



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 (379)

598 Taylor Street

By-law No. 7853

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

Effective March 10, 1998

(Amended up to and including By-law No. 8824, dated April 6, 2004)

Guidelines:

598 Taylor Street (Phase 2b-Block 17)

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 Uses

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (379), and the only uses permitted within the outlined area, subject to Section 2.2 and to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Cultural and Recreational Uses, limited to Club, Fitness Centre, Hall, Library, Museum or Archives and Theatre,
 - (b) Dwelling Units,
 - (c) Institutional Uses, limited to Child Day Care Facility, Public Authority Use and Social Service Centre,
 - (d) Office Uses, limited to General Office, Health Care Office, and Health Enhancement Centre,
 - (e) Retail Uses, limited to Grocery or Drug Store and Retail Store,
 - (f) Seniors Supportive or Assisted Housing;
 - (g) Services Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade, and
 - (h) Accessory Uses customarily ancillary to the above uses.
- [8824; 04 04 06]

2.2 Despite Section 2.1, the Cultural and Recreational, Institutional, Office, Retail and Service Uses that are listed in that section will only be permitted along the Keefer Street and Taylor Street frontages and within the first floors of developments on those frontages.

3 Floor Space Ratio

3.1 The maximum floor space ratio shall be 4.1.

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

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurement for each floor at which they are located.

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

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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 is:
 - (i) at or below the lowest official established building grade; or
 - (ii) above grade provided that:
 - (A) the amount of parking that is provided below grade is the maximum amount possible, having regard to soil conditions on the site and the elevation of the water table; or

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7853 or provides an explanatory note.*

- (B) the Director of Planning is satisfied that the location and design of such parking, through appropriate architectural and landscape treatment, does not adversely affect the general amenity of the site or the surrounding area;
- (e) 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]
- (f) amenity areas, including day care facilities, recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building area; and
- (g) windows recessed into the building face to a maximum depth of 160 mm;
- (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]

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8% of the residential floor area being provided; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
- (b) interior public spaces, including atria and other similar spaces, provided that
 - (i) the excluded area does not exceed 10% of the allowable floor area,
 - (ii) the excluded area is secured by covenant and right of way in favour of the City which sets out public access and use, and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4 Height

4.1 The maximum building height measured above the base surface is 70 m.

4.2 The building facades along Taylor Street and Keefer Street must maintain a minimum height of a 7 m at the property line.

5 Off-Street Parking and Loading

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

- (a) parking for residential use must be provided at the rate of 0.4 spaces for every dwelling unit plus one space for every 100 m² of gross floor area included in the computation of floor space ratio, and
- (b) a minimum of one loading bay must be provided.

6 Acoustics

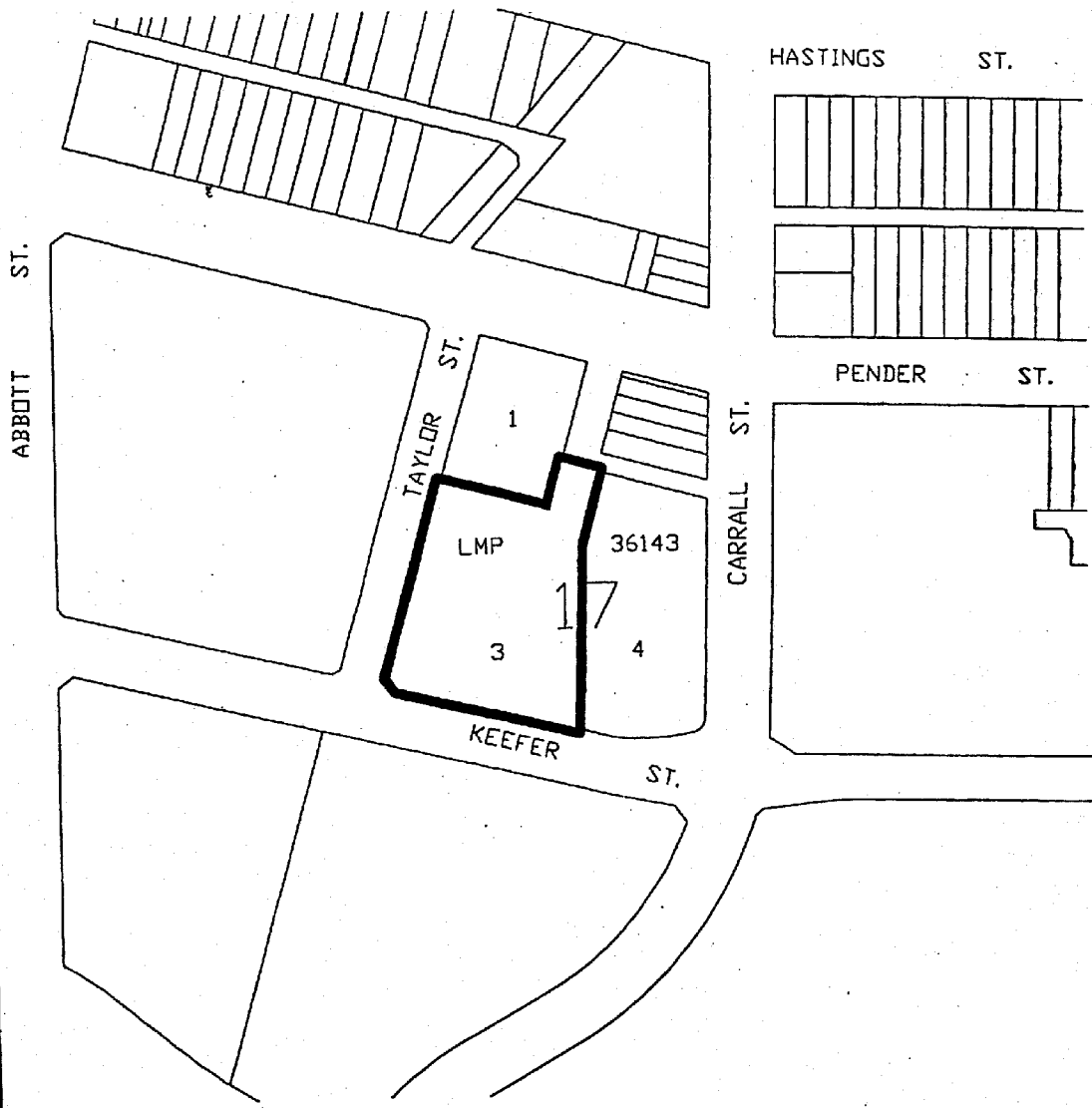
A development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level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

Portions of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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

SCHEDULE A

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



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

Z-467(c)

RZ 598 Taylor Street

map: 1 of 1

scale: 1:2000



City of Vancouver Planning Department

Items 4(a) and 4(b) were considered by Council concurrently.

4(a). Rezoning: 599 Carrall Street, Phase 2a

An application by Davidson Yuen Simpson Architects was considered as follows:

Summary: The proposed rezoning from BCPED BC Place/Expo District to CD-I Comprehensive Development District would permit a 3-storey, 100-bed multi-level care facility to be administered by S.U.C.C.E.S.S.

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval of the application subject to the following conditions as proposed for adoption by resolution of Council:

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Davidson Yuen Simpson Architects, and stamped "Received City Planning Department, September 16, 1996", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - (i) any subsequent development application will be submitted to the Ministry of Small Business and Tourism, for Provincial Heritage clearance;
 - (ii) all structures, including decorative finishings, are not to encroach onto the existing right-of-way connecting Shanghai Alley with Taylor Street;
 - (iii) delete references to Shanghai Mews on the plans;
 - (iv) provision of bicycle parking in accordance with Council-approved guidelines or by-laws applicable at the development application;
 - (v) redesign the drop-off/turn-around loop at Shanghai Alley to reduce vehicular conflicts between vehicles in the lane and vehicles using the loop. The main flow of traffic should be kept along Shanghai Alley, with the loop used only for drop-off and turn-around. This will require redesigning the traffic island, and providing a paving pattern to distinguish the lane from the loop;

cont'd....

Clause No. 4(a) and 4(b) (cont'd)

- (vi) provision of a minimum width of 6.0 metres for traffic lane within the loop to allow for by-passing a stopped vehicle;
 - (vii) the existing right-of-way connecting to Shanghai Alley is to be modified to include all sidewalks and drive aisles within the drop-off/turn-around loop, to the satisfaction of the City Engineer and the Director of Legal Services;
 - (viii) the transition to the manoeuvring aisle on the right side of the 12.5% entry ramp is not acceptable. A transition ramp is to be provided;
 - (ix) provide for on-site garbage compaction, to the satisfaction of the City Engineer;
 - (x) special surface treatment of Shanghai Alley which represents potentially high maintenance costs and liability concerns to the City may be the subject of a registered Encroachment Agreement for this portion of the lane to obligate maintenance by the adjacent properties. If this is not done, Council should be made aware of the higher maintenance costs undertaken by the City. Any special treatment must be approved by the City Engineer;
 - (xi) design development to reduce opportunities for mischief in the exit stairwell located on Carrall Street;
 - (xii) design development to reduce opportunities for break and enter; and
 - (xiii) design development to improve security and visibility in underground parking area in accordance with section 4.12 of the Parking By-law and provision to paint the walls and ceiling of the parking garage white.
- (c) The following requirements shall be the subject of agreement between the City and any future owner or lessee of the site:
- (i) all BC Hydro and BC Tel services are to be underground within the site from the closest suitable pole or service point at the applicant's expense; and
 - (ii) a site servicing agreement to the satisfaction of the City Engineer will be required to ensure that all Engineering requirements are met, including:

cont'd...

Clause No. 4(a) and 4(b) (cont'd)

- (1) a private roadway system connecting Shanghai Alley with Taylor Street must be constructed. If this roadway is constructed with the Phase 1 project, Phase 2a and Phase 2b are to contribute the proportionate share of the common costs. The following must be provided:
 - the two-way portion of Shanghai Alley running east/west shall have 2.9 metre-wide sidewalks on both sides, with a pavement width of 7.0 metres. The one-way northbound portion of Shanghai Alley shall have a 2.44 metre-wide sidewalk on the west side, a 1.83 metre-wide sidewalk on the east side, and a pavement width of 5.94 metres;
 - sidewalks with curb and gutters must be constructed in Shanghai Alley; and
 - street lighting must be provided in Shanghai Alley.
- (2) landscaping, boulevard trees, tree grates, street lighting and special street, lane and sidewalk treatments on City property must be provided to the satisfaction of the City Engineer, and to Chinatown Beautification Standards at the perimeter of the site.

