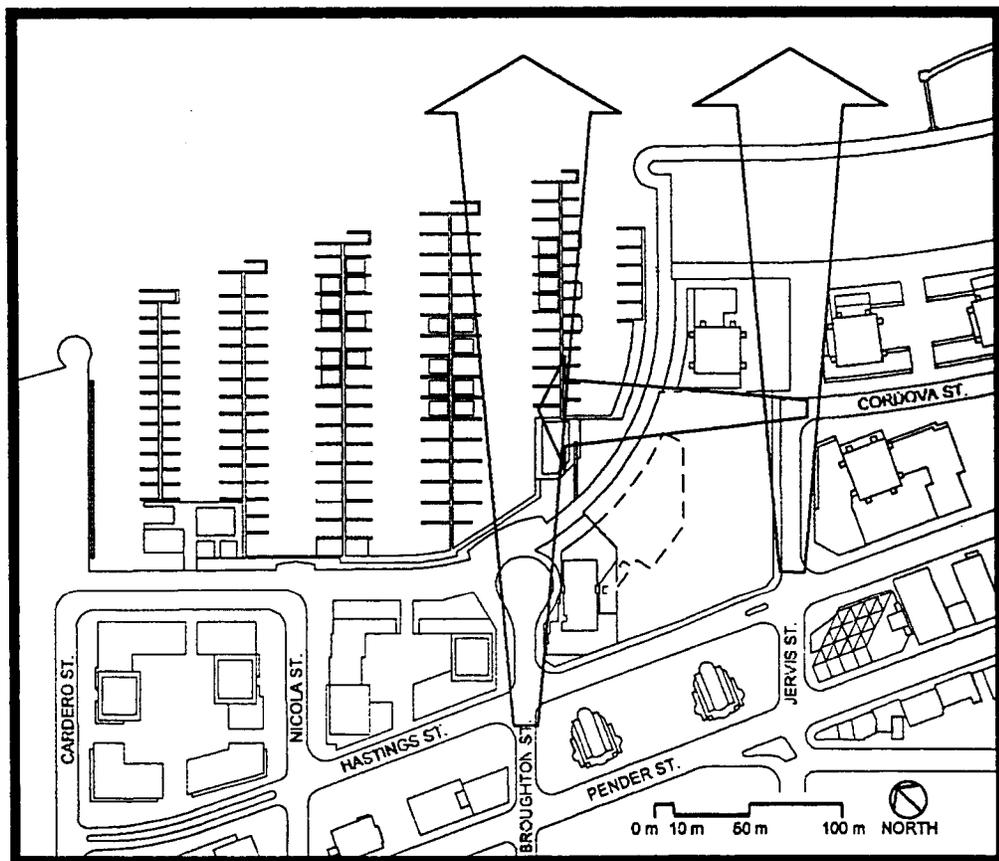
- (a) lower building elements should be parallel to the adjacent waterfront;
- (b) higher building towers should respect the established city street grid extending into the site from the downtown.

3.3 Views

Building envelopes have been generally located to respect various public, semi-public and private views. The required five degree street-end view corridors have all been respected. Building envelopes and view determinants are included in Section 4, Precinct Guidelines. Figure 3 illustrates the principal public views to be preserved through the development.

The illustrative plan included in these guidelines is used as the base for parcel guidelines, and illustrates one set of building placements which fit within the above noted building envelopes.

Figure 3. Public View Preservation



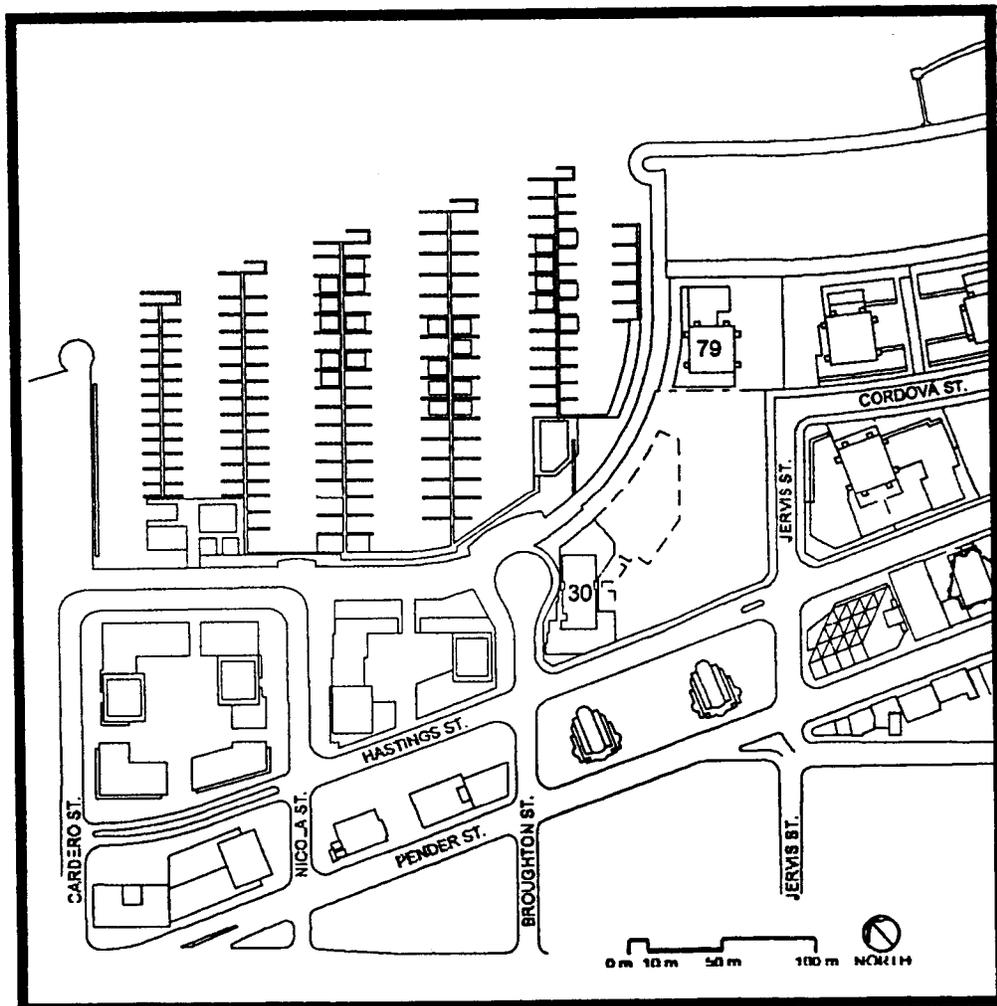
3.4 Massing Controls

3.4.1 Height

Maximum building heights have been established in response to several factors, including detailed analyses of the impacts of height and massing on adjacent public and private views, including street-end views, the provision of sunshine to ground-level, and the overall configuration of the neighbourhood skyline as seen against the adjacent downtown.

Maximum building heights are measured from the adjacent street grades: Broughton Street for Precinct 1 and Cordova Street for Precinct 2. The heights exclude sloping, non habitable roofs, mechanical services and architectural appurtenances and should not exceed the maximum heights outlined in Figure 4. Specific parcel guidelines define more accurately the location and extent of the building envelopes.

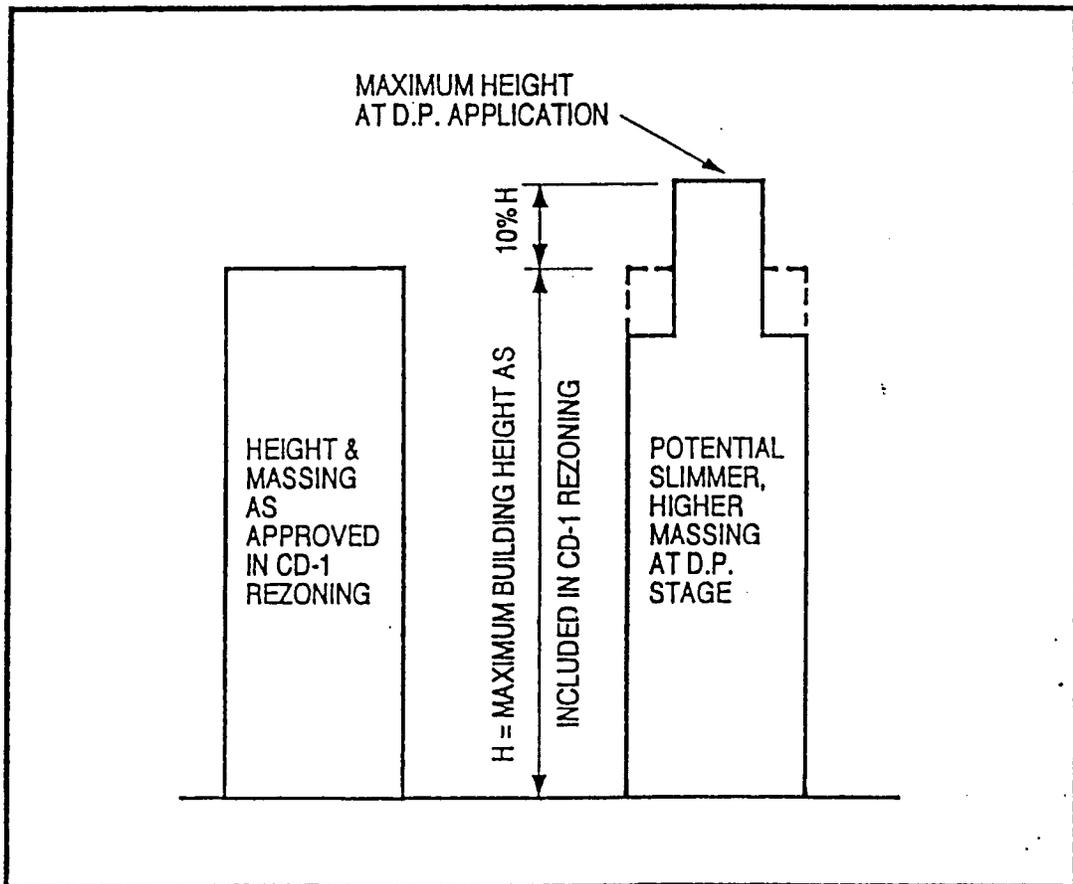
Figure 4. Maximum Building Heights in Metres



At the development application stage, consideration may be given to a height variation of up to +10% of the total height of the tower provided that:

- (a) the tower portion of the development becomes slimmer, with a reduced average floor plate, as illustrated in Figure 5; and
- (b) urban design considerations relating to the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and open space, the waterfront walkway, streets and existing views are satisfied.

Figure 5. Averaging Tower Floor Plates



3.4.2 Vertical Building Zones

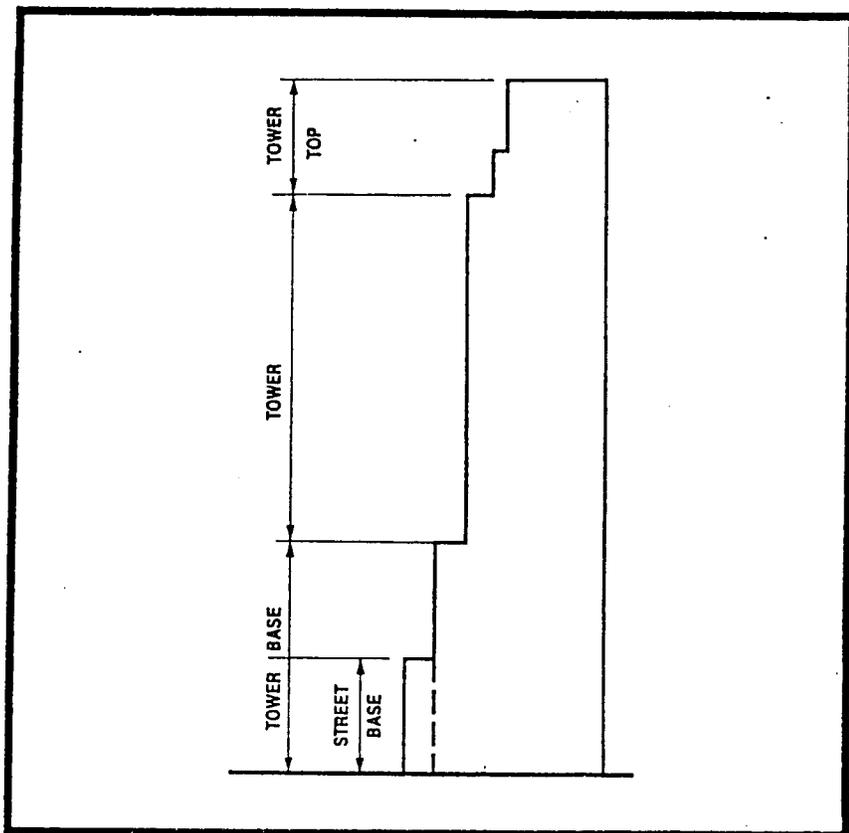
Buildings could be comprised of up to four vertical zones: street base, tower base, tower and tower top, typically characterized as described below and illustrated in Figure 6.

(a) Street Base Zone

- (i) the street base should express the small-scale, masonry appearance of the Marina Neighbourhood;

- (ii) articulation of built form edge, such as described in Section 3.5, Architectural Expression, is encouraged; and
- (iii) a strong horizontal line at the top of the street base should be expressed, such as a parapet or cornice. This should occur generally at the roofline of the street base element (top of fourth or fifth storey) with the exception of the school site, where it should occur at the top of the second storey. Where guidelines call for buildings to step back as they rise, the first step should be used to create a strong horizontal edge with terraces or landscaped roof areas.

Figure 6. Vertical Building Zones



(b) Tower Base Zone

- (i) towers should have a well defined base which rises from the street base below;
- (ii) the tower base may extend to the eighth storey, and the tower base should be generally differentiated from the streetbase by the use of a cornice, setback, or other architectural treatment;

- (iii) notwithstanding the above, portions of the tower or tower base needed to provide a sense of street identity and address at entry areas, may extend uninterrupted to grade; and
 - (iv) the tower base floorplate should fit within the envelope defined in the individual parcel guidelines.
- (c) Tower Zone
- (i) the tower portion should have a maximum gross floorplate area of 595 sm (not including balconies, but including mechanical and electrical areas, storage, elevator cores and stairs);
 - (ii) the tower floor plate should fit within the envelope defined in the individual parcel guidelines; and
 - (iii) the overall tower width to the outside of all projections in the east-west direction (perpendicular to Jarvis/Broughton Street) should not exceed 27.0 m.
- (d) Tower Top Zone
- (i) changes in massing, fenestration size and/or shape and materials may be used to modify the top of each tower. Generally, buildings should step back, however, they could remain flush with the massing below provided that different materials or architectural detailing emphasizes the tower top as a special zone;
 - (ii) tower top forms should complement rather than dominate the architecture; and
 - (iii) mechanical elements above habitable levels should be integrated with surrounding tower top construction.

3.5 Architectural Expression, Details, Materials and Colours

3.5.1 General

Street base facades of buildings should be primarily finished with masonry, stone or concrete articulated to reflect traditional maritime structures occurring on major urban waterfronts. Designs may reference the history of development on the site. In the design of the public realm, consideration should be given to historical patterns and recollections as public art contributions.

Buildings and structures above the street base may have a different architectural style, but should reiterate some of the design details, materials and architectural expression common to the street base architecture.

The private realm could also use historical patterns and recollections to complement the public realm. For example, the recollection through detailing and design elements of historic waterfront uses such as shipyards and rail activities, e.g., maritime or rail artifacts, forms and shapes, could further enrich and emphasize the particular waterfront setting of this development.

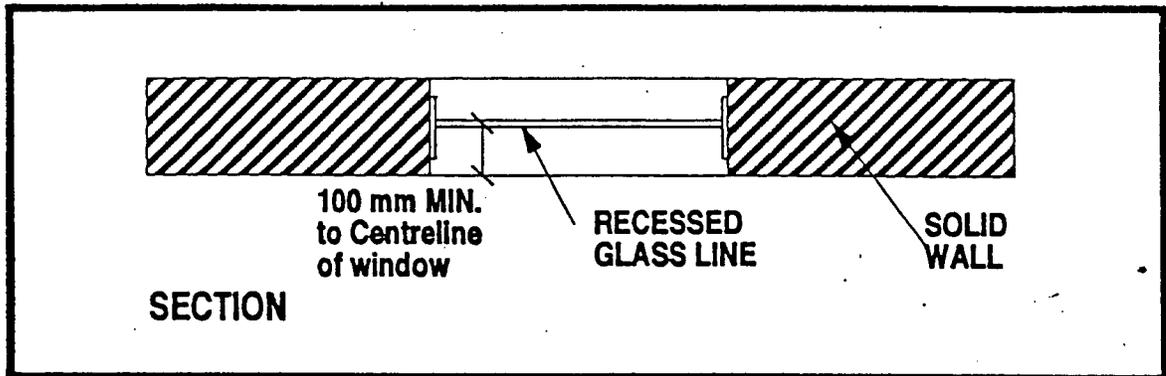
Buildings should be attractive to the pedestrian by avoiding blank, impersonal facades, especially at street-level. Pedestrian interest along all streets is encouraged, by providing display windows along retail frontages, attractive landscaping and screening, colourful and unusual signage, and a variety of high quality materials that are detailed to the human scale.

3.5.2 Materials

Development should emphasize a consistency of waterfront character of the neighbourhood. At the lower levels, strong brick or stone masonry or concrete frames with fine-grain detailing and articulation at ground level are appropriate. Metal and glass should be considered as appropriate infill materials in association with the frames. Materials and forms should express a transition from street to front door, from public to private spaces. However, public and private property should be clearly defined for purposes of privacy, security and maintenance.

A consistent palette of materials should be used in each parcel's development and for adjacent parcels. The retail frontage areas should express a more nautical character in their selection of materials, details and colours,. Metal and glass in punched openings should be considered to enhance this character. Full height, typical storefront glazing should be discouraged. The balance of the street base zone should include a predominance of natural materials, natural hues and details establishing a small-scale, masonry appearance with punched fenestration as illustrated in Figure 7. Metal and glass structures may be integrated with the masonry frames provided that the load-bearing character of the street base is retained. Tower base and tower materials may differ from street base materials, however, a compatibility and transition between materials should be required and the rhythm of the lower floors should be respected. Buildings in these zones may have a lighter frame expression with increased glazing as deemed appropriate.

Figure 7. Fenestration at the Street Base



3.5.3 Colours

The street base zone should include a predominance of natural hues to enhance the masonry appearance. Tower base and tower colours should complement the street base zone, and the overall colour effect should complement the existing building context.

Flat gravel roofs without colour, planting or functional relief should be avoided where visible from habitable spaces above.

3.5.4 Roofs

Elements such as roof gardens, gazebos, trellises, pergolas, roof decks and occupied pitched roofs should be provided to enhance the visual interest of the buildings and the usability of roofs, and should be attractive when viewed from above.

Towers should contribute to the skyline through the sculpting of upper floors of the buildings. Decorative roof "caps" are discouraged.

Vents, mechanical rooms, equipment and elevator penthouses should be integrated with the architectural treatment of the roof or be screened with materials and finishes compatible with the building.

3.5.5 Balconies

Balconies should be designed as integral parts of the buildings rather than being "tacked on." Balconies recessed in the building face are encouraged.

Balconies may be enclosed subject to the Council-adopted Balcony Enclosure Guidelines.

3.5.6 Awnings, Canopies, Entries and Arcades

Weather protection in the form of awnings or canopies should be provided along retail frontages and the community buildings fronting the waterfront walkway. These should have a minimum depth of 1.5 m to permit outdoor displays, as well as to protect the walking space. In addition, weather protection features are encouraged in non-landscaped areas where the public might congregate.

3.5.7 Lighting

Particular attention should be given to the lighting of public and private areas, with a hierarchy of fixture types designed according to functional needs reflecting a traditional maritime character.

This hierarchy should include high level, lower level pedestrian lighting and low level lighting in localized areas such as plazas, parks, stairways, seating areas, etc. Selection of lamp types should be done to create a warm spectrum of lighting.

3.6 Residential Livability

3.6.1 Dwelling units designed for families with small children should generally be located within the first six storeys of grade. Such units may be located higher where the units have access to an appropriate above grade outdoor play area.

3.6.2 Residential livability of each development and each dwelling unit should be assured using these considerations:

(a) Privacy and Territoriality:

(i) each unit should have direct access to a private outdoor space or enclosed balcony having a minimum depth of 2.0 m and a minimum area of 4.0 sm.

(b) Individuality and Identity:

(i) ground floor elements of all buildings should be designed to express individual units within a coherent massing;

(ii) where landscaping of units occurs in the private zones of those units, it should permit reasonable customization by residents, e.g., planting bed and soft landscaping variations at grade, opportunities to place planters at balconies, etc.;

(c) Choice and Convenience:

- (i) each residential development should provide on-site amenities such as community meeting rooms, fitness facilities, and outdoor recreational space, etc. suitable for the anticipated population;

(d) Safety and Security:

- (i) each residential development and unit should be designed to be safe and secure yet not fortress-like;
- (ii) buildings should be designed to afford residents both "eyes on the street" and "doors on the street";
- (iii) public, semi-public and semi-private spaces should have some degree of overlook from residents' homes;

(e) Interaction with other people:

- (i) each residential building should have its main entrance fronting the street;

(f) Interaction with the physical environment:

- (i) habitable rooms, through location and orientation, should have access to daylight and as much as possible to direct sunlight;
- (ii) units should have one unobstructed view of a minimum length of 25.0 m and should be oriented to longer views where possible; and
- (iii) semi-private outdoor spaces should be located so as to receive reasonable sunlight during most of the year.

3.7 Public and Private Realm Landscape

3.7.1 Role of Urban Landscape

The landscape should be a major factor in the creation of a livable, healthy and environmentally responsive community including:

- (a) Extensive use of soft landscape materials, particularly trees;
- (b) The use of permeable materials and natural drainage processes, including channelling, ponding and percolation;
- (c) The incorporation of seasonal and coniferous plant; and

- (d) The avoidance of planting only one species of plant material except in special circumstances.

The landscape should be used to suggest the separation of public, semi-public and private space. In the private realm the scale, type and spacing of materials may be used to distinguish private residential areas from public spaces. Trees should be of sufficient calliper and height to create a reasonable impact when planted.

In the public realm, the landscape should be used to integrate the neighbourhood with adjacent city areas and to emphasize Vancouver's image as a 'green' city. The landscape should be used as a unifying element, linking areas of the neighbourhood with adjacent streetscapes.

Trees on private parcels should be of sufficient size at planting (minimum 60 mm calliper for deciduous trees and 3.5 m height for coniferous trees) to provide immediate impact and minimize future replacement and maintenance costs. Signage on private parcels should in itself be of a form and character recalling the area's historical context.

3.7.2 Parks and Open Spaces

Public space should reflect its neighbourhood context. Parks and public open space should be designed to:

- (a) Provide for the active and passive recreational needs of residents and visitors.
- (b) Have strongly defined access points, edges and grade changes to clearly distinguish between public and other open spaces.
- (c) Ensure safety and security, through the provision of visual supervision from surrounding areas and the use of appropriate materials and equipment.
- (d) Reference the area's marine history and heritage of rail and waterfront industry, as well as the natural context of habitats, shore processes, etc.
- (e) Use the strong, indigenous forms, topography and edge conditions to relate development to its context.
- (f) Provide a range of opportunities for resident interaction with neighbours and the general public while also allowing choice in the degree of interaction, so as to protect the residents' sense of privacy.
- (g) Provide diverse opportunities for walking and cycling through the area.

- (h) Foster the growth of local community culture, with provisions for public art, gathering and community events.
- (i) Provide pedestrian circulation within parks which is an extension of the circulation patterns in nearby developments and the street system and these should be barrier free.
- (j) Be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details.
- (k) Enable their use and enjoyment during wet weather, e.g., careful positioning of dry pathways, selection of fast draining/drying benches, etc..

3.7.3 Streets, Sidewalks and Walkways

Streetscape: The character of streets in the Marina Neighbourhood west of Jervis Street will be different from downtown core streets, in order to emphasize their residential character. Service agreements between the City and the developer will specify the details, types and locations of sidewalk treatments, street trees, street furniture and street lighting. Development on private parcels should coordinate both functionally and aesthetically with approved street designs. Signage on private parcels should in itself be of a form and character recalling the area's historical context. For example, awning sign and back-lit fluorescent signs are discouraged while hand-carved and painted wooden signs are encouraged.

3.8 Disabled Access

The accessibility needs of the physically challenged should be carefully considered in both the public and private realms to facilitate functional, integrated and comfortable linkages throughout the neighbourhood.

3.9 Parking and Loading Access

- (a) Garbage storage and collection as well as commercial and residential loading should be located in service courts and off-street loading bays.
- (b) Indoor residential parking should be clearly separated from visitor and commercial parking by fencing, gates and/or level changes within parking areas, with access locations approved by the City Engineer.
- (c) Parking entrances should be enhanced in their design as points of arrival, with appropriate landscaping and other architectural treatment.

3.10 Public Art

The focus for the Coal Harbour Public Art Program should be on stimulating the spirit, joy and enjoyment of the site and community, recollecting the history of the site uses and users and contributing to environmental awareness. Public Art should include art works in the public parks and walkways, as components of or within accessible parts of the private buildings and as programmed events by the community.

3.11 Recycling

Provisions for recycling and refuse containers, for both residential and commercial developments, should be considered for each development parcel.

4 PRECINCT GUIDELINES

Figure 8 illustrates the division of the Marina Neighbourhood Phase 1B into land development precincts. On the pages following, specific precinct guidelines are noted. Figure 9 summarizes the range of development opportunities and urban design considerations which are available throughout Phase 1B of the Marina Neighbourhood. The following diagrams for each precinct illustrate the boundaries of the building envelope and locations for vehicular and pedestrian access. All dimensions are approximate and subject to confirmation by development applicants. The illustrative plan of the Marina Neighbourhood appended to these guidelines illustrates one form of development which conforms to the proposed building envelopes.

Figure 8. Marina Neighbourhood Phase 1B Land Development Precincts

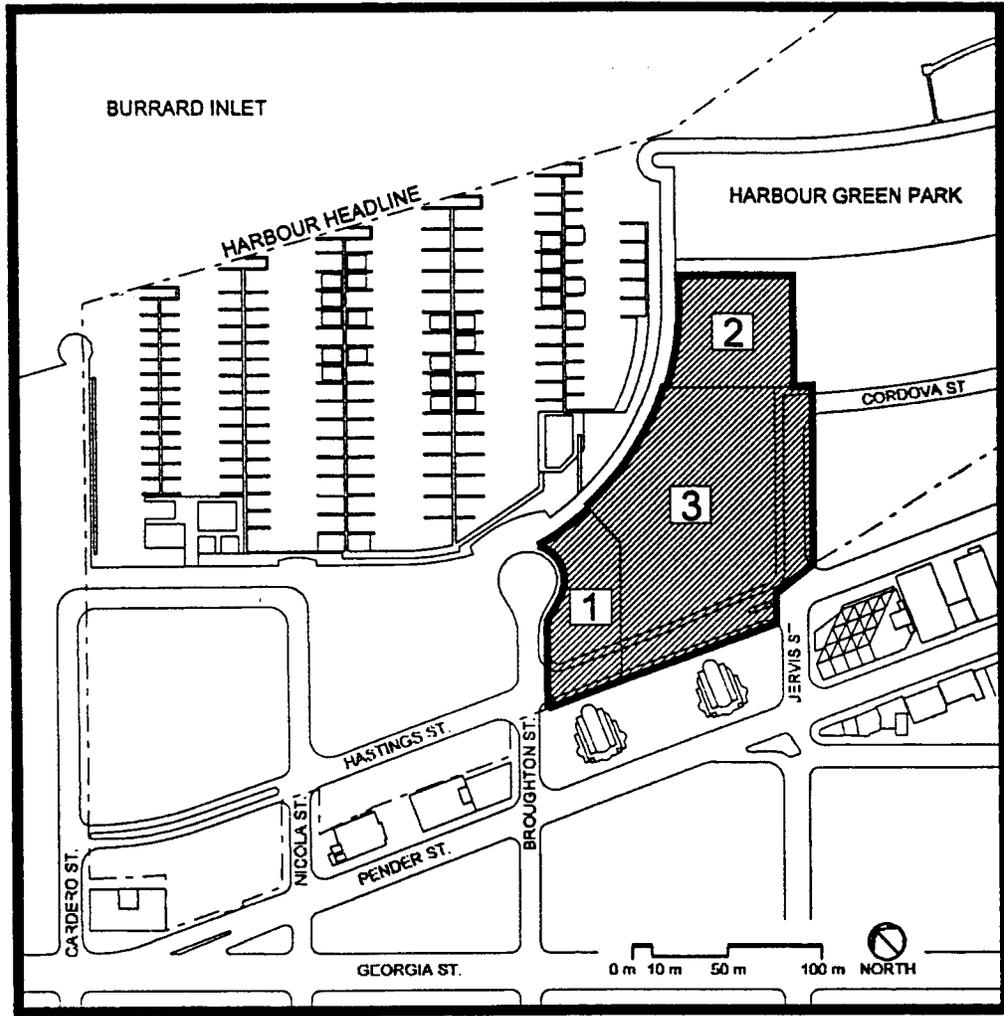
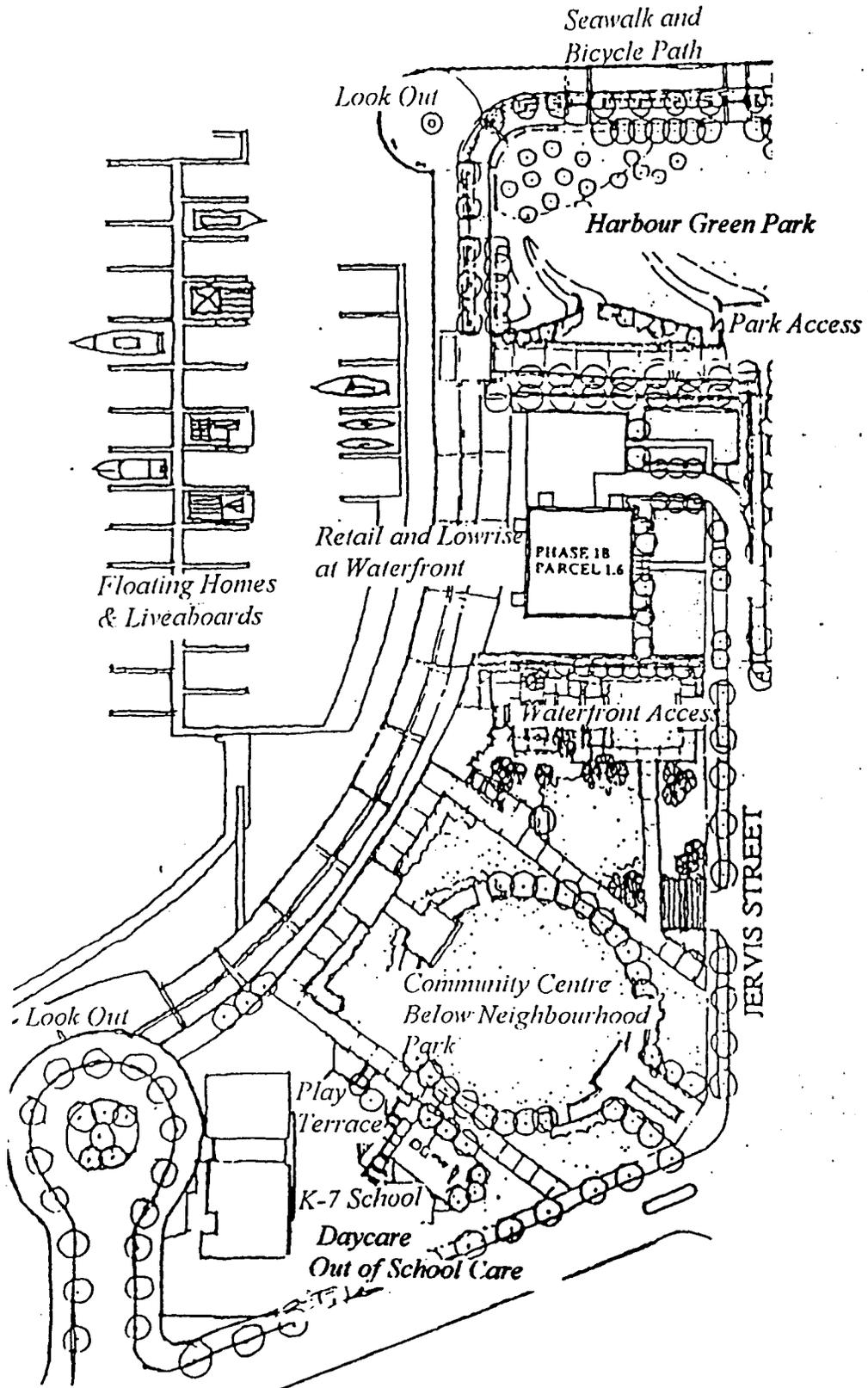