- (d) THAT, prior to enactment of the CD-1 By-law, subdivision of Lot 2 to create the site shall occur to the satisfaction of the Approving Officer.
- (e) The following commitment will be undertaken by the City:
 - (i) The City shall bear the cost of soil remediation. The Manager of Real Estate Services shall supervise this work.

4(b). Rezoning: 599 Carrall Street, Phase 2b

An application by Davidson Yuen Simpson Architects was considered as follows:

Summary: The proposed rezoning from BCPED BC Place/Expo District to CD-I Comprehensive Development District would permit a high-rise marked housing development with a height of 70 m (230 ft.) and provision for commercial uses at grade along Keefer and Taylor Streets.

cont'd....

Clause No. 4(a) and 4(b) (cont'd)

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval of the application subject to the following conditions as proposed for adoption by resolution of Council:

- (a) THAT, if approved at Public Hearing, the CD-1 By-law be accompanied by CD-1 guidelines entitled "599 Carrall Street (Phase 2b -- Block 17) CD-1 Guidelines" to be adopted by resolution of Council;
- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the above guidelines, and the following:
 - (i) any subsequent development application will be submitted to the Ministry of Small Business and Tourism, for Provincial Heritage clearance;
 - (ii) all structures, including decorative finishings, are not to encroach onto the existing right-of-way connecting Shanghai Alley with Taylor Street;
 - (iii) delete references to Shanghai Mews on the plans;
 - (iv) provision of bicycle parking in accordance with Council-approved guidelines or by-laws applicable at the development application;

(NOTE: If this sidewalk extends into private property not encompassed by the existing right-of-way, then the right-of-way is to be modified to include this sidewalk.)

- (v) the porte-cochère must be deleted. If a drop-off is desired, an indented lay-by could be designed as part of the lane, but a 2.9 metre-wide sidewalk path must be maintained;

(NOTE: If this sidewalk extends into private property not encompassed by the existing right-of-way, then the right-of-way is to be modified to include this sidewalk.)

cont'd....

Clause No. 4(a) and 4(b) (cont'd)

- (vi) redesign the drop-off/turn-around loop at Shanghai Alley to reduce vehicular conflicts between vehicles in the lane and vehicles using the loop. The main flow of traffic should be kept along Shanghai Alley, with the loop used only for drop-off and turn-around. This will require redesigning the traffic island, and providing a paving pattern to distinguish the lane from the loop;
 - (vii) provision of a minimum width of 6.0 metres for the traffic lane of the loop to allow for by-passing a stopped vehicle;
 - (viii) the existing right-of-way connecting to Shanghai Alley is to be modified to include all sidewalks and drive aisles within the drop-off/turn-around loop, to the satisfaction of the City Engineer and the Director of Legal Services;
 - (ix) redesign the ramp system to remove the off-set at the bottom of the parking entry ramp. This will require an alignment change, a clockwise ramp and a parking level entry system;
 - (x) provide for on-site garbage compaction, to the satisfaction of the City Engineer;
 - (xi) concerns of the Fire Department outlined in Appendix E need to be addressed;
 - (xii) CPTED principles identified in Appendix E are to be addressed; and
 - (xiii) special surface treatment of Shanghai Alley which represents potentially high maintenance costs and liability concerns to the City may be the subject of a registered Encroachment Agreement for this portion of the lane to obligate maintenance by the adjacent properties. If this is not done, Council should be made aware of the **higher maintenance** costs undertaken by the City. Any special treatment **must be approved** by the City Engineer.
- (c) The following requirements shall be the subject of **agreement** between the City and any future owner or lessee of the site:

cont'd...

Clause No. 4(a) and 4(b) (cont'd)

- (i) all BC Hydro and BC Tel services are to be underground within the site from the closest suitable pole or service point at the applicant's expense;
- (ii) a public art agreement on the usual terms and conditions;
- (iii) an agreement to not discriminate against families with children; and
- (iv) a site servicing agreement to the satisfaction of City Engineer will be required for this site to ensure that all Engineering requirements are met, including:
 - (1) a private roadway system connecting Shanghai alley with Taylor Street must be constructed. If this roadway is constructed with the Phase 1 project, Phase 2a and Phase 2b are to contribute the proportionate share of the common costs. the following must be provided:
 - the two-way portion of Shanghai Alley running east/west shall have 2.9 metre-wide sidewalks on both sides, with a pavement width of 7.0 metres. The one-way northbound portion of Shanghai Alley shall have a 2.44 metre-wide sidewalk on the west side, a 1.83 metre-wide sidewalk on the east side, and a pavement width of 5.94 metres;
 - sidewalks with curb and gutters must be constructed in Shanghai Alley;
 - street lighting must be provided in Shanghai Alley;
 - (2) Taylor Street widening work and the final lift of asphalt on Taylor Street is to be completed to the satisfaction of the City Engineer, and at the applicant's cost;
 - (3) if more than 200 units are proposed by the developer, upgrading of the sanitary sewer is required; and

cont'd....

Clause No. 4(a) and 4(b) (cont'd)

- (4) landscaping, boulevard trees, tree grates, street lighting and special street, lane and sidewalk treatments on City property must be provided to the satisfaction of the City Engineer, and to Chinatown Beautification Standards at the perimeter of the site;
- (d) THAT, prior to enactment of the CD-1 By-law, subdivision of Lot 2 to create the subject site shall occur to the satisfaction of the Approving Officer.
- (e) The following commitments will be undertaken by the City:
 - (i) The City shall bear the cost of remediating the soils. The Manager of Real Estate Services shall supervise this work; and
 - (ii) the Community Amenity Contribution of \$1,054,070.00 shall be paid from the Property Endowment Fund at the time the market parcel is leased or sold.

Also before Council was a memorandum dated June 12, 1997 from Brent MacGregor, Deputy City Engineer regarding Block 17, Phase 2, parking issues. Also before Council was a memorandum from Dave Thomsett, Planner, which included Guidelines for 599 Carrall Street Phase 2b (Block 17).

Staff Opening Comments

Rob Whitlock, Planner advised these two applications represent the last stage in the rezoning of the City-owned Block 17, from BC Place - Expo District to two separate Comprehensive Development Districts, to provide for the following development:

- Phase 2a if approved, will see the development of a 100 bed multilevel care facility to be leased and operated by S.U.C.C.E.S.S.; proposed height to 14m or three storeys, with a floor space ratio of 1.80.
- Phase 2b If approved, would provide for development of a high-rise residential development and podium, with a proposed height of 70 meters and provision for commercial uses at grade along Keefer and Taylor Streets. The proposed FSR is 4.10.

cont'd....

Clause No. 4(a) and 4(b) (cont'd)

The total parking is almost 300 spaces , the majority of which will be underground. Two-thirds of this parking is provided for Phase 2b, which is intended for market-housing development. The parking standard is based on the higher rate of International Village, rather than the relatively low standards of Chinatown.

Mr. Whitlock reviewed two outstanding issues on the applications.

First the Seniors Committee has expressed concerns about tower location and its impact on surrounding development, particularly the Phase 1 development. The applicant and staff have spent considerable time looking at possible tower locations, and the location on the south side of Shanghai Alley at Taylor Street minimizes impacts on surrounding sites, including Phase 1 and Dr. Sun Yat Sen Gardens, but does not eliminate all impacts.

In terms of the issue of additional public parking, staff believe there is a sufficient supply in the area and additional public parking is not warranted on the site, and the additional requirements to provide such parking may have serious consequences for both sites, but S.U.C.C.E.S.S. particularly, both from timing and design perspectives.

Brent MacGregor, Deputy City Engineer, provided further explanation on his June 12, 1997 memorandum to Council. This memorandum contained the following conclusions:

- there is a surplus of parking in this area;
- added underground parking on this site would be very expensive (roughly \$20,000 per space or \$10 million for 500 spaces);
- there would be no return on this investment as revenues would at best only cover the higher operating costs of an underground parking facility;
- the underground parking would not be as attractive to the public as the parking in the above ground Chinatown Parkade or the surrounding streets;
- the design for additional underground parking would be difficult. The Market Housing project (phase 2b) and the Health Care facility (phase 2a) are now designed as separate buildings on separate legal lots, and this would have to be changed to accommodate more parking. In addition, any parking would have to be planned around the many building support structures. To accommodate all the parking proposed by the Chows would involve the construction of five levels of underground parking under the whole site;

cont'd....

Clause No. 4(a) and 4(b) (cont'd)

- the proposed buildings would also have to be considerably redesigned;
- redesign would mean considerable delay to both projects.

Applicant Opening Comments

John Davidson, Architect advised the scheme proposed for Block 17 will accommodate a range of activities. Great concern has been taken to ensure safety and security issues are addressed. Mr. Davidson urged Council not to approve additional public parking requirements as this could jeopardize the financing for the S.U.C.C.E.S.S. multi-care facility.

Anne Bancroft-Jones, Deputy Manager Real Estate Services, urged Council to delete the public parking component of the draft by-law.

Summary of Correspondence

A review of the correspondence indicated the following:

- 8 letters in support of the application;
- 21 letters requesting the rezoning be approved with the addition of public parking as included in the draft by-law.

Speakers

Mayor Owen called for speakers for and against the application and a total of 40 speakers addressed Council. Translation services were provided where required.