Figure 9. Richness of Place

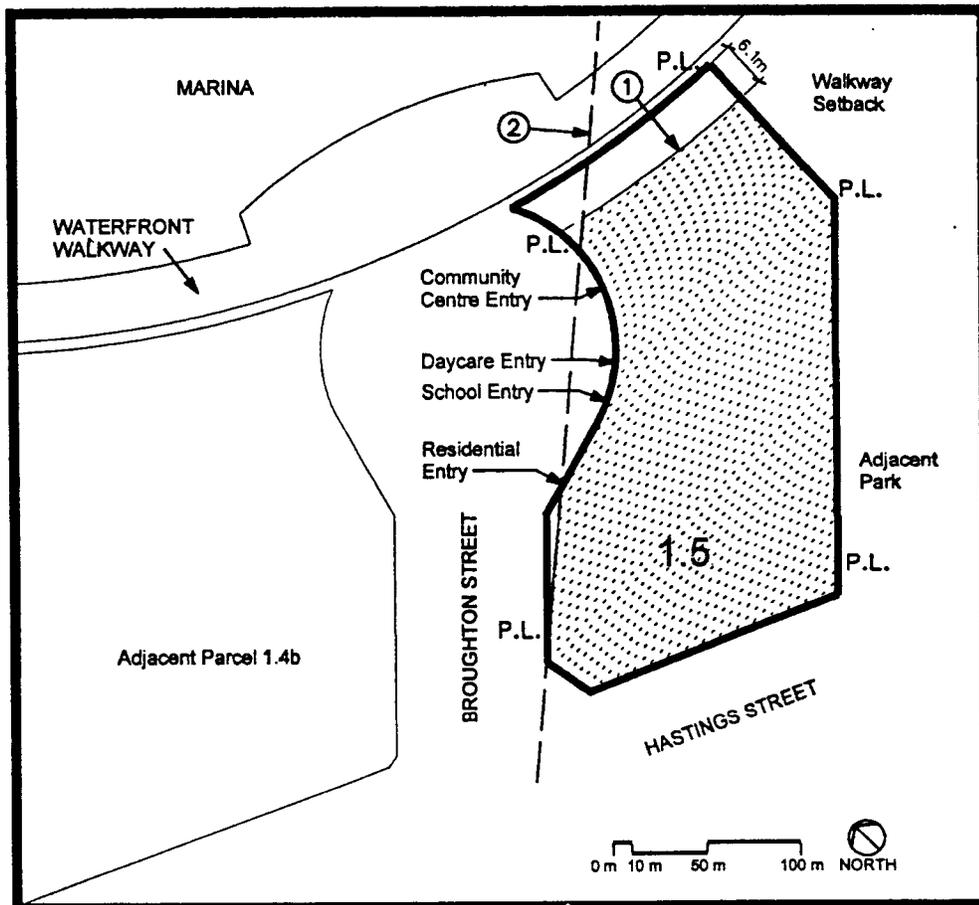


4.1 Precinct 1 -West Hastings between Jervis and Broughton

4.1.1 Building Envelope: Development on this precinct should generally occur within the bounds of the building envelope outlined in Figure 10 below.

4.1.2 The family housing on this site should be accessible from reserved underground parking, from a separate entry off the street, and have outdoor access from upper floors into the adjacent park.

Figure 10. Precinct 1 - Building Envelope



Keynotes :

- ① "Build To" lines.
- ② Minimum streetwall setback to preserve 5 degree street-end view, taken from the southeast corner of Hastings and Broughton Streets.

4.3 Precinct 3 - Jervis Park/Community Centre

- 4.3.1 The community park, school and community centre should be visually and functionally integrated.
- 4.3.2 A hard surface play area should be developed next to the school. An intermediate play area should be developed in proximity to the school and "urban green" as a structured play element for park users.
- 4.3.3 The community park should be enclosed by a perimeter planting of trees. The planting should allow for views into the park from surrounding areas, enabling visual supervision for security. Also, entry to the park should be clearly distinguished through signage and prominent markers.
- 4.3.4 The community park should be physically and visually linked to the waterfront walkway spine.
- 4.3.5 In keeping with the concept of diversity, the park planting should be a rich mix of colours, textures, fragrances and seasonal change. The diversity should be in contrast to the ordering elements of the perimeter tree planting and the "urban green". The perimeter tree planting should be a uniform use of a particular tree that distinguishes this space among the public spaces of the community.
- 4.3.6 The external elevations of the community centre as viewed from the waterfront walkway should generally conform to the design requirements of the Street Base Zone as noted in Section 3.4.2(a), except that the cornice or parapet expression should take place at the building edge with the park above.
- 4.3.7 The internal elevations of the community centre (inside the parking garage) should carry through similar material and design treatments as for the exterior. There should be a design continuity from inside to outside.
- 4.3.8 The entrances to the community centre, and from the walkway to the parking behind should be designed as strong features rather than obscure openings, with due attention to security requirements and direct access to the marina ramps.
- 4.3.9 The community facilities should have their main street address and a visible entrance from Broughton Street.
- 4.3.10 The waterfront face of the community centre should follow the build-to line established by the waterfront walkway and adjacent landscape setbacks. Entrances should be framed as openings in that edge.

ami/020-2006

MARINA NEIGHBOURHOOD (301 Jervis Street) CD-1 GUIDELINES

HISTORY OF THE MARINA NEIGHBOURHOOD SITE

An important element in determining future development for a site involves effectively searching out its past. Research at the Vancouver Public Library, Vancouver's Archives and the National Archives Map Collection in Ottawa has provided a base of information to build and reflect upon.

The most valuable maps of past development in the Marina Neighbourhood were the fire insurance maps. These documents, updated frequently, indicated the character, height, occupancy and uses of buildings over time. In practice, each change to a site's construction was overlain on the original base until the layers of overlays became so significant as to require a map redraw to maintain legibility. In this way, the history of Coal Harbour has been documented as layers of development upon which future designers will overlay a new layer of development.

A Capsule History of the Marina Neighbourhood Site

The southerly boundary of the site follows a low relief escarpment which demarcates the original high water level. The site has been largely created by filling operations at various times. By 1910 the present area of tracks was largely in place. The rail lines were surrounded by lumber storage areas, both on raised wooden platforms and on fill. During the period 1930 to 1940, the former lumber storage area was extended seaward by filling and developed for a marina and ship building and repair yard. By approximately 1960 these yards were substantially closed, with the old buildings remaining and subsequently adapted for uses such as the Keg Boathouse Restaurant.

A portion of the site just north of the railyard was used as a tank farm for fuel oil storage from approximately 1910 to 1975. A shipping wharf and C.P.R. transfer slip was developed adjacent the farm; the wharf was demolished in 1977 while the C.P.R. wharf and ferry terminal continue to operate.

Historical Layering Diagrams

The attached six diagrams summarize the uses and disposition of building mass on the site, over time. Shoreline and rail line configurations for various times are also noted. The information is included as one source of inspiration for designers of subsequent development on the site. Original diagrams are available upon request.

Figure A1 - Historical Layering
Key Diagram

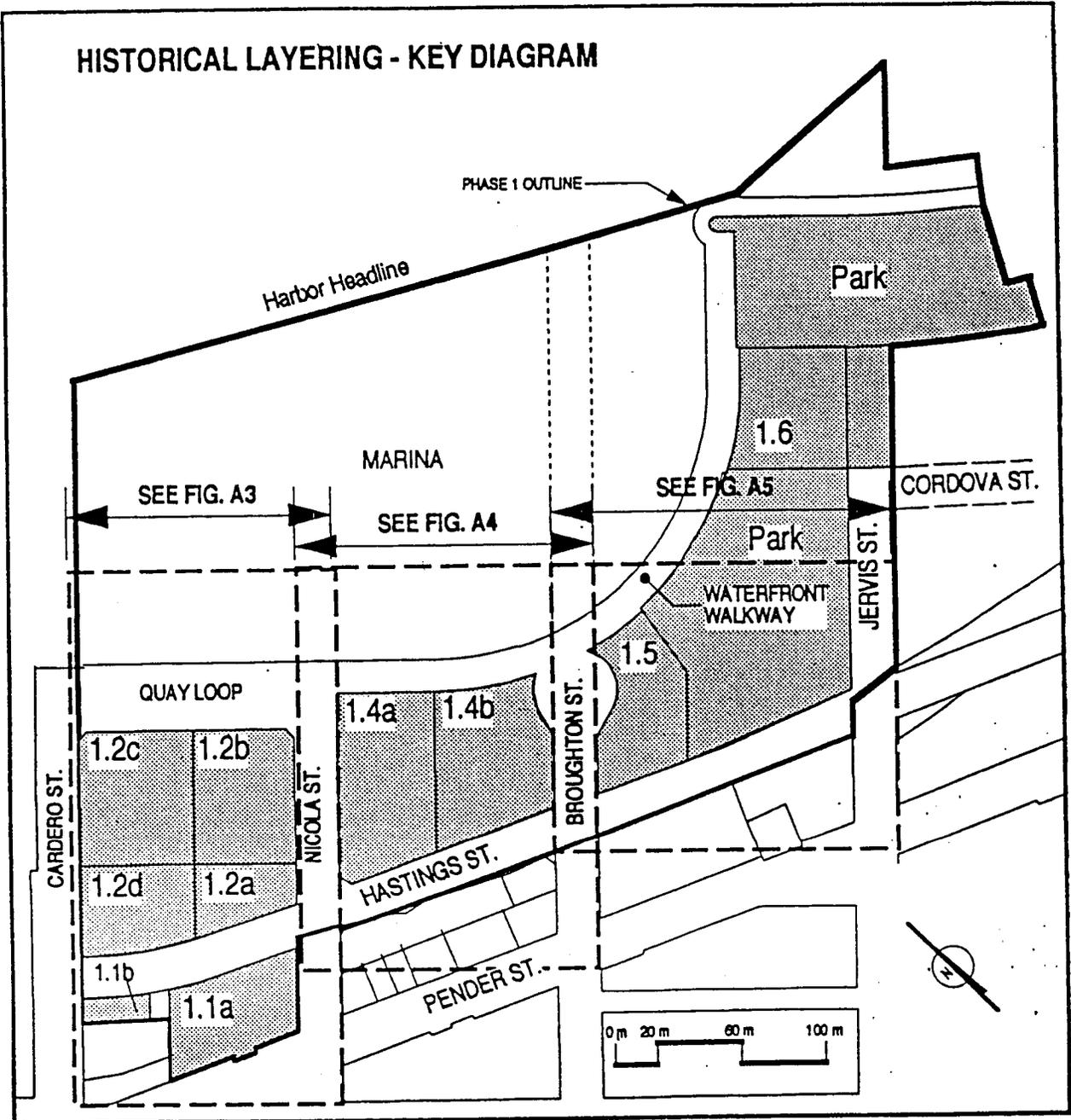


Figure A2 - Key

CIRCA 1897

- A1 Floating Dock
- A2 Boat Building
- A3 Boat NSR

- C24 Fuel Oil Tank
- C25 Gasoline
- C26 Pump

CIRCA 1912

- B1 Pacific Coast Lumber Co. (1910)/Bidlake Cedar Co. (1919)
- B2 Pacific Coast Lumber Co. Wooden Platform (1910)
- B3 Dilapidated Houses (1919)
- B4 Fuel Oil Unloaders
- B5 Vancouver Dredge (1919)/ Pacific Coyle Navigation Co. Ltd. (1925)
- B6 Coal Bunkers
- B7 Fuel Oil Tank (1912)
- B8 Fuel Oil Tank (1912)
- B9 Fuel Oil Tank (1912)

CIRCA 1960

- D1 Lady Alexandra Shipyard
- D2 Engine Repairs
- D3 Machine Shop
- D4 Auto
- D5 Office
- D6 W.R. Menchions & Co. Boat Building
- D7 Bel-Aire Shipyards (1930-60)
- D8 Unknown
- D9 Woodward's Marine Store/Storage
- D10 Marine Eng.
- D11 Unknown
- D12 Wright Shipyard
- D13 Aitken Shop
- D14 Office
- D15 Machine Shop
- D16 Woodworking

CIRCA 1925

- C1-C4 Unknown
- C5 Marine Repairs
- C6 Office
- C7 H & B Machine Shop
- C8 Autos
- C9 Watchman
- C10 Winch Ho
- C11 Unknown
- C12 W.R. Menchions & Co.
- C13 Columbia Works
- C14 Unknown
- C15 Boat House
- C16 Unknown
- C17 Floating Dock
- C18 Wright Shipyards
- C19 Grain Door Repair Shop
- C20 Aitken Tug & Barge Co.
- C21 Boat Houses
- C22 Machine Shop
- C23 Diesel Fuel Tank

CIRCA 1991

- E1 Pub
- E2 Boat Building & Repair
- E3 Marine Electric Sales
- E4 Dry Dock
- E5 Boat Moorage
- E6 Keg Restaurant
- E7 Boathouse Marine Supply Store & Offices
- E8 Yacht Sales & Charter
- E9 Transport Truck & Trailer Parking
- E10 Yacht Sales
- E11 Air Dock
- E12 Air Terminal
- E13 Office Barge/Yacht Charter

Figure A3 - Historical Layering - Area 1

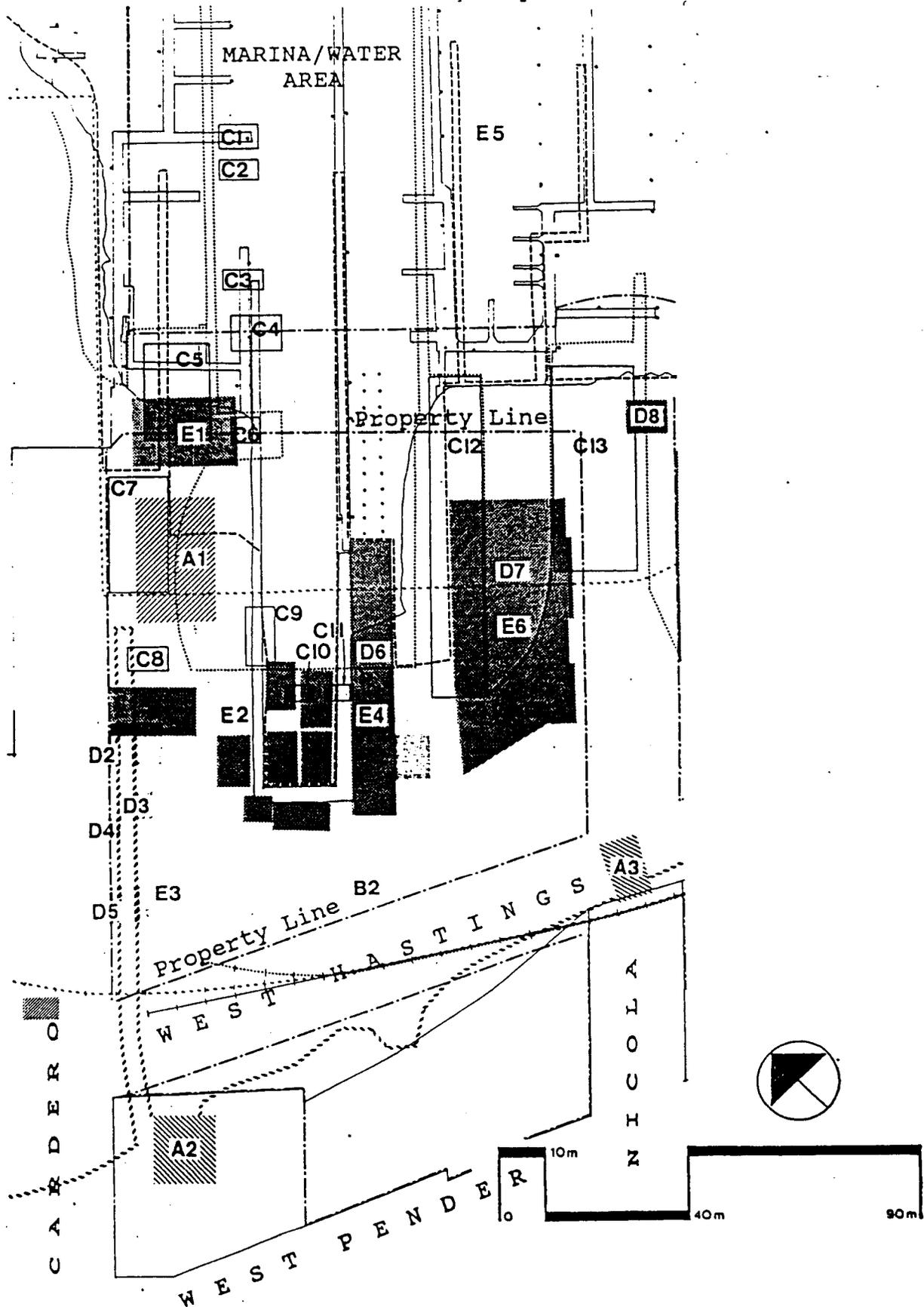


Figure A4 - Historical Layering - Area 2

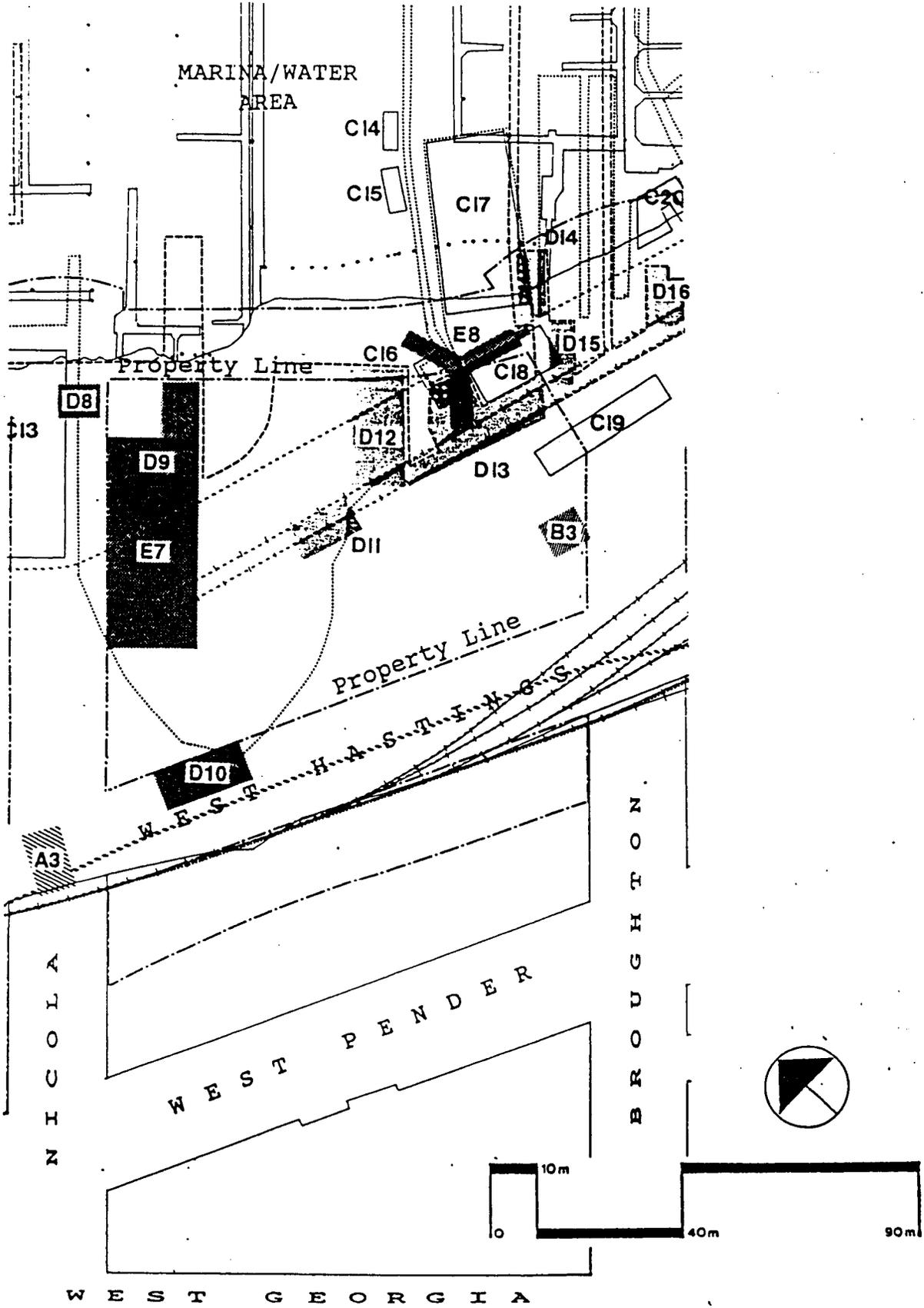
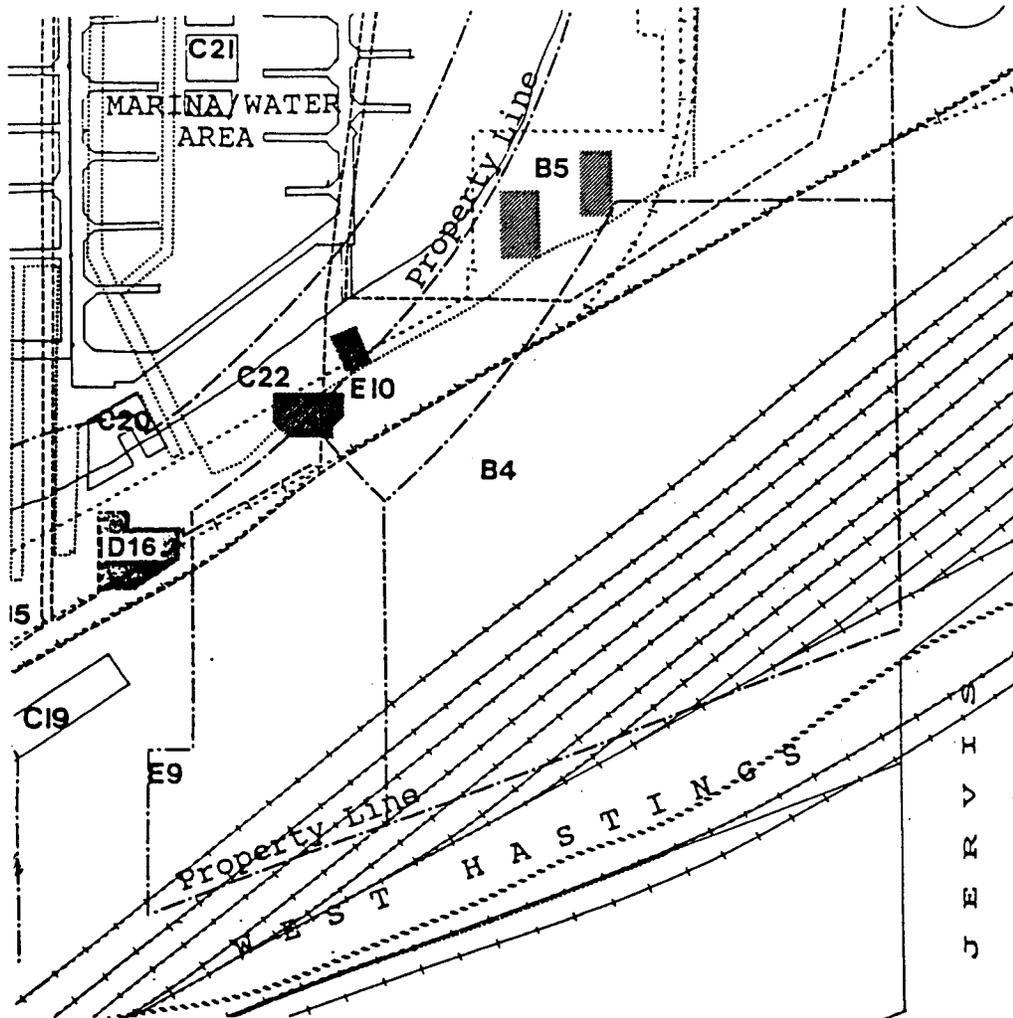
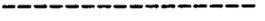
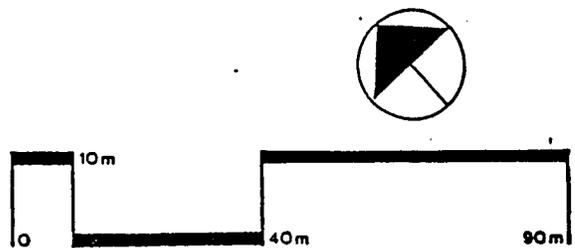


Figure A5 - Historical Layering - Area 3



LEGEND

- Shoreline & Rail line from 1897 Survey Map 
- Shoreline & Rail line from 1912 Survey Map 
- Shoreline & Rail line from 1925 Survey Map 
- Shoreline & Rail line from 1960 Survey Map 
- Shoreline & Rail line from 1991 Survey Map 
- Bldgs from 1897 Survey Map 
- Bldgs from 1912 Survey Map 
- Bldgs from 1925 Survey Map 
- Bldgs from 1960 Survey Map 
- Bldgs from 1991 Survey Map 



BY-LAW NO. 7688

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 B to By-law No. 6510 is amended in subclause (i) of
clause (d) of section 1.0 by deleting the words "I-1 and" and substituting
the words "I-1, I-2 and".

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

"201 Burrard St.	CD-1(363)	7679	B(DD)
501 Bute St.	CD-1(364)	7681	B(DD)
301 Jervis St.	CD-1(365)	7677	B(DD)
500 Pacific St.	CD-1(366)	7675	B(DD)
901-967 and 940-990 Seymour St.	CD-1(369)	7673	B(DD)"

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

DONE AND PASSED in open Council this 10th day of December
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 10th day of December 1996, and numbered 7688.

CITY CLERK"

A1

ADMINISTRATIVE REPORT

Date: December 5, 1997
Author/Local: M. Cho/6496
CC File No. 2604-1

TO: Vancouver City Council
FROM: Director of Community Planning on behalf of Land Use and
Development
SUBJECT: Form of Development - 500 Broughton Street

CD-1 (365)

RECOMMENDATION

THAT the form of development for this portion (Sub-area 1B, Lot 1.5) of the CD-1 zoned site known as 500 Broughton Street be generally approved as illustrated in Development Application DE402756, prepared by Reid Crowther & Partners Ltd. and stamped "Received, City Planning Department October 15, 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 rezoning was approved, following a Public Hearing.

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on June 29, 1995, City Council approved a rezoning of this site from CWD Central Waterfront District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. The owner of the development is Canadian Pacific Properties Ltd. CD-1 By-law Number 7677 was enacted on November 26, 1996. Companion Guidelines (Marina Neighbourhood Sub-area 1B [301 Jervis Street] CD-1 Guidelines) were also adopted by Council by resolution at that time.