The following speakers urged Council to approve the application with the deletion of the additional public parking requirement:

- Harry Goldberg, Chinatown Historic Area Planning Committee
- Mason Loh, S.U.C.C.E.S.S. (petition on file)
- Maggie Ip
- Derick Cheng, Chinese Cultural Centre and Chinatown Merchants Association
- Bill Yee, Chinese Benevolent Association
- King Wong, Chinatown Merchants Association

Clause No. 4(a) and 4(b) (cont'd)

- Shuisee Lam, Association of Chinese with Disabilities
- Kelly Ip, Dr. Sun Yat Sen Garden Society
- Sandra Wilking
- John Lum, Shoh Yee Benevolent Association
- K.C. Li
- Dr. K.K. Wan
- Wilfred Wan, S.U.C.C.E.S.S.
- Rowena Au
- Rocky Yant
- Warner Wei
- Min Berka
- Raymond Hsiah, S.U.C.C.E.S.S.
- Chen Yu Chang
- Suet Hing Kwok
- Leung Meiwah
- Melaine Chan
- Jimmy Hum
- Betty Choi
- Connie Chan
- Lillian To, S.U.C.C.E.S.S.
- Au Yeung Hing
- Chithang Chan
- Manche Tam
- Helen Lam
- Wm. Tam
- Rosie Wong
- Gerald Schuck
- Ping Lee
- Ho Shurlam
- Frederick Jacobsen
- Mr. Kwan.

The foregoing speakers adopted their position on one or more of the following grounds:

- there is a well identified need in this community for the development of a multi-level care facility, and this application will respond to this need;
- the request for 500 additional public parking spaces at a cost of \$10 million is unrealistic;

cont'd....

Clause No. 4(a) and 4(b) (cont'd)

- there is no need for the additional public parking being requested. The parking garage owned by the Chinatown Merchants Association is currently not fully utilized and is not achieving an economic return on its investment. The City will not achieve a reasonable rate of return on its investment if it approves additional public parking;
- a requirement for additional public parking will impact the project schedule and jeopardize Provincial funding needed for the multi-care facility;
- S.U.C.C.E.S.S. has received 3,391 signatures on a petition supporting its position.

The following speakers supported the application, with the inclusion of additional public parking:

- Rod Chow, Public Parking Block 17 Group (briefs on file)
- Jack Chow, Public Parking Block 17 Group (briefs on file).

The foregoing supported their position based on the view this is a last chance opportunity to provide additional public parking and prevent a future deficiency. This is the only suitable site. This is the highest and best use of City land because:

- (a) There will be no delay and no impacts on proposed project;
- (b) All modern parkades downtown are underground;
- (c) This is an acknowledged major revenue generator for the City.

Jack Farley, Unit Block West Hastings spoke in favour of the application, and advised Council of the need for additional parking in the unit hundred block of West Hastings Street.

Applicant Closing Comments

The applicant offered no additional comments

Staff Closing Comments

Staff offered no additional comments.

cont'd....

Clause No. 4(a) and 4(b) (cont'd)

Council Discussion

During discussion of this matter, members of Council commented that it was not feasible to require additional public parking as part of this application.

MOVED by Cllr. Daniel Lee,

THAT the applications be approved, subject to the conditions as set out in this minute of the Public Hearing, with amendment to the Phase 2(a) draft by-law to delete Section 2(a) and with amendment to the Phase 2(b) draft by-law to delete Section 2.1 (e).

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,

SECONDED by Cllr. Daniel Lee,

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

- CARRIED UNANIMOUSLY

* * * * *

The Special Council adjourned on Thursday, June 19, 1997, at 12:50 a.m.

598 Taylor Street (formerly 599 Carrall Street - Phase 2b)
Market Housing Site

BY-LAW NO. 7853

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-467(c) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Uses

2.1 The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(379), and the only uses permitted within the outlined area, subject to Section 2.2 and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Cultural and Recreational Uses, limited to Club, Fitness Centre, Hall, Library, Museum or Archives and Theatre.
- (b) Dwelling Units.

- (c) Institutional Uses, limited to Child Day Care Facility, Public Authority Use and Social Service Centre.
- (d) Office Uses, limited to General Office, Health Care Office, and Health Enhancement Centre.
- (e) Retail Uses, limited to Grocery or Drug Store and Retail Store.
- (f) Services Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade, and
- (g) Accessory Uses customarily ancillary to the above uses.

2.2 Despite Section 2.1, the Cultural and Recreational, Institutional, Office, Retail and Service Uses that are listed in that section will only be permitted along the Keefer Street and Taylor Street frontages and within the first floors of developments on those frontages.

3. Floor Space Ratio

3.1 The maximum floor space ratio shall be 4.1.

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

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurement for each floor at which they are located.

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

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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 is:
 - (i) at or below the lowest official established building grade;
or
 - (ii) above grade provided that:
 - (A) the amount of parking that is provided below grade is the maximum amount possible, having regard to soil conditions on the site and the elevation of the water table; or
 - (B) the Director of Planning is satisfied that the location and design of such parking, through appropriate architectural and landscape treatment, does not adversely affect the general amenity of the site or the surrounding area;
- (e) residential storage space, provided that where the space is provided at or above the base surface, the maximum exclusion shall be 3.7 m² per dwelling unit;

(f) amenity areas, including day care facilities, recreation facilities and meeting rooms, to a maximum total of 10% of the total building area; and

(g) windows recessed into the building face to a maximum depth of 160 mm.

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

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8% of the residential floor area being provided; and

(ii) no more than 50% of the excluded balcony floor area may be enclosed;

(b) interior public spaces, including atria and other similar spaces, provided that

(i) the excluded area does not exceed 10% of the allowable floor area,

(ii) the excluded area is secured by covenant and right of way in favour of the City which sets out public access and use,

(iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4. Height

4.1 The maximum building height measured above the base surface is 70 m.

4.2 The building facades along Taylor Street and Keefer Street must maintain a minimum height of 7 m at the property line.

5. Off-Street Parking and Loading

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

- (a) parking for residential use must be provided at the rate of 0.4 spaces for every dwelling unit plus one space for every 100 m² of gross floor area included in the computation of floor space ratio, and
- (b) a minimum of one loading bay must be provided.

6. Acoustics

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

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

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

DONE AND PASSED in open Council this 10 day of March
1998.

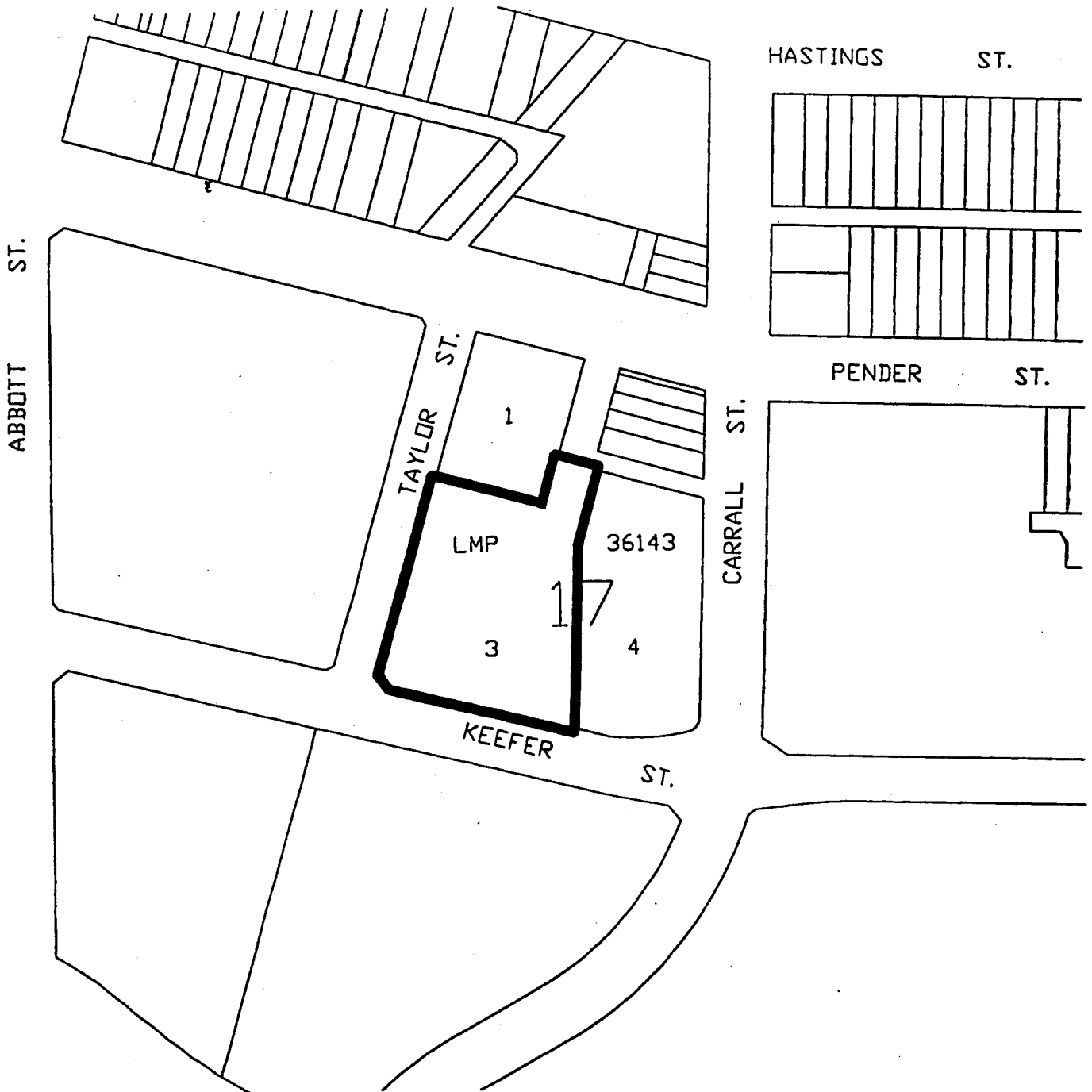
"(signed) Philip W. Owen"
Mayor

"(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 10th day of March 1998, and numbered 7853.