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

The Director of Planning has now approved Development Application Number DE402756. This approval was subject to various conditions, including Council approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

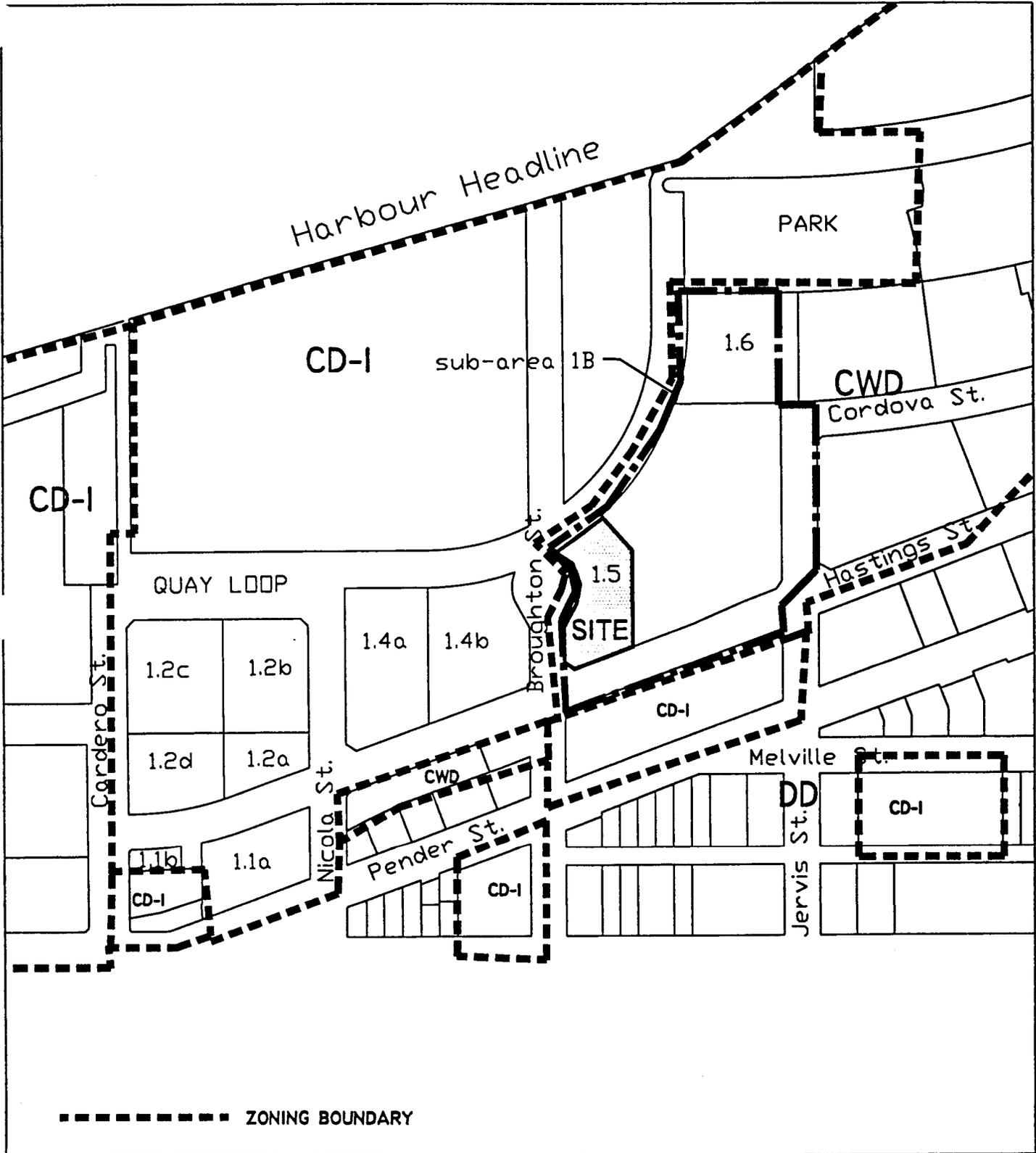
The proposal involves the use of Lot 1.5 (approximately 2,469 square metres) as a surface parking lot, providing a total of 60 parking spaces. It is expected that the site will be developed in the near future with a permanent structure, in accordance with the CD-1 By-law provisions. Therefore, it is intended that development permit approval for the surface parking lot would be limited in time to a one-year period, unless extended in writing by the Director of Planning.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE402756, 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.

* * * * *



500 BROUGHTON ST. DE 402756

DATE 1997 12 04



DRAWN WGKS

CITY OF VANCOUVER PLANNING DEPARTMENT

SCALE 1:3000

FILE: g:\DP\MAPS\500BROU.DWG

Scale: 1/4" = 1'-0"

Project: Broughton Street Temporary Parking Lot

Client: [Redacted]

Design: [Redacted]

Drawn: [Redacted]

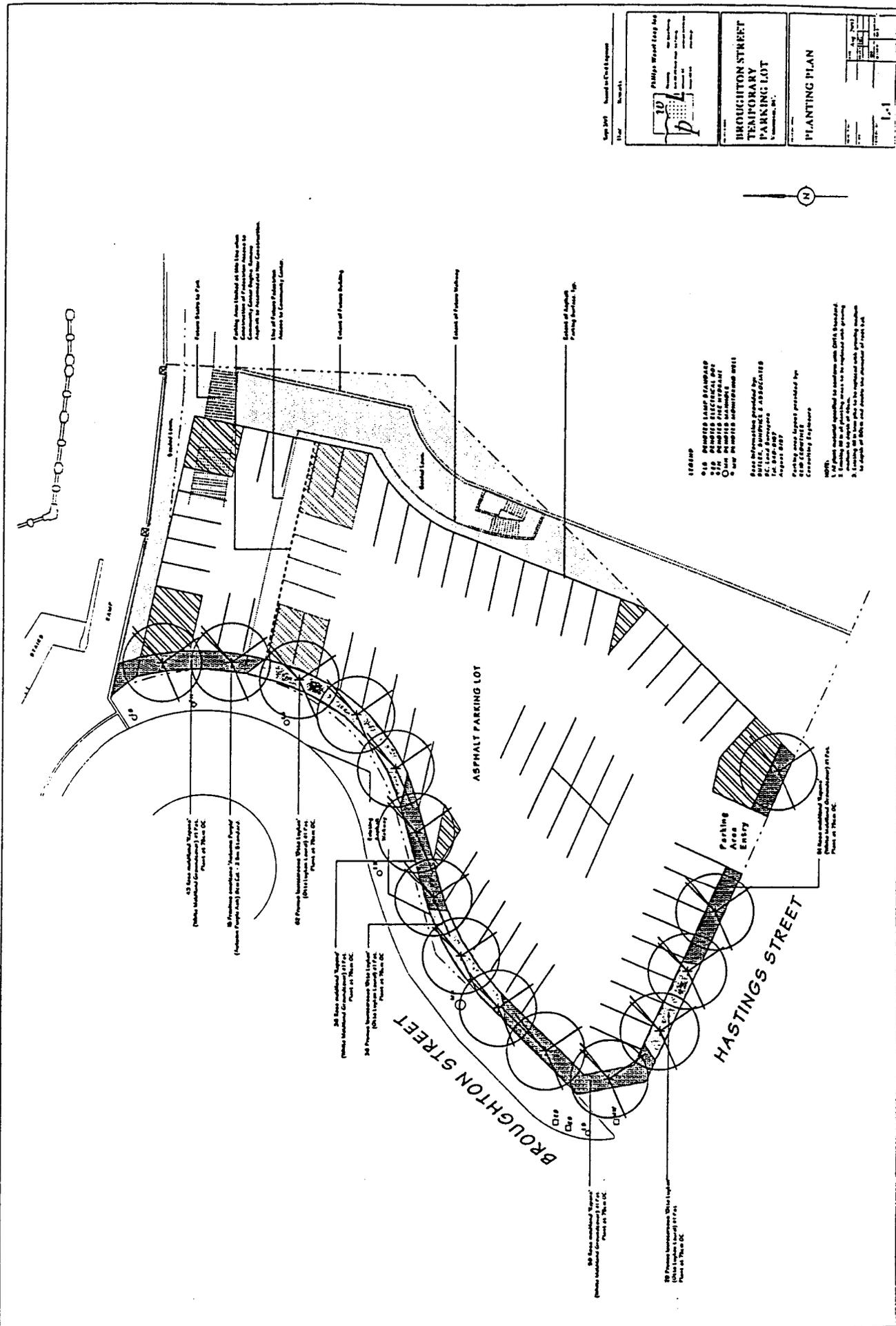
Checked: [Redacted]

Approved: [Redacted]

Date: [Redacted]

Sheet: 1 of 1

1:1



- LEGEND**
- 010 PAVED LAMP STANDARD
 - 011 PAVED ELECTRICAL BOX
 - 012 PAVED ELECTRICAL BOX
 - 013 PAVED ELECTRICAL BOX
 - 014 PAVED ELECTRICAL BOX
 - 015 PAVED ELECTRICAL BOX
 - 016 PAVED ELECTRICAL BOX
 - 017 PAVED ELECTRICAL BOX
 - 018 PAVED ELECTRICAL BOX
 - 019 PAVED ELECTRICAL BOX
 - 020 PAVED ELECTRICAL BOX
 - 021 PAVED ELECTRICAL BOX
 - 022 PAVED ELECTRICAL BOX
 - 023 PAVED ELECTRICAL BOX
 - 024 PAVED ELECTRICAL BOX
 - 025 PAVED ELECTRICAL BOX
 - 026 PAVED ELECTRICAL BOX
 - 027 PAVED ELECTRICAL BOX
 - 028 PAVED ELECTRICAL BOX
 - 029 PAVED ELECTRICAL BOX
 - 030 PAVED ELECTRICAL BOX
 - 031 PAVED ELECTRICAL BOX
 - 032 PAVED ELECTRICAL BOX
 - 033 PAVED ELECTRICAL BOX
 - 034 PAVED ELECTRICAL BOX
 - 035 PAVED ELECTRICAL BOX
 - 036 PAVED ELECTRICAL BOX
 - 037 PAVED ELECTRICAL BOX
 - 038 PAVED ELECTRICAL BOX
 - 039 PAVED ELECTRICAL BOX
 - 040 PAVED ELECTRICAL BOX
 - 041 PAVED ELECTRICAL BOX
 - 042 PAVED ELECTRICAL BOX
 - 043 PAVED ELECTRICAL BOX
 - 044 PAVED ELECTRICAL BOX
 - 045 PAVED ELECTRICAL BOX
 - 046 PAVED ELECTRICAL BOX
 - 047 PAVED ELECTRICAL BOX
 - 048 PAVED ELECTRICAL BOX
 - 049 PAVED ELECTRICAL BOX
 - 050 PAVED ELECTRICAL BOX
 - 051 PAVED ELECTRICAL BOX
 - 052 PAVED ELECTRICAL BOX
 - 053 PAVED ELECTRICAL BOX
 - 054 PAVED ELECTRICAL BOX
 - 055 PAVED ELECTRICAL BOX
 - 056 PAVED ELECTRICAL BOX
 - 057 PAVED ELECTRICAL BOX
 - 058 PAVED ELECTRICAL BOX
 - 059 PAVED ELECTRICAL BOX
 - 060 PAVED ELECTRICAL BOX
 - 061 PAVED ELECTRICAL BOX
 - 062 PAVED ELECTRICAL BOX
 - 063 PAVED ELECTRICAL BOX
 - 064 PAVED ELECTRICAL BOX
 - 065 PAVED ELECTRICAL BOX
 - 066 PAVED ELECTRICAL BOX
 - 067 PAVED ELECTRICAL BOX
 - 068 PAVED ELECTRICAL BOX
 - 069 PAVED ELECTRICAL BOX
 - 070 PAVED ELECTRICAL BOX
 - 071 PAVED ELECTRICAL BOX
 - 072 PAVED ELECTRICAL BOX
 - 073 PAVED ELECTRICAL BOX
 - 074 PAVED ELECTRICAL BOX
 - 075 PAVED ELECTRICAL BOX
 - 076 PAVED ELECTRICAL BOX
 - 077 PAVED ELECTRICAL BOX
 - 078 PAVED ELECTRICAL BOX
 - 079 PAVED ELECTRICAL BOX
 - 080 PAVED ELECTRICAL BOX
 - 081 PAVED ELECTRICAL BOX
 - 082 PAVED ELECTRICAL BOX
 - 083 PAVED ELECTRICAL BOX
 - 084 PAVED ELECTRICAL BOX
 - 085 PAVED ELECTRICAL BOX
 - 086 PAVED ELECTRICAL BOX
 - 087 PAVED ELECTRICAL BOX
 - 088 PAVED ELECTRICAL BOX
 - 089 PAVED ELECTRICAL BOX
 - 090 PAVED ELECTRICAL BOX
 - 091 PAVED ELECTRICAL BOX
 - 092 PAVED ELECTRICAL BOX
 - 093 PAVED ELECTRICAL BOX
 - 094 PAVED ELECTRICAL BOX
 - 095 PAVED ELECTRICAL BOX
 - 096 PAVED ELECTRICAL BOX
 - 097 PAVED ELECTRICAL BOX
 - 098 PAVED ELECTRICAL BOX
 - 099 PAVED ELECTRICAL BOX
 - 100 PAVED ELECTRICAL BOX

Notes:

1. All plants specified to be installed with 20% to 30% increase in size to allow for growth.
2. All plants to be installed in accordance with the specifications of the Department of Public Works.
3. All plants to be installed in accordance with the specifications of the Department of Public Works.
4. All plants to be installed in accordance with the specifications of the Department of Public Works.
5. All plants to be installed in accordance with the specifications of the Department of Public Works.
6. All plants to be installed in accordance with the specifications of the Department of Public Works.
7. All plants to be installed in accordance with the specifications of the Department of Public Works.
8. All plants to be installed in accordance with the specifications of the Department of Public Works.
9. All plants to be installed in accordance with the specifications of the Department of Public Works.
10. All plants to be installed in accordance with the specifications of the Department of Public Works.

REPORT REFERENCE (CONT'D)

Beverage Container Deposit System (cont'd)

Responding to questions, Mr. John Evans, Solid Waste Management Engineer, agreed that appropriate City zoning bylaws dealing with depots will have to be put in place in a timely manner once the Province and industry have reached a conclusion on this issue. It is anticipated that a bylaw to deal with scavenging problems will come forward to Council in approximately two months.

Councillor Kennedy was thanked for her work related to the beverage container deposit system, taking into consideration that her presentation is being made to 18 municipalities and to the Capital Region on Vancouver Island.

MOVED by Cllr. Chiavario,

THAT the verbal Report Reference on the Beverage Container Deposit System and the Policy Report entitled "New Provincial Beverage Container Deposit/Refund Legislation", dated January 13, 1998 be received for information.

- CARRIED UNANIMOUSLY

(Councillor Bellamy was absent for the vote)

CITY MANAGER'S ADMINISTRATIVE REPORTS

CD-1 (365)

1. **Form of Development - 500 Broughton Street
December 5, 1997**

File: 2604-1

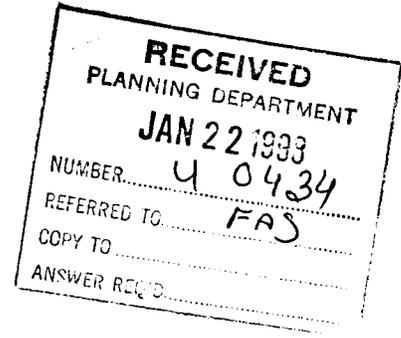
MOVED by Cllr. Sullivan,

THAT the form of development for this portion (Sub-area 1B, Lot 1.5) of the CD-1 zoned site known as 500 Broughton Street be generally approved as illustrated in Development Application DE402756, prepared by Reid Crowther & Partners Ltd. and stamped "Received, City Planning Department October 15, 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

(Councillor Bellamy was absent for the vote)

CITY OF VANCOUVER



MEMORANDUM

FROM: City Clerk's Office

DATE: January 21, 1998

FILE: 2604-1

TO: Ted Droettboom, General Manager of Community Services
Jacquie Forbes-Roberts, Director of Community Planning
Rick Scobie, Director of Land Use & Development
May Cho, Development Applications, Land Use & Development

SUBJECT: Form of Development - 500 Broughton Street

CD-1 (365)

On January 20, 1998, Vancouver City Council approved the following recommendation contained in December 5, 1997 Administrative Report:

THAT the form of development for this portion (Sub-area 1B, Lot 1.5) of the CD-1 zoned site known as 500 Broughton Street be generally approved as illustrated in Development Application DE402756, prepared by Reid Crowther & Partners Ltd. and stamped "Received, City Planning Department October 15, 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.

A handwritten signature in cursive script, appearing to read 'Bae'.

SR:dmc

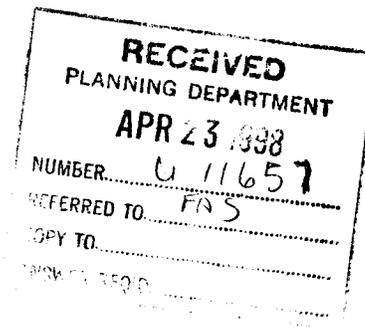
COMMITTEE CLERK

Letter to: James Hnatiuk
Reid Crowther & Partners
300 - 4170 Still Creek
Vancouver, BC V5C 6C6

CITY CLERK'S OFFICE



CITY OF VANCOUVER
MEMORANDUM



DATE: April 23, 1998 **File:** 2604-1

FROM: Shobha Rae, Committee Clerk

TO: Ted Droettboom, General Manager of Community Services
Jacquie Forbes-Roberts, Director of Community Planning
Rick Scobie, Director of Land Use and Development
May Cho, Land Use and Development Division

SUBJECT: Form of Development: 500 Broughton Street
DE402159 - CD-1 By-law Number 7677
Owner of Development: Canadian Pacific Properties Inc.

CD-1 (365)

On Tuesday, April 21, 1998, Vancouver City Council approved the following recommendation contained in a March 31, 1998, Administrative Report:

THAT the form of development for this portion (Sub-area 1B) of the CD-1 zoned site known as 500 Broughton Street be approved generally as illustrated in the Development Application Number DE402159, prepared by Henriquez Partners and stamped "Received, City Planning Department February 26, 1998", 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.

A handwritten signature in cursive script, appearing to read "Shobha Rae".

SR:dmy

Letter to: Gregory Henriquez, Henriquez Partners
402 West Pender Street, Vancouver V6B 1T6

Miscellaneous Text (CD-1)

BY-LAW NO. 7874

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
(565) 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"

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"

ADMINISTRATIVE REPORTS (CONT'D)

3. **Sanitary Pump Station Facility -
Concord Pacific Place Area 1 - Beach Neighbourhood
June 1, 1999**

File: 5809/RTS: 762

MOVED by Cllr. Puil,

THAT Council authorize the Director of Legal Services, in consultation with the General Manager of Engineering Services, to proceed with the establishment as Road, that portion of Lot 167, False Creek, Plan 20639, consisting of 174.5 m² as shown in bold outlined in Appendix A to the Administrative Report dated June 1, 1999, for the purposes of a sewer pump station.

- CARRIED UNANIMOUSLY

(Councillor Bellamy absent for the vote)

4. **Form of Development: 301 Jervis Street
DE403667 - CD-1 By-law Number 7677
Owner of Development: Hillsboro Investment Ltd.
June 3, 1999**

File: 2606/RTS: 730

MOVED by Cllr. Herbert,

THAT the form of development for this portion (Sub-area 1B, Lot 2) of the CD-1 zoned site known as 301 Jervis Street be approved generally as illustrated in the Development Application Number DE403667, prepared by James K.M. Cheng Architects Inc. and stamped "Received, City Planning Department February 22, 1999", 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

(Councillor Bellamy absent for the vote)

ADMINISTRATIVE REPORT

Date: June 3, 1999
Author/Local: M.Cho/6496
RTS No. 00730
CC File No. 2606
Council: June 15, 1999

TO: Vancouver City Council

FROM: Director of Central Area Planning on behalf of Land Use and Development

SUBJECT: Form of Development: 301 Jervis Street
DE403667 - CD-1 By-law Number 7677
Owner of Development: Hillsboro Investment Ltd.

RECOMMENDATION

THAT the form of development for this portion (Sub-area 1B, Lot 2) of the CD-1 zoned site known as 301 Jervis Street be approved generally as illustrated in the Development Application Number DE403667, prepared by James K.M. Cheng Architects Inc. and stamped "Received, City Planning Department February 22, 1999", 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 form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on June 29, 1995, City Council approved a rezoning of this site from CWD Central Waterfront District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7677 was enacted on November 26, 1996. Companion Guidelines (Marina Neighbourhood Sub-area 1B [301 Jervis Street] CD-1 Guidelines) were also adopted by Council resolution at that 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 DE403667. 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 30-storey Commercial/Residential development containing Retail on the first floor along the waterfront walkway and a total of 97 dwelling units with four levels of underground parking having vehicular access from Jervis Street.

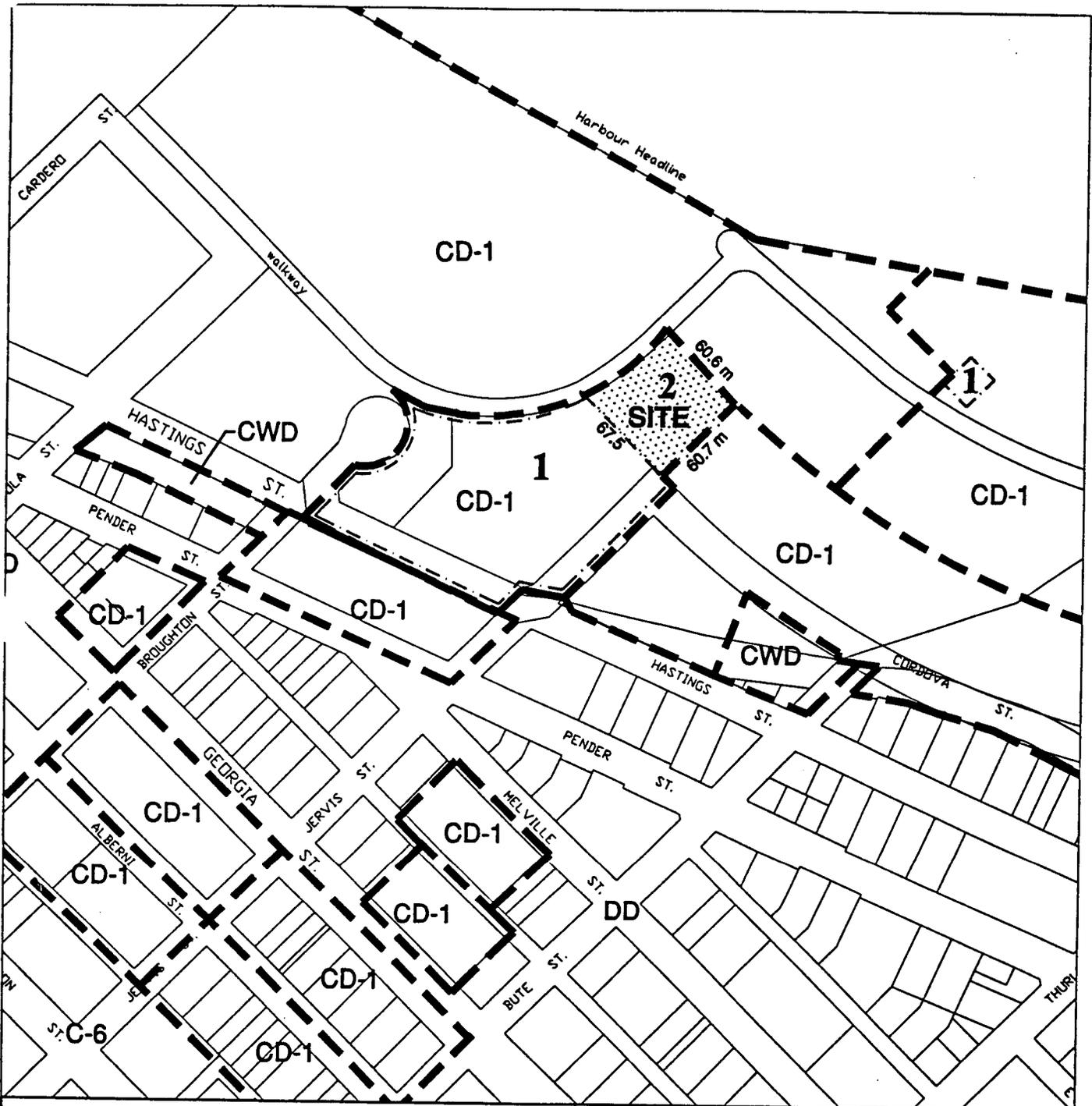
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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 DE403667, 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
 SUB-AREA BOUNDARY