CITY CLERK"

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



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

Z-467(c)

RZ 598 Taylor Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



\$2.00



C O M M U N I T Y S E R V I C E S G R O U P

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

598 TAYLOR STREET (Phase 2b - Block 17) CD-1 GUIDELINES

(By-law No. 7853; CD-1 No. 379)

Adopted by City Council March 10, 1998

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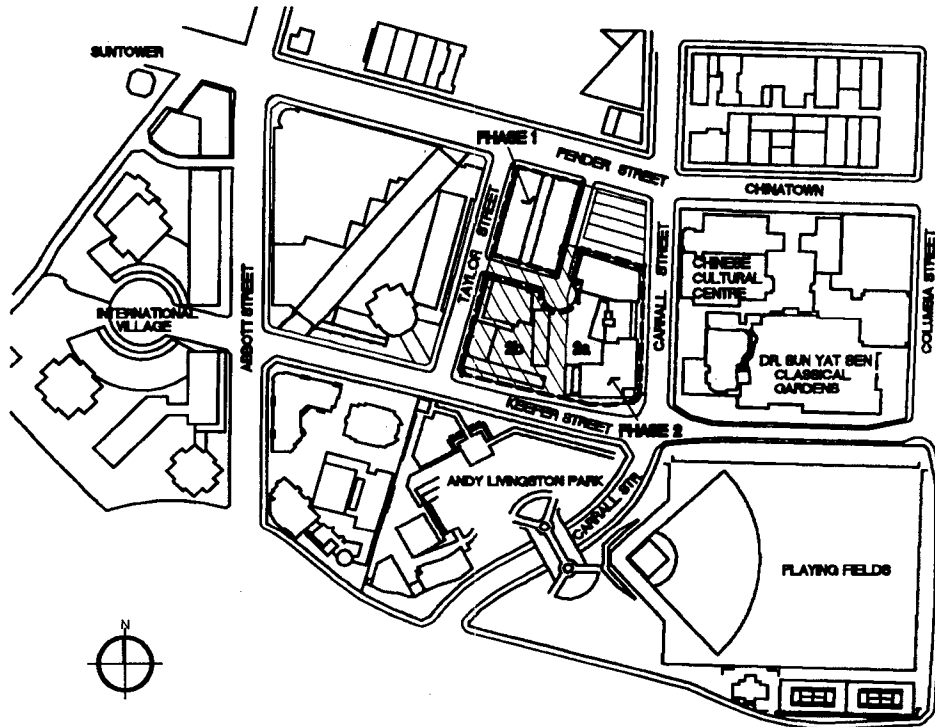
Application and Intent

These guidelines should be used in conjunction with the CD-1 By-law for 598 Taylor Street (Phase 2b of Block 17 -- see Figure 1 for phase identification). As well as assisting the development permit applicant the guidelines will be used by City staff in the evaluation of any proposed development.

The intent of the guidelines is to provide more detailed design direction for site planning which is occurring in the context of a rapidly changing urban fabric. At this time only Andy Livingstone Park to the south and the Chinese Cultural Centre/Dr. Sun Yat-sen Gardens precinct to the east are established, while plans for surrounding sites have either been approved, finalized or are in progress, as follows:

- 1) a complete development application has been approved for the large development site west of Taylor Street (Parcel 'E', International Village);
- 2) a development permit has been issued for the northwesterly portion of Block 17 for the S.U.C.C.E.S.S./CBA complex (Phase 1), containing the CBA seniors housing project and the S.U.C.C.E.S.S. Social Services building; and
- 3) plans for a 100-bed multi-level Care Facility on the southeasterly portion of Block 17 are being processed in a parallel rezoning initiative for this site (Phase 2a).

Figure 1. Block 17 Context and Phases



2 Overall Phase 2 Organizing Principles

The work on Phase 2 is guided by the following key objectives:

- (a) ensure that land uses and building massing relates to neighbouring development both on and adjacent to Block 17;
- (b) achieve compatibility with Phase 1 design;
- (c) create two separate, legal properties (Phase 2a for the Care Facility, Phase 2b for market residential development) that allow for the independent development and operation of buildings in the two phases;
- (d) extend Shanghai Alley visually to the south, by creating an active semi-public space giving access to residential units, views to Keefer Street and beyond from Shanghai Alley and the roof terrace of the S.U.C.C.E.S.S. Social Services building, and spatially enlarging the garden of the Care Facility; and
- (e) plan on-site circulation and open space such that it serves Block 17 as an integrated whole.

3 Phase 2b Design Principles

Resulting from the overall organizing principles outlined above for Phase 2, the following design principles apply to Phase 2b:

- (a) building massing, height and scale should be compatible with both existing and proposed adjacent development;
- (b) building mass should strongly define the Keefer and Taylor Street frontages, as well as Shanghai Alley;
- (c) the tower should be located at Taylor Street and Shanghai Alley, with emphasis created at the fourth or fifth levels and seventh level of the tower to provide a compatible relationship with other Block 17 buildings;
- (d) a comfortable relationship between Phases 2a and 2b should occur in the form of an enhanced open space, used separately but shared visually;
- (e) semi-private open spaces should be defined by buildings; and should be secure and sunny;
- (f) the adjacent street grids should be recognized in the site layout; and
- (g) Shanghai Alley should be animated by locating significant building entries directly on to it.

4

Uses

The predominant use is residential. The CD-1 By-law provides for limited commercial potential along both Keefer Street and Taylor Street, which should be pedestrian-scale and pedestrian-oriented with smaller store frontages preferred (see Figures 2 and 3 below and Section 8 - Design Objectives).

Figure 2. General Distribution of Uses On-site

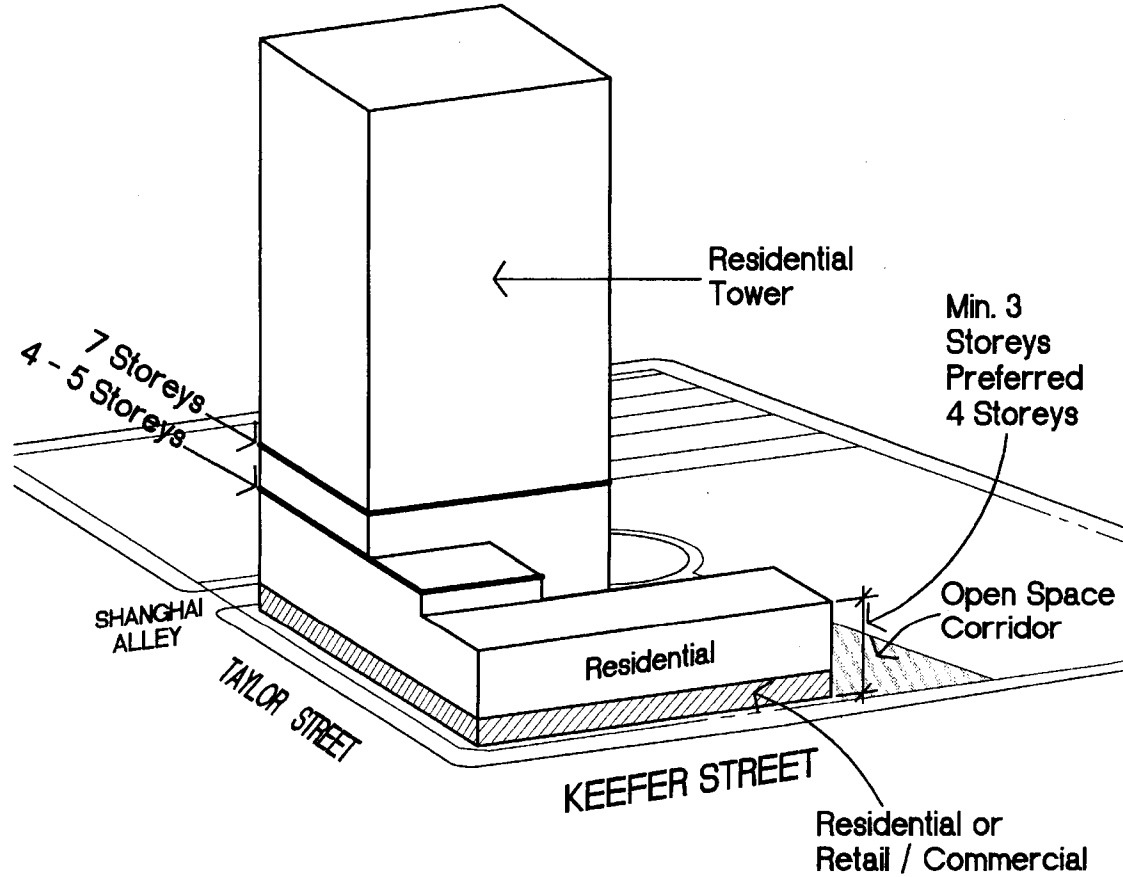
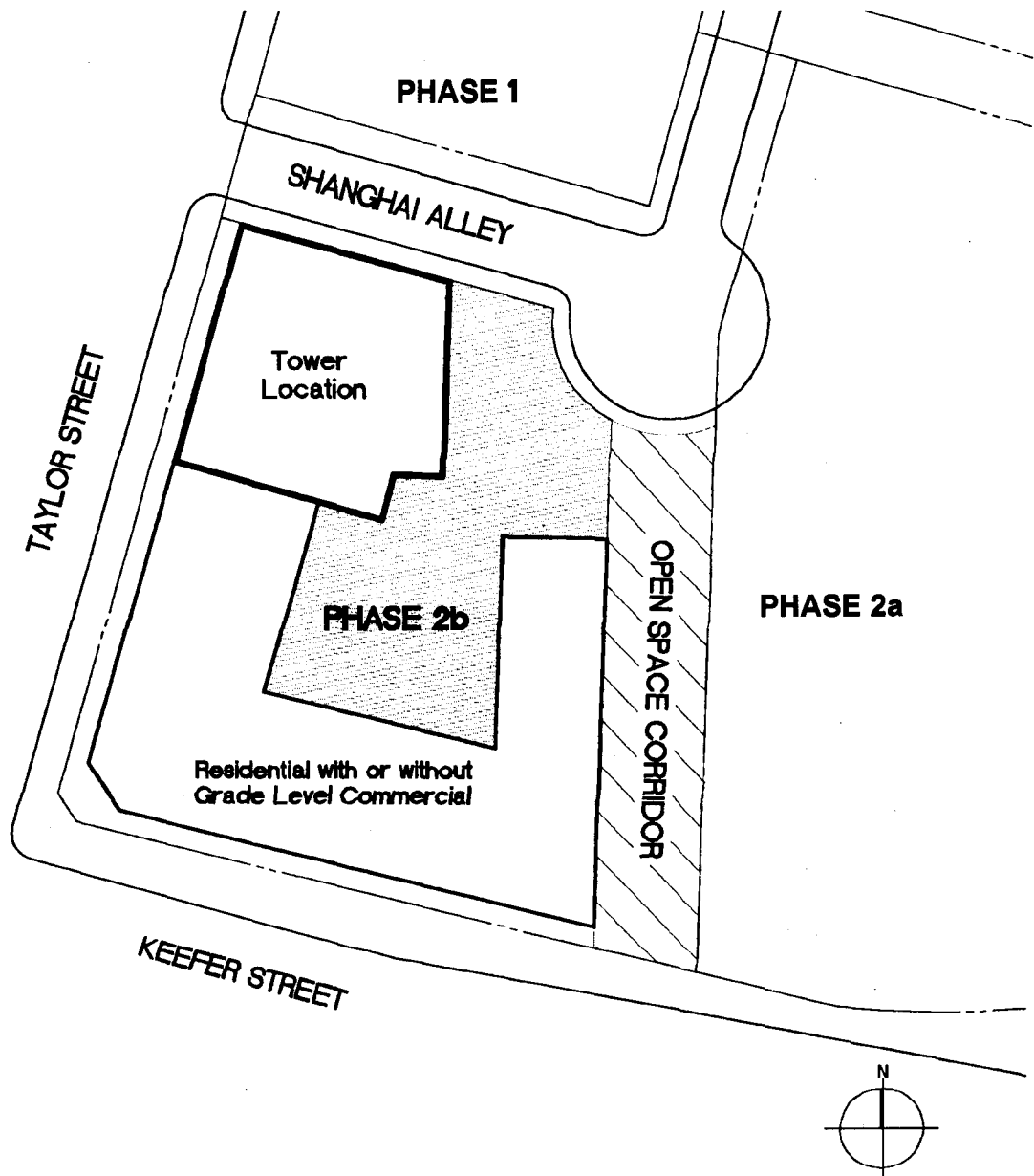