301 JERVIS ST. DE 403667

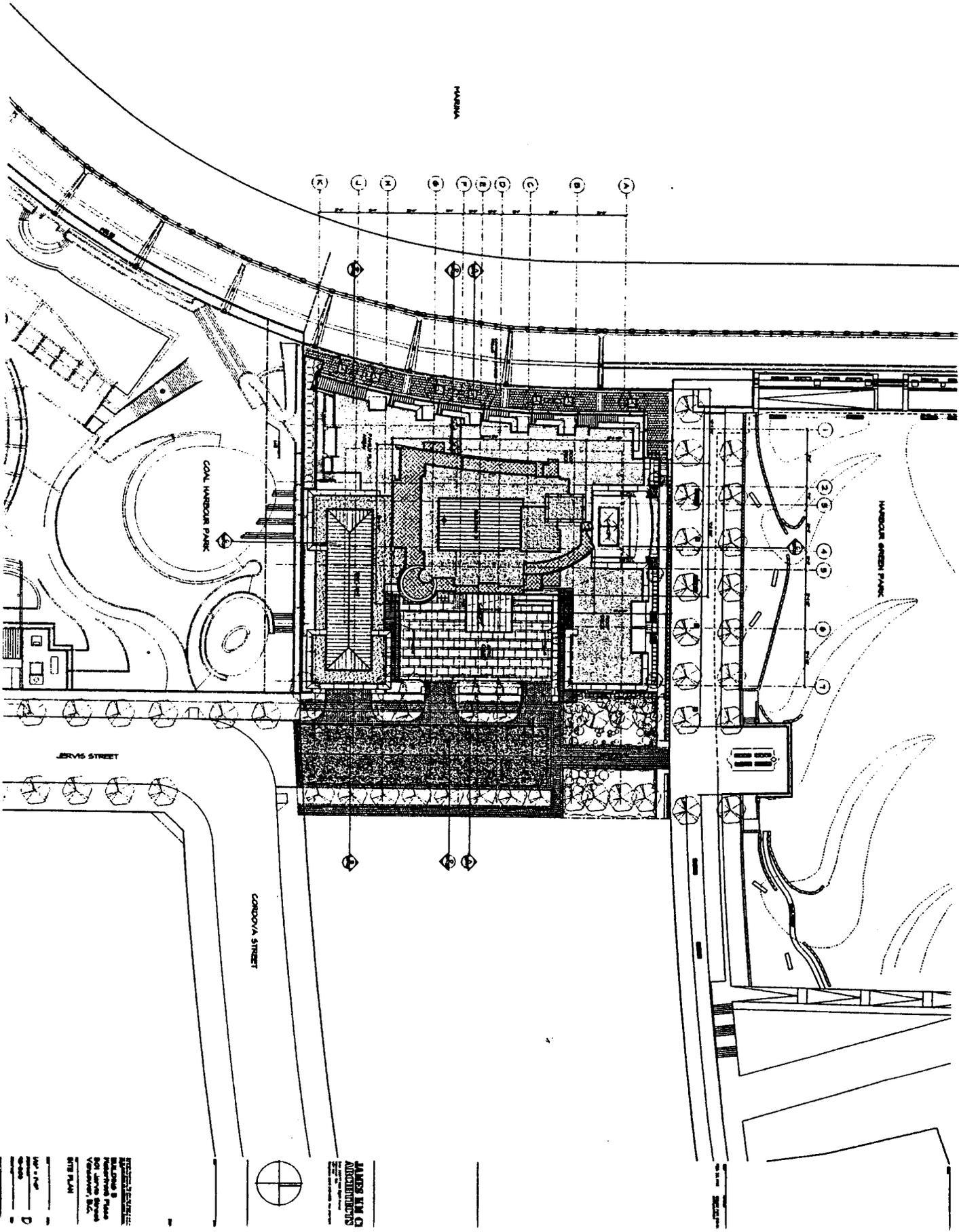
DATE 1999 06 01

DRAWN WGKS

CITY OF VANCOUVER PLANNING DEPARTMENT

FILE: F:\FRMDEV\301JERVS.DWG

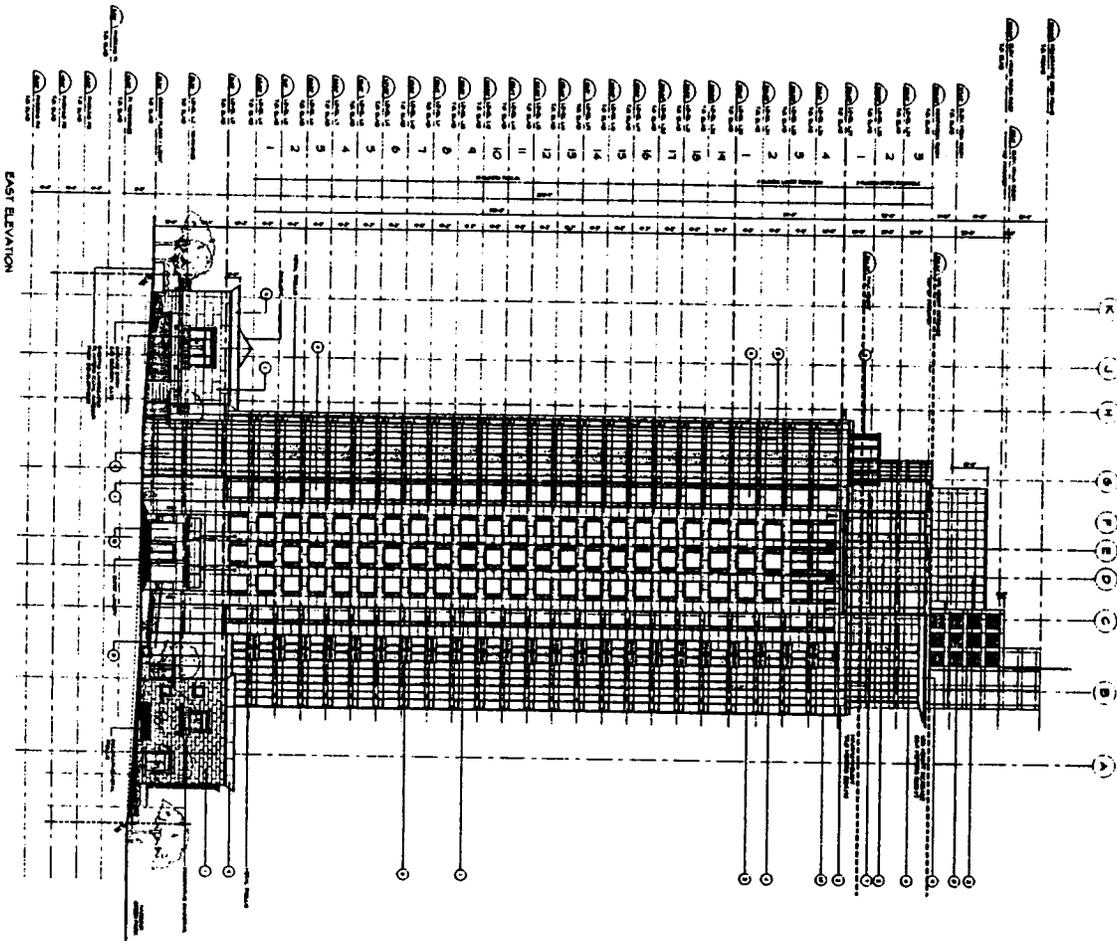




PROFESSIONAL ENGINEER
REGISTERED IN THE PROVINCE OF ONTARIO
No. 12345
DATE: 10/10/2024

JAMES W. G.
ARCHITECTS
1234567890
1234567890

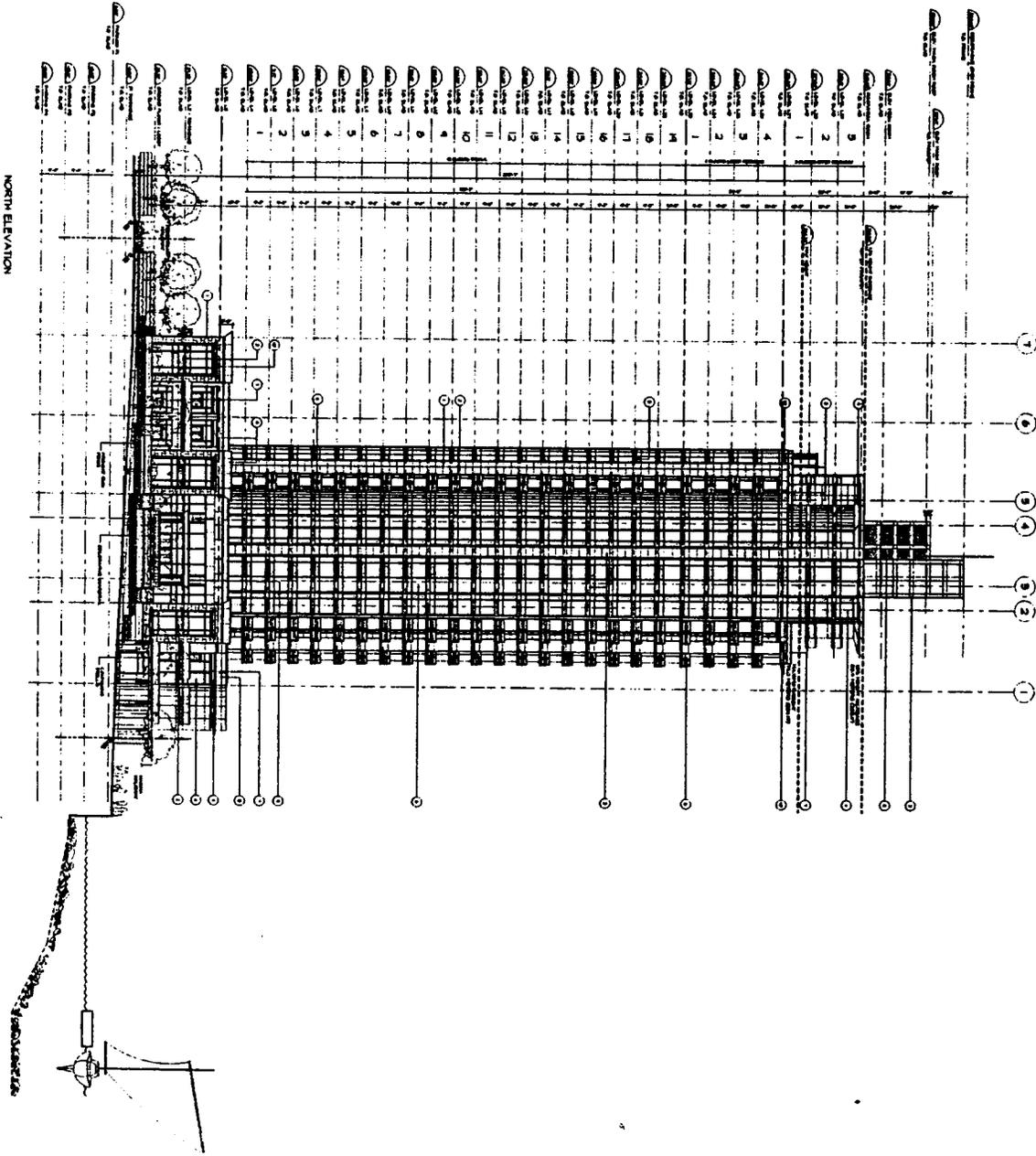
SCALE: 1:1000
DATE: 10/10/2024



PROJECT: [illegible]
 SHEET: [illegible]
 DATE: [illegible]
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

ALANIS KIM CHEE
 ARCHITECTS INC.
 1000 [illegible]

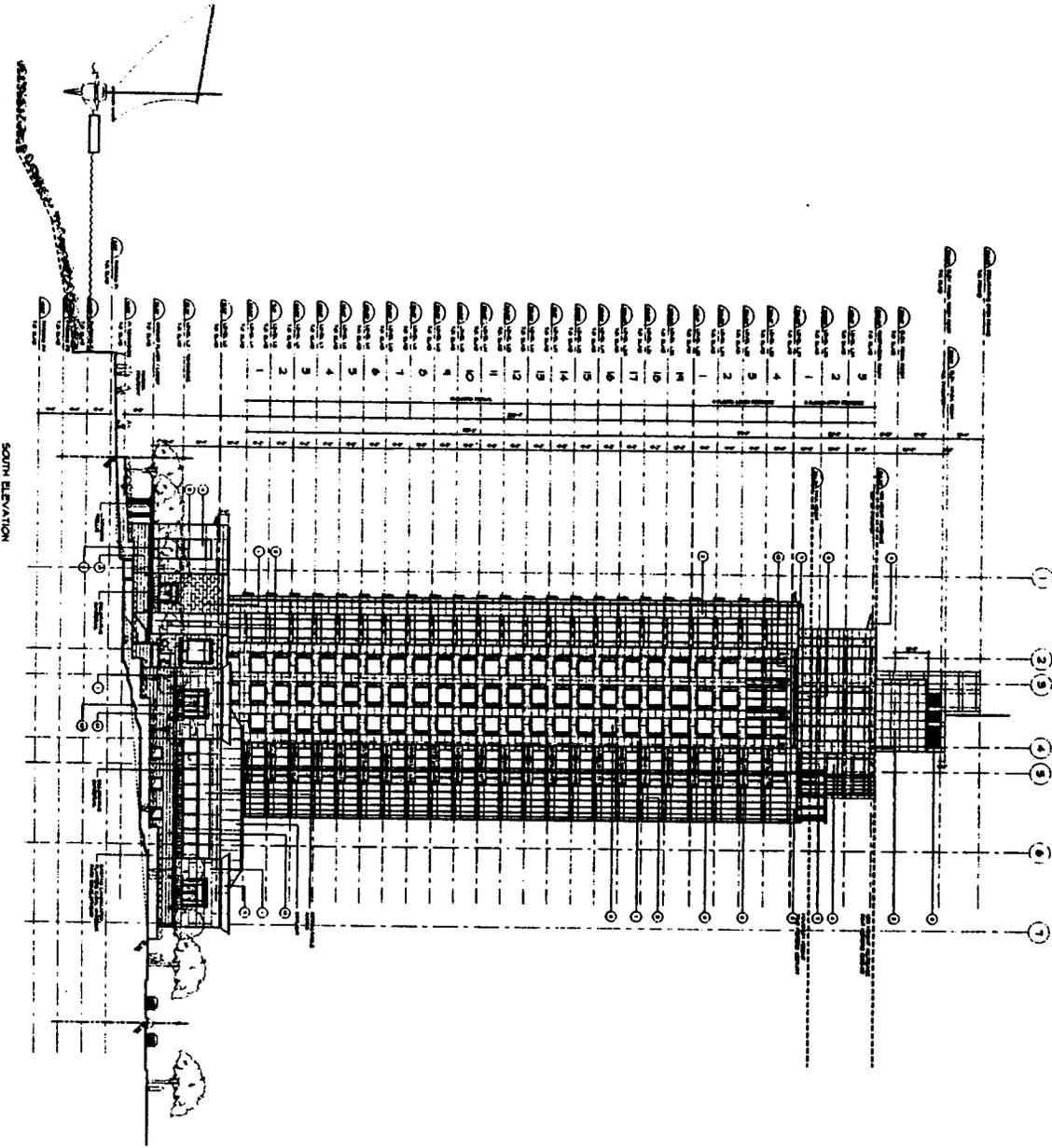
MATERIAL LEGEND
 ① [illegible]
 ② [illegible]
 ③ [illegible]
 ④ [illegible]
 ⑤ [illegible]
 ⑥ [illegible]
 ⑦ [illegible]
 ⑧ [illegible]
 ⑨ [illegible]
 ⑩ [illegible]
 ⑪ [illegible]
 ⑫ [illegible]



- 1. General Notes
- 2. Structural Notes
- 3. Mechanical Notes
- 4. Electrical Notes
- 5. Plumbing Notes
- 6. Fire Protection Notes
- 7. Energy Conservation Notes
- 8. Other Notes

JAMES KIM O'NEIL
 ARCHITECTS INC.
 1000 ...
 ...

NORTH ELEVATION
 ...
 ...
 ...



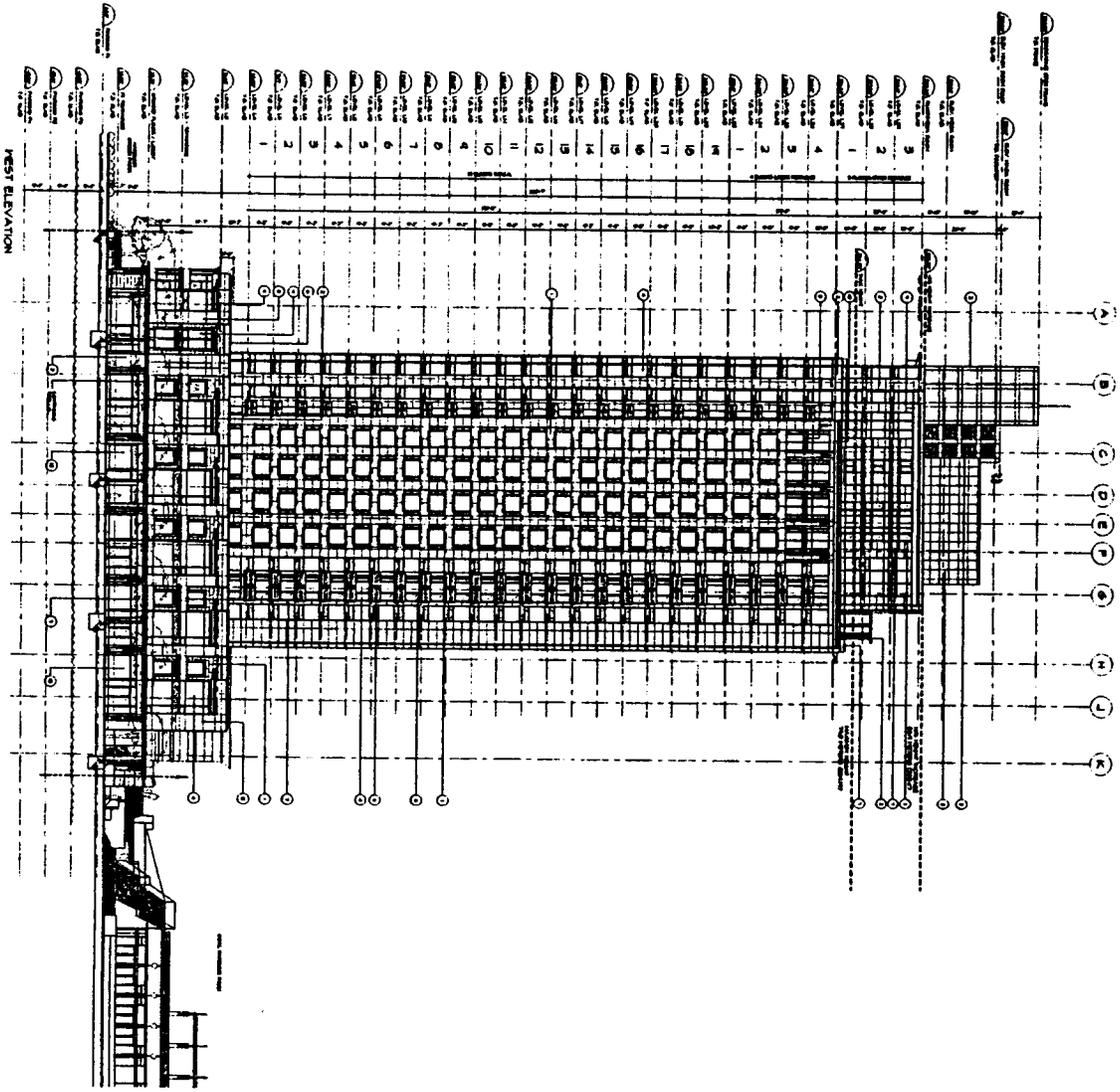
- 1. WINDOW FRAME
- 2. WINDOW GLASS
- 3. WINDOW SILL
- 4. WINDOW CASE
- 5. WINDOW LINEN
- 6. WINDOW STOP
- 7. WINDOW TRACK

JAMES H. CO.
ARCHITECTS
 1000 ...
 ...

REVISIONS

NO.	DATE	DESCRIPTION
1
2

DATE: ...
 DRAWN BY: ...
 CHECKED BY: ...



ARCHITECTURAL FLOOR PLAN
 DRAWING & DESIGN
 301 - 1st Street
 Vancouver, B.C.
 WEST ELEVATION
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"
 1/32" = 1'-0"
 1/64" = 1'-0"
 1/128" = 1'-0"
 1/256" = 1'-0"
 1/512" = 1'-0"
 1/1024" = 1'-0"
 1/2048" = 1'-0"
 1/4096" = 1'-0"
 1/8192" = 1'-0"
 1/16384" = 1'-0"
 1/32768" = 1'-0"
 1/65536" = 1'-0"
 1/131072" = 1'-0"
 1/262144" = 1'-0"
 1/524288" = 1'-0"
 1/1048576" = 1'-0"
 1/2097152" = 1'-0"
 1/4194304" = 1'-0"
 1/8388608" = 1'-0"
 1/16777216" = 1'-0"
 1/33554432" = 1'-0"
 1/67108864" = 1'-0"
 1/134217728" = 1'-0"
 1/268435456" = 1'-0"
 1/536870912" = 1'-0"
 1/1073741824" = 1'-0"
 1/2147483648" = 1'-0"
 1/4294967296" = 1'-0"
 1/8589934592" = 1'-0"
 1/17179869184" = 1'-0"
 1/34359738368" = 1'-0"
 1/68719476736" = 1'-0"
 1/137438953472" = 1'-0"
 1/274877906944" = 1'-0"
 1/549755813888" = 1'-0"
 1/1099511627776" = 1'-0"
 1/2199023255552" = 1'-0"
 1/4398046511104" = 1'-0"
 1/8796093022208" = 1'-0"
 1/17592186044416" = 1'-0"
 1/35184372088832" = 1'-0"
 1/70368744177664" = 1'-0"
 1/140737488355328" = 1'-0"
 1/281474976710656" = 1'-0"
 1/562949953421312" = 1'-0"
 1/1125899906842624" = 1'-0"
 1/2251799813685248" = 1'-0"
 1/4503599627370496" = 1'-0"
 1/9007199254740992" = 1'-0"
 1/18014398509481984" = 1'-0"
 1/36028797018963968" = 1'-0"
 1/72057594037927936" = 1'-0"
 1/144115188075855872" = 1'-0"
 1/288230376151711744" = 1'-0"
 1/576460752303423488" = 1'-0"
 1/1152921504606846976" = 1'-0"
 1/2305843009213693952" = 1'-0"
 1/4611686018427387904" = 1'-0"
 1/9223372036854775808" = 1'-0"
 1/18446744073709551616" = 1'-0"
 1/36893488147419103232" = 1'-0"
 1/73786976294838206464" = 1'-0"
 1/147573952589676412928" = 1'-0"
 1/295147905179352825856" = 1'-0"
 1/590295810358705651712" = 1'-0"
 1/1180591620717411303424" = 1'-0"
 1/2361183241434822606848" = 1'-0"
 1/4722366482869645213696" = 1'-0"
 1/9444732965739290427392" = 1'-0"
 1/18889465931478580854784" = 1'-0"
 1/37778931862957161709568" = 1'-0"
 1/75557863725914323419136" = 1'-0"
 1/151115727451828646838272" = 1'-0"
 1/302231454903657293676544" = 1'-0"
 1/604462909807314587353088" = 1'-0"
 1/1208925819614629174706176" = 1'-0"
 1/2417851639229258349412352" = 1'-0"
 1/4835703278458516698824704" = 1'-0"
 1/9671406556917033397649408" = 1'-0"
 1/19342813113834066795298816" = 1'-0"
 1/38685626227668133590597632" = 1'-0"
 1/77371252455336267181195264" = 1'-0"
 1/154742504910672534362390528" = 1'-0"
 1/309485009821345068724781056" = 1'-0"
 1/618970019642690137449562112" = 1'-0"
 1/1237940039285380274899124224" = 1'-0"
 1/2475880078570760549798248448" = 1'-0"
 1/4951760157141521099596496896" = 1'-0"
 1/9903520314283042199192993792" = 1'-0"
 1/19807040628566084398385987584" = 1'-0"
 1/39614081257132168796771975168" = 1'-0"
 1/79228162514264337593543950336" = 1'-0"
 1/158456325028528675187087900672" = 1'-0"
 1/316912650057057350374175801344" = 1'-0"
 1/633825300114114700748351602688" = 1'-0"
 1/1267650600228229401496703205376" = 1'-0"
 1/2535301200456458802993406410752" = 1'-0"
 1/5070602400912917605986812821504" = 1'-0"
 1/10141204801825835211973625643008" = 1'-0"
 1/20282409603651670423947251286016" = 1'-0"
 1/40564819207303340847894502572032" = 1'-0"
 1/81129638414606681695789005144064" = 1'-0"
 1/162259276832213363391578010288128" = 1'-0"
 1/324518553664426726783156020576256" = 1'-0"
 1/649037107328853453566312041152512" = 1'-0"
 1/1298074214657706907132624082305024" = 1'-0"
 1/2596148429315413814265248164610048" = 1'-0"
 1/5192296858630827628530496329220096" = 1'-0"
 1/10384593717261655257060992658440192" = 1'-0"
 1/20769187434523310514121985316880384" = 1'-0"
 1/41538374869046621028243970633760768" = 1'-0"
 1/83076749738093242056487941267521536" = 1'-0"
 1/166153499476186484112975882535043072" = 1'-0"
 1/332306998952372968225951765070086144" = 1'-0"
 1/664613997904745936451903530140172288" = 1'-0"
 1/1329227995809491872903807060280344576" = 1'-0"
 1/2658455991618983745807614120560689152" = 1'-0"
 1/5316911983237967491615228241121378304" = 1'-0"
 1/10633823966475934983230456482242756608" = 1'-0"
 1/21267647932951869966460912964485513216" = 1'-0"
 1/42535295865903739932921825928971026432" = 1'-0"
 1/85070591731807479865843651857942052864" = 1'-0"
 1/170141183463614959731687303715884105728" = 1'-0"
 1/340282366927229919463374607431768211456" = 1'-0"
 1/680564733854459838926749214863536422912" = 1'-0"
 1/1361129467708919677853498429727072845824" = 1'-0"
 1/2722258935417839355706996859454145691536" = 1'-0"
 1/5444517870835678711413993718908291383072" = 1'-0"
 1/10889035741671357422827987437816582766144" = 1'-0"
 1/21778071483342714845655974875633165532288" = 1'-0"
 1/43556142966685429691311949751266331064576" = 1'-0"
 1/87112285933370859382623899502532662129152" = 1'-0"
 1/174224571866741718765247799005065244258304" = 1'-0"
 1/348449143733483437530495598010130488516608" = 1'-0"
 1/696898287466966875060991196020260971033216" = 1'-0"
 1/1393796574933933750121982392040521942066432" = 1'-0"
 1/2787593149867867500243964784081043884132864" = 1'-0"
 1/5575186299735735000487929568162087768265728" = 1'-0"
 1/11150372599471470000975859136241755376531456" = 1'-0"
 1/22300745198942940001951718272483510753062912" = 1'-0"
 1/44601490397885880003903436544967021506125824" = 1'-0"
 1/89202980795771760007806873089934043012251648" = 1'-0"
 1/178405961591543520015613746179868086024503072" = 1'-0"
 1/356811923183087040031227492359736172049006144" = 1'-0"
 1/713623846366174080062454984719472344098012288" = 1'-0"
 1/1427247692732348160124909969438946688196024576" = 1'-0"
 1/2854495385464696320249819938877893376392049152" = 1'-0"
 1/5708990770929392640499639877755786752784098304" = 1'-0"
 1/11417981541858785280999279755511573505568196608" = 1'-0"
 1/22835963083717570561998559511023147011136393216" = 1'-0"
 1/45671926167435141123997119022046294022272786432" = 1'-0"
 1/91343852334870282247994238044092588044545572864" = 1'-0"
 1/182687704669740564495988476088185176089091145328" = 1'-0"
 1/365375409339481128991976952176370352178182290656" = 1'-0"
 1/730750818678962257983953904352740704356364581312" = 1'-0"
 1/1461501637357924515967907808705481408712729162624" = 1'-0"
 1/2923003274715849031935815617410962817425458325248" = 1'-0"
 1/5846006549431698063871631234821925634850916650496" = 1'-0"
 1/11692013098863396127743262469643851269701833300992" = 1'-0"
 1/23384026197726792255486524939287702539403666601984" = 1'-0"
 1/46768052395453584510973049878575405078807333203968" = 1'-0"
 1/93536104790907169021946099757150810157614666407936" = 1'-0"
 1/187072209581814338043892199514301620315229332815872" = 1'-0"
 1/374144419163628676087784399028603240630458665631744" = 1'-0"
 1/748288838327257352175568798057206481260917331263488" = 1'-0"
 1/1496577676654514704351137596114412924811846662526976" = 1'-0"
 1/2993155353309029408702275192228825697623693251053952" = 1'-0"
 1/5986310706618058817404550384457651395247386502107904" = 1'-0"
 1/11972621413236117634809100768915302790494770004218112" = 1'-0"
 1/23945242826472235269618201537830605580989540008436224" = 1'-0"
 1/47890485652944470539236403075661211161979080016872448" = 1'-0"
 1/95780971305888941078472806151322422323958160033744896" = 1'-0"
 1/191561942611777882156945612302644844647916320067489792" = 1'-0"
 1/383123885223555764313891224605289689295832640134979536" = 1'-0"
 1/766247770447111528627782449210579378591665280269959072" = 1'-0"
 1/1532495540894223057255564898421158757183330560539918144" = 1'-0"
 1/3064991081788446114511129796842317514366661121079376288" = 1'-0"
 1/6129982163576892229022259593684635028733322242158752576" = 1'-0"
 1/12259964327153784458044519187369270057466644443177505152" = 1'-0"
 1/24519928654307568916089038374738540114933288886355010304" = 1'-0"
 1/49039857308615137832178076749477080229866577772710020608" = 1'-0"
 1/98079714617230275664356153498954160459733155545420041216" = 1'-0"
 1/196159429234460551328712306997908320919466311090840082432" = 1'-0"
 1/392318858468921102657424613995816641838932622181680016864" = 1'-0"
 1/784637716937842205314849227991633236777865244363360033728" = 1'-0"
 1/1569275433875684410629698455983266473555730488726720067456" = 1'-0"
 1/3138550867751368821259396911966532947111460977453440134912" = 1'-0"
 1/6277101735502737642518793823933065894222921954906880269824" = 1'-0"
 1/12554203471005475285037587647866131788445843909813760539648" = 1'-0"
 1/25108406942010950570075175295732263576891687819627521079296" = 1'-0"
 1/50216813884021901140150350591464527153783375639255042158592" = 1'-0"
 1/100433627768043802280300701182929054307566751278510084317184" = 1'-0"
 1/200867255536087604560601402365858108615133502557020168344384" = 1'-0"
 1/401734511072175209121202804731716217230267005114040336688768" = 1'-0"
 1/803469022144350418242405609463432434460534010228080673377536" = 1'-0"
 1/1606938044288700836484811218926864868921068020456161346755072" = 1'-0"
 1/3213876088577401672969622437853729737842136040912322693510144" = 1'-0"
 1/6427752177154803345939244875707459475684272081824645387020288" = 1'-0"
 1/12855504354309606691878489751414918951368544163649290774040576" = 1'-0"
 1/25711008708619213383756979502829837902737088327298581548081152" = 1'-0"
 1/51422017417238426767513959005659675805474176654597163096162304" = 1'-0"
 1/102844034834476853535027918011319351610948353309194326192324608" = 1'-0"
 1/205688069668953707070055836022638703221896706618388652384649216" = 1'-0"
 1/411376139337907414140111672045277406443793413236777304769298432" = 1'-0"
 1/822752278675814828280223344090554812887586826473554609538596864" = 1'-0"
 1/1645504557351629656560446688181109625775173652947109219077193728" = 1'-0"
 1/3291009114703259313120893376362219251550347305894218438154387456" = 1'-0"
 1/6582018229406518626241786752724438511100694611788436876308775008" = 1'-0"
 1/13164036458813037252483573505448877022201389223576873752617550016" = 1'-0"
 1/26328072917626074504967147010897644044402778447153747505235100032" = 1'-0"
 1/52656145835252149009934294021795288088805556894307495010470200064" = 1'-0"
 1/105312291670504298019868588043590576177611113788614990020940400128" = 1'-0"
 1/210624583341008596039737176087181152355222227577229980041880800256" = 1'-0"
 1/421249166682017192079474352174362304710444455154459960083761600512" = 1'-0"
 1/8424983333640343841589487043487246094208889023089199201675232001024" = 1'-0"
 1/16849966673280687683178974086974492188417778046178398403350464002048" = 1'-0"
 1/33699933346561375366357948173948984376835556092356796806700928004096" = 1'-0"
 1/67399866693122750732715896347897968753671112184713593613401856008192" = 1'-0"
 1/134799733386245501465431796955799375107342223769427187226837120163376" = 1'-0"
 1/269599466772491002930863593911598750214684447538854374453674240326752" = 1'-0"
 1/539198933544982005861727187823197500429368895077708748907348480653504" = 1'-0"
 1/1078397867089964011723454375646395000858737790155417497814696961307008" = 1'-0"
 1/2156795734179928023446908713927900001717475580310834995629393922614016" = 1'-0"
 1/4313591468359856046893817427855800003434951160621669991258787845228032" = 1'-0"
 1/8627182936719712093787634855711600006869902321243339982517575690456064" = 1'-0"
 1/17254365873439424187575269711423200013739804642486679965035151380912128" = 1'-0"
 1/34508731746878848375150539422846400274760092484973359930070302761824256" = 1'-0"
 1/69017463493757696750301078845692800549520184969946719860140605523648512" = 1'-0"
 1/138034926987515393500602157691385601099043699939893439720281211047297024" = 1'-0"
 1/276069853975030787001204315382771202198087399879786879440562422094594048" = 1'-0"
 1/552139707950061574002408630765542404396174799759573758881124844189188096" = 1'-0"
 1/1104279415900123148004817261531084808792349599519147517762249688378376192" = 1'-0"
 1/2208558831800246296009634523062169617584699199038295035524499376756752384" = 1'-0"
 1/4417117663600492592019269046124339235169398398076590071048998753513504768" = 1'-0"
 1/8834235327200985184038538092248678470338796796153180142097997507027009536" = 1'-0"
 1/1766847065440197036807707618



CITY OF VANCOUVER
REGULAR COUNCIL MEETING MINUTES
JUNE 15, 1999

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 15, 1999, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Philip Owen

- *Councillor Don Bellamy
- *Councillor Nancy A. Chiavario
- *Councillor Jennifer Clarke
- Councillor Alan Herbert
- Councillor Lynne Kennedy
- *Councillor Daniel Lee
- Councillor Don Lee
- *Councillor Gordon Price
- Councillor George Puil
- *Councillor Sam Sullivan

CITY MANAGER'S
OFFICE: Judy Rogers, City Manager

CLERK TO THE
COUNCIL:

Ulli S. Watkiss, City Clerk

* denotes presence during part of the meeting.

PRAYER

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

"IN CAMERA" MEETING

Council was advised there were matters to be considered "In Camera" later this day.

PRESENTATION

THAT the City continue to provide up to 300 rain barrels per year at an annual cost of \$18,000 providing a 50% subsidy to purchasers; source of the funds to be the 1999 Waterworks Budget - Water Conservation program;

FURTHER THAT staff review the program on an annual basis to ensure that the stated program objectives are met, and report back to Council after a further three years.

- CARRIED UNANIMOUSLY

(Councillor Bellamy absent for the vote)

ADMINISTRATIVE REPORTS (CONT'D)

3. Sanitary Pump Station Facility -

Concord Pacific Place Area 1 - Beach Neighbourhood
June 1, 1999 File: 5809/RTS: 762

MOVED by Cllr. Puil,

THAT Council authorize the Director of Legal Services, in consultation with the General Manager of Engineering Services, to proceed with the establishment as Road, that portion of Lot 167, False Creek, Plan 20639, consisting of 174.5 m² as shown in bold outlined in Appendix A to the Administrative Report dated June 1, 1999, for the purposes of a sewer pump station.

- CARRIED UNANIMOUSLY

(Councillor Bellamy absent for the vote)

4. Form of Development: 301 Jervis Street

DE403667 - CD-1 By-law Number 7677
Owner of Development: Hillsboro Investment Ltd.
June 3, 1999 File: 2606/RTS: 730

MOVED by Cllr. Herbert,

THAT the form of development for this portion (Sub-area 1B, Lot 2) of the CD-1 zoned site known as 301 Jervis Street be approved generally as illustrated in the Development Application Number DE403667, prepared by James K.M. Cheng Architects Inc. and stamped "Received, City Planning Department February 22, 1999", 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

(Councillor Bellamy absent for the vote)

ADMINISTRATIVE REPORTS (CONT'D)



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)