Figure 3. Site Plan for Uses

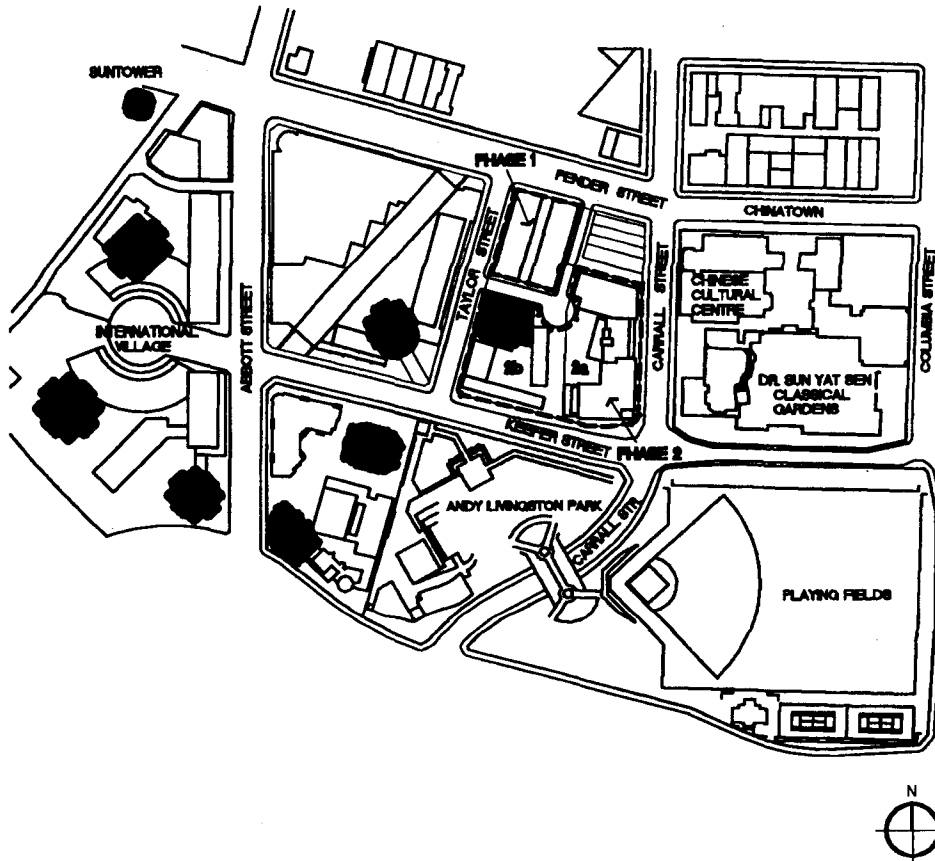


5

Built Form

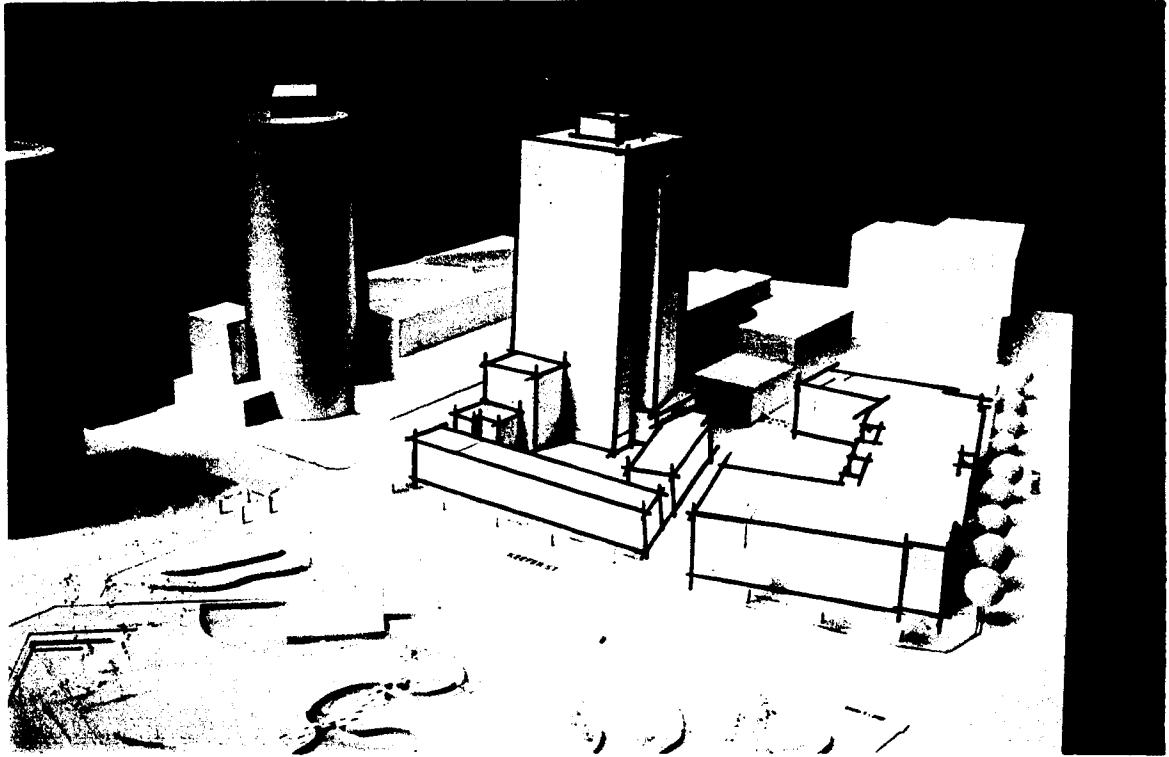
The proposed development in Phase 2b should relate to five groups of neighbours. The adjacent buildings at International Village are mid-rise buildings to a maximum of 21.0 m and 33.0 m in height with two residential tower locations to a maximum height of 70.0 m (currently contemplated at about 24 storeys). To the north are the Phase 1 buildings. CBA Seniors Housing is 21.5 m in height and S.U.C.C.E.S.S. is 14.5 m. Three heritage buildings on the north-east corner of the block vary in height but are approximately 11 to 12 m in height. To the east is the S.U.C.C.E.S.S. Care Facility comprising three storeys to a maximum height of 14 m. To the south is park space with landscaped berms and structures less than 5 m in height.

Figure 4. Tower Location



Phase 2b should address this varying massing by maintaining most of the block at a height of 15 m or less, similar to the heritage buildings. This affords a transition from the 21.5 m high massing at International Village and CBA down to the park and the Dr. Sun Yat-Sen Garden. The adjacent tower at International Village and Phase 2b are seen to be linked together. Like those buildings, the proposed tower is limited to a maximum height of 70 m. A larger floor plate is used at the base of the tower on Taylor Street to a height of 21.5 m to relate the massing to CBA and the mid-rise portions of International Village.

Figure 5. Phase 2b Massing



5.1 Tower

5.1.1 Location

The residential tower should be located at the corner of Taylor Street and Shanghai Alley so as to:

- (a) minimize overshadowing on the ground level and terraced open spaces in both Phase 1 and Phase 2; and
- (b) maintain appropriate proximity and interface with the adjacent towers on Parcels 'E' and 'F' at International Village on Keefer Street at Taylor Street.

5.1.2 Height

The maximum tower height should not exceed 70 m. The maximum height was determined by:

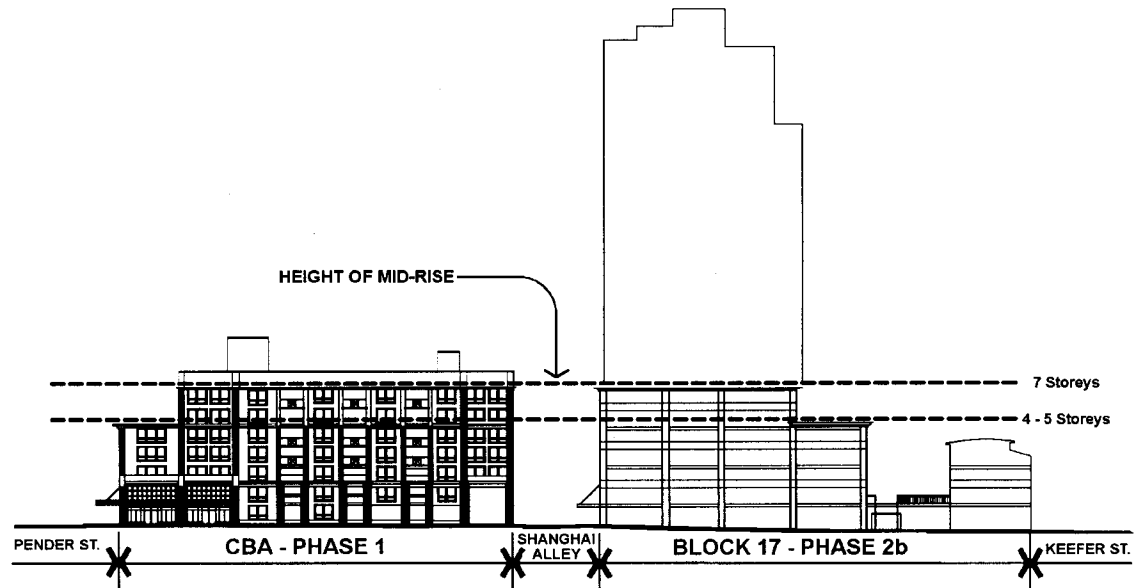
- (a) ensuring a consistency of height with this tower and the International Village towers at the Taylor/Keefer intersection. Consistent height and massing of these three buildings links them visually to define the north-west corner of Andy Livingstone Park to the south; and
- (b) maximizing the accommodation of floor area in the tower to relieve pressure on the ground plane and allow lower streetwall buildings to improve the transition to adjacent sites.

5.1.3 Definition of Tower Base

The tower should be articulated at the fourth or fifth and seventh levels (see Figure 6) through the use of materials such as masonry or tile or other materials and/or design features such as decorative cornices, on Taylor Street and Shanghai Alley to:

- (a) strengthen the relationship to buildings in Phase 1; and
- (b) relate to building heights in the International Village commercial podium building fronting Taylor Street.

Figure 6. Definition of Tower Base



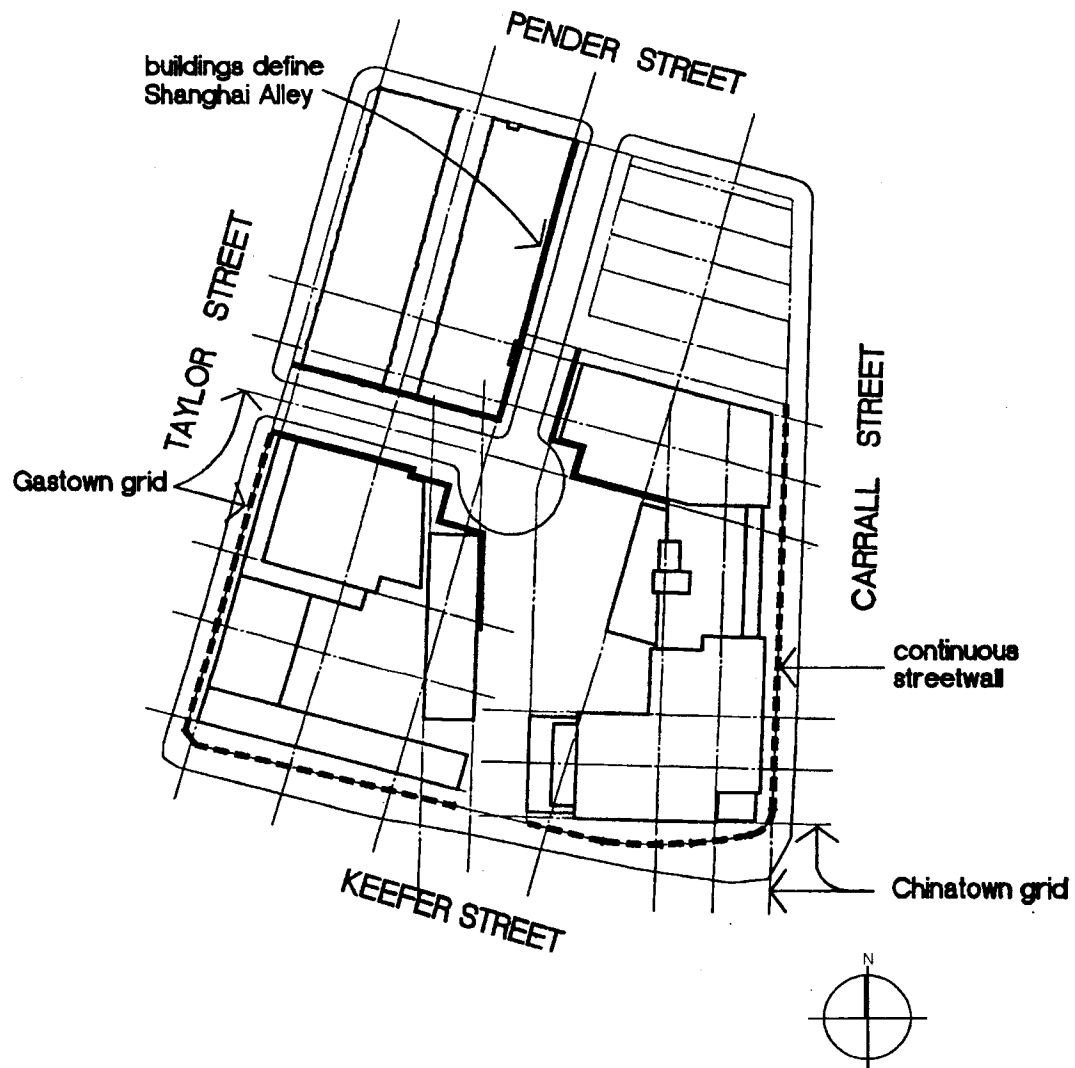
5.1.4 Tower Plate

The tower plate from floors from eight to 20 should not exceed 625 m² and should be less than 600 m². Floors above the 20th should be setback to create smaller floor plates. The overall outside dimensions should not exceed 26 m in the north-south direction and 24 m in the east-west direction.

5.1.5 Tower Orientation

The tower should be oriented to the Gastown grid, similar to the adjacent International Village residential streetwalls and towers, with a projecting bay or other significant articulation, on the east facade to reflect the Chinatown street grid.

Figure 7. Surrounding Street Grids



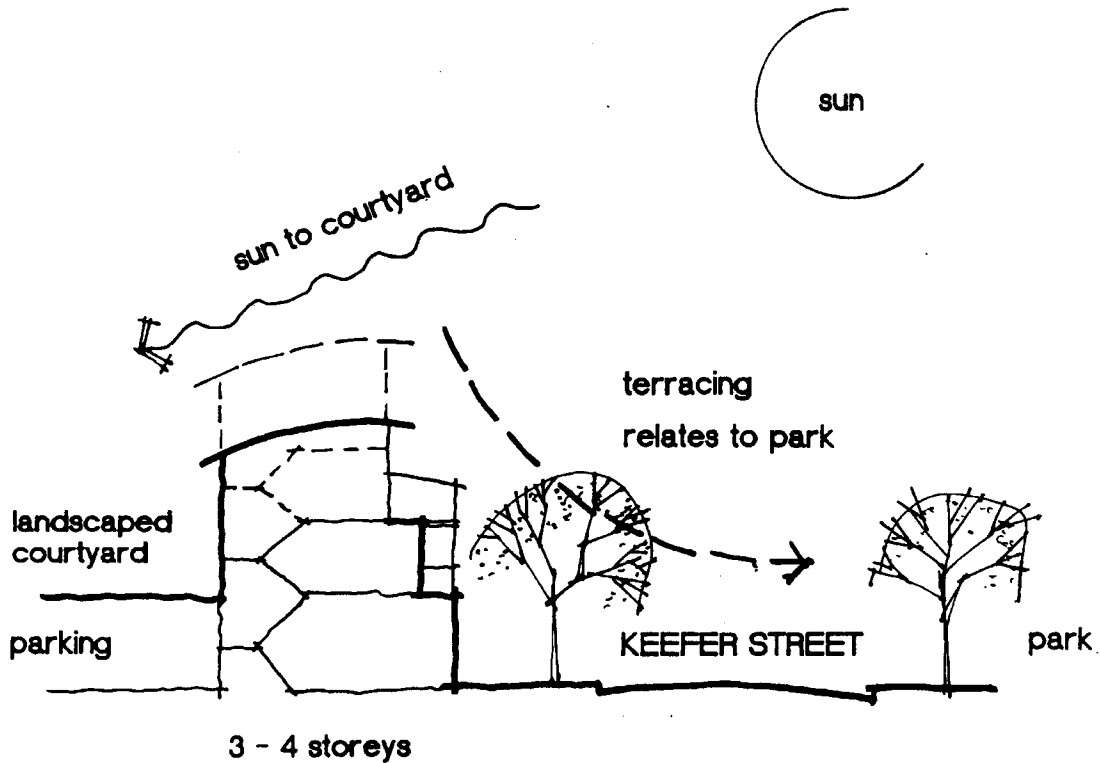
5.2 Street Oriented Units

Activity and street surveillance on the edges of the residential property should be reinforced with townhouses. A single row of through townhouse units should be provided.

The townhouses (individual or stacked units) should be developed to a minimum height of three storeys and a preferred height of four storeys, so as to:

- (a) match the height of the adjoining multi-level care facility;
- (b) allow the construction to be in wood frame if desired;
- (c) provide a transition in scale and height along Keefer Street from International Village to Carrall Street to the Dr. Sun Yat-Sen Classical Gardens (see Figure 8 for Keefer Street relationship);
- (d) allow sun penetration into the contained residential semi-private open space;
- (e) encourage a lower level of retail or commercial use on Keefer Street; and
- (f) provide a pedestrian-scaled streetwall on Keefer Street opposite Andy Livingstone Park and adjacent to Shanghai Alley.

Figure 8. Keefer Street Relationship



5.3 Raised Podium

The parking should have level access from Shanghai Alley near the turning circle and close to the lobby of the residential tower. The raised podium will help to resolve a difficult grade transition for the parking, and, more importantly it benefits the semi-private residential open space by:

- (a) providing a more secure outdoor environment;
- (b) reducing overshadowing by adjacent buildings; and
- (c) providing secure access to upper level townhouses.

6 Open Space

An open space corridor parallel to Carrall Street should be provided along the easterly edge of the site, separating the multi-level Care Facility and the residential development. This open corridor should be 9 m in width and should provide a visual link between Shanghai Alley and Keefer Street. It will provide:

- (a) an element of the Chinatown street grid within the site;
- (b) visual access from the centre of the turnaround to Andy Livingston Park, and a far view of the Science World complex at the east end of False Creek;
- (c) access to fronting townhouses and semi-private residential open space, as well as a visual extension of the Care Facility garden.

The area may be fenced and security-gated, as it is not intended to serve as a public thoroughfare. The space should be appropriately designed and landscaped in a manner that obstruction of north-south views is minimized, and emergency access can be accommodated if required.

7 Traffic, Parking and Servicing

7.1 Vehicular Access

Vehicular access to the site should occur along the east-west extension of Shanghai Alley, via Taylor Street (also see Figure 9). Shanghai Alley has also been retained for service access to the new and existing developments fronting onto Pender Street to the north.

The width of the north-south section of Shanghai Alley is 10.192 m, serving one-way north bound traffic. The east-west portion connecting to Taylor Street has been set at 12.80 m to provide for two-way traffic. The turnaround provides for drop-off to Phase 2a and return traffic to Taylor Street.

A 1.5 m building setback is established for Taylor Street, in addition to the 1.0 m dedication for street widening.

The residential lobby for the tower should be located and accessed along the east-west portion of Shanghai Alley, near Taylor Street, permitting access from either direction, as Shanghai Alley will provide for two-way traffic along this stretch.

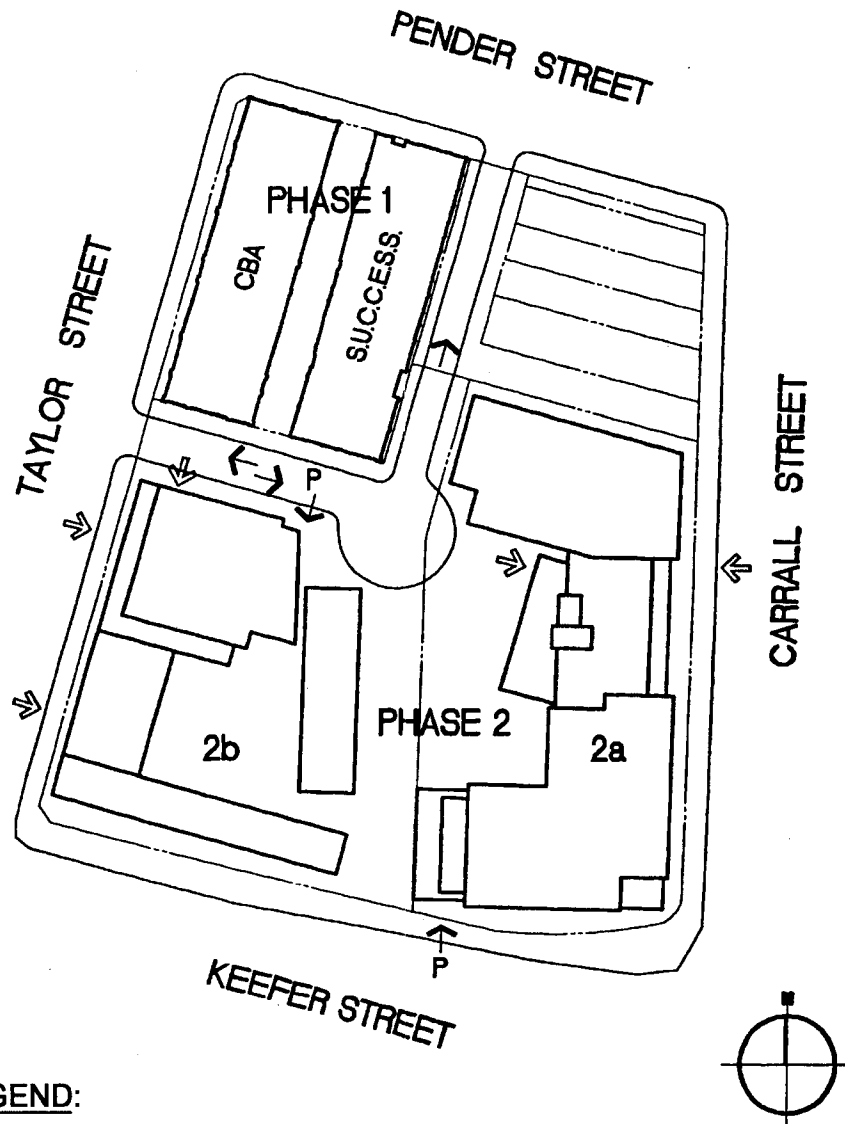
7.2 Parking Access

Parking access will be from Shanghai Alley. See Figure 9 for recommended access points. All parking should be accommodated underground or under a raised podium. A short-term layby may be possible at the residential tower entrance; however, the integrity of the sidewalk should be retained.

7.3 Fire and Service Access

Fire fighting access will be available from Keefer and Taylor Streets. The service lanes are not required for fire access but they have been sized for emergency use. A garbage compactor, garbage and recycling pick-up should be provided for in the parking garage. A loading space for Phase 2b is provided adjacent to Shanghai Alley.

Figure 9. Access Points



LEGEND:

- Traffic Direction
- P → Access to Parking
- ⇒ Building Access

8 Design Objectives

The character of the lowrise elements on Shanghai Alley and Keefer Street should reflect the historic character of Chinatown as defined by the prevailing 7.6 m (25 ft.) wide subdivision/development pattern, narrow small scale facades, strong vertical elements, repetitious fenestration with vertical window orientation, recessed balconies, the use of brick, masonry, colourful signage and a window-to-wall ratio similar to the historic Chinatown built form.

The character on Taylor Street should respond to the residential/commercial architectural character of the facades of International Village. The tower should be more contemporary, consistent with the adjacent International Village towers.

8.1 Keefer Street

Andy Livingstone Park provides the dominant presence on Keefer Street's south side. The residential/commercial development fronting Keefer Street should extend the adjoining Chinatown character. The ground floor fronting Keefer Street may be developed with commercial uses with three residential levels above or four residential floors.

Architecturally the building should relate to the Phase 2a design, utilizing the Chinatown vertical module and motif, in a residential form.

8.2 Taylor Street

The Taylor Street elevation should reflect its residential use and its relationship to Phase 1 and to International Village across Taylor Street to the west.

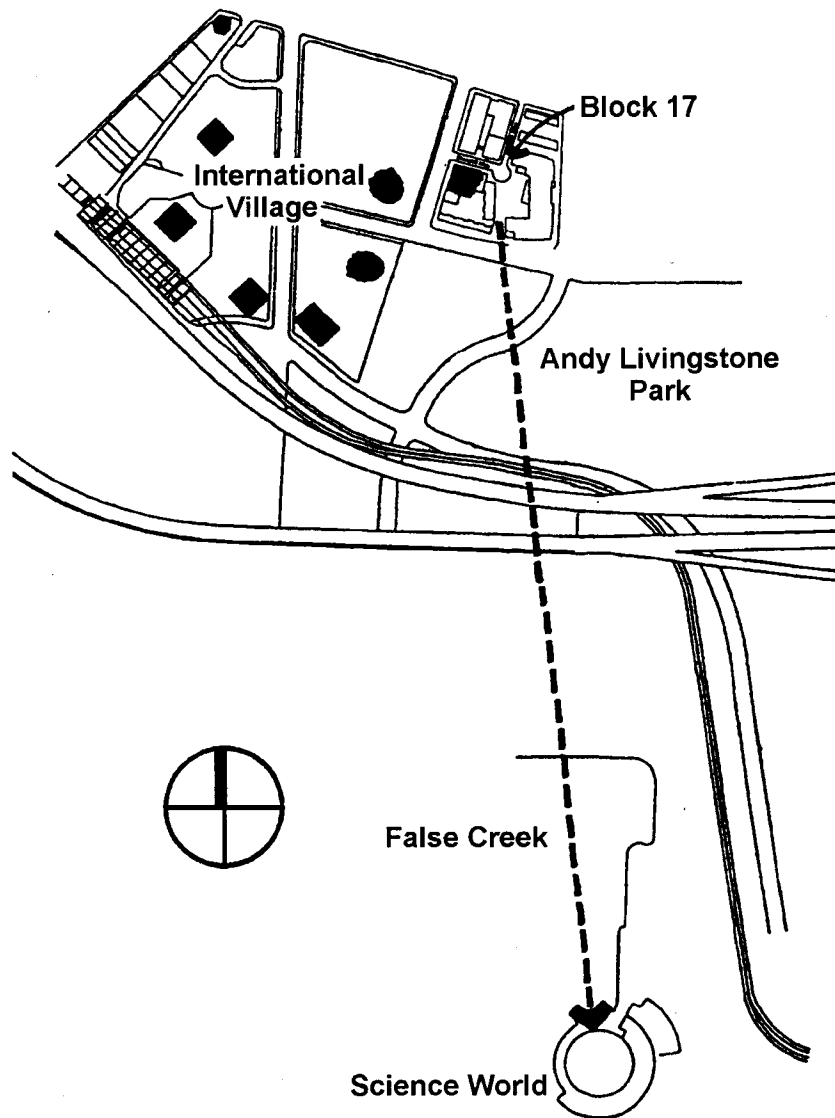
A more subtle, quieter pattern could be encouraged on this facade, within which the two-level vertical "Chinatown" rhythm could still be evident. The ground levels should be raised, as in all residential units, and the City-prescribed setbacks observed. Furthermore, as a response to the International Village proposal, the materials should reflect the predominantly masonry vocabulary of International Village.

8.3 Shanghai Alley

The character of the alley should be reminiscent of its original character and historical significance. While the primary focus for the alley is vehicle access and service, attention should be given to providing a pleasant and high quality pedestrian environment. While trees will not be appropriate because of the narrow nature of the sidewalks, attention should be given to special paving treatment of sidewalks and other elements of the pedestrian environment.

The centre of the turnaround has been located to provide a view to Keefer Street and Andy Livingstone Park, and a distant view of Science World along the open space corridor leading to Keefer Street (See Figure 10). Landscaping should not block this view.

Figure 10. View to Science World



8.4 Shanghai Alley South Extension

This area should be designed to provide a significant visual termination of the historic extent of Shanghai Alley. Attention should be given to detailing the gates and fencing to celebrate the historic importance of Shanghai Alley, recalling traditional Chinatown pattern and proportion.

ADMINISTRATIVE REPORT

Date: May 13, 2003
Author/Local: S Hearn/6476
RTS No. 03392
CC File No. 2609
Meeting Date: May 27, 2003

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 550 Taylor Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 598 Taylor Street (550 Taylor Street being the application address) be approved generally as illustrated in the Development Application Number DE406939, prepared by Hancock Bruckner Eng & Wright Architects and stamped "Received, Community Services Group, Development Services April 8th, 2003", 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 this portion of the above-noted CD-1 zoned site.

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on June 18, 1997, City Council approved a rezoning of this site from BCPED (BC Place/Expo District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 7853 was enacted on March 10, 1998. Companion Guidelines (598 Taylor Street, Phase 2b - Block 17, CD-1 Guidelines) were also adopted by Council on the same day.

On February 24, 2000 at a Public Hearing Council approved amendments to various CD-1 By-laws, including 550 Taylor Street, regarding floor space ratio (FSR) allowing for rain screen protection. These amendments (By-law No. 8169) were enacted March 14, 2000.

The site is located at the north east corner of Taylor and Keefer Streets. 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 DE406939. 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 construction of a 26-storey residential tower containing 246 dwelling units plus 11 grade entry three-storey townhouse units, with 3 levels of underground parking providing parking spaces, having vehicular access off of the lane.

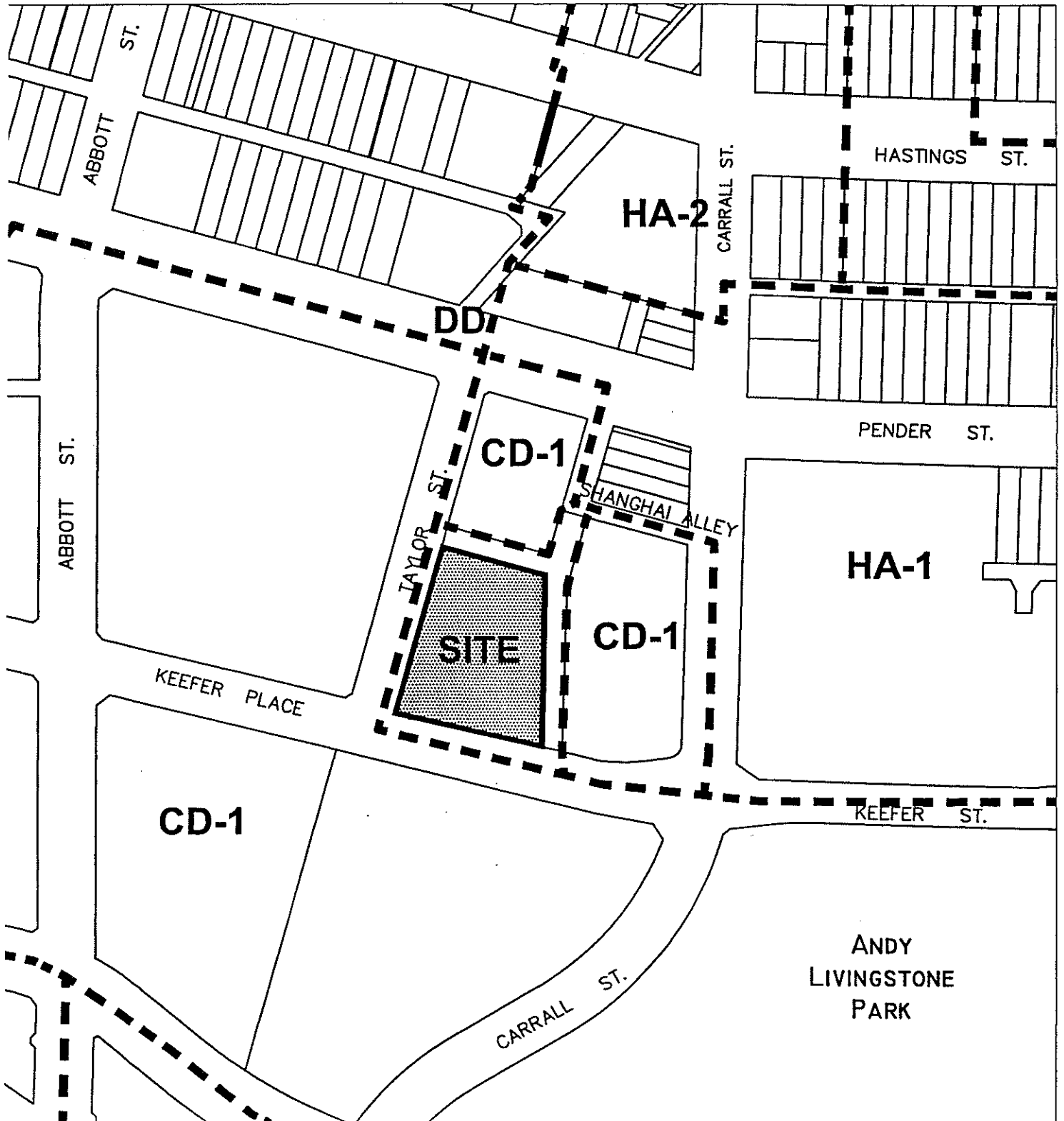
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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 DE406939, 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

550 TAYLOR STREET DE 406939

CITY OF VANCOUVER PLANNING DEPARTMENT

DATE: 2003 05 09

DRAWN: AMG

SCALE: 1:2000



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 CHECKED BY: [Name]
 PROJECT: 850 TAYLOR STREET

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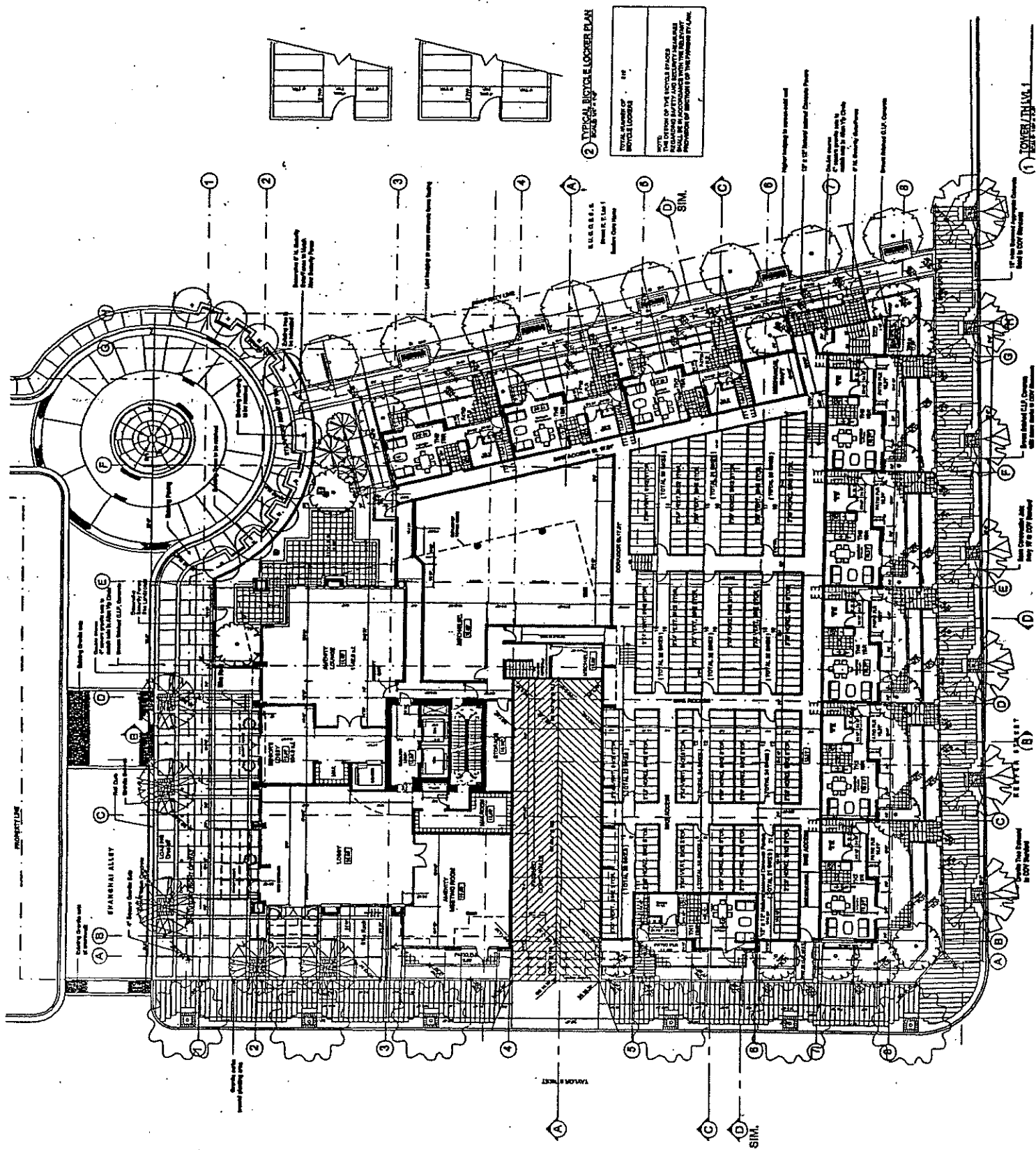
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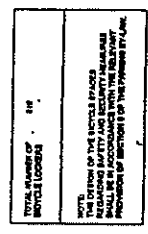
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PROJECT: 850 TAYLOR STREET
 SHEET: TH & TOWER LVL, 1
DP-3.1



2 TYPICAL BICYCLE LOCKER PLAN



1 TOWER LVL, 1

TH & TOWER LVL, 1

REVISIONS

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 2. BY: [Signature]
 3. CHECKED: [Signature]
 4. APPROVED: [Signature]

REVISIONS

1. DATE: 01/15/01
 2. BY: [Signature]
 3. CHECKED: [Signature]
 4. APPROVED: [Signature]



PINNACLE INTERNATIONAL

1000 BROADWAY
 10TH FLOOR
 NEW YORK, NY 10018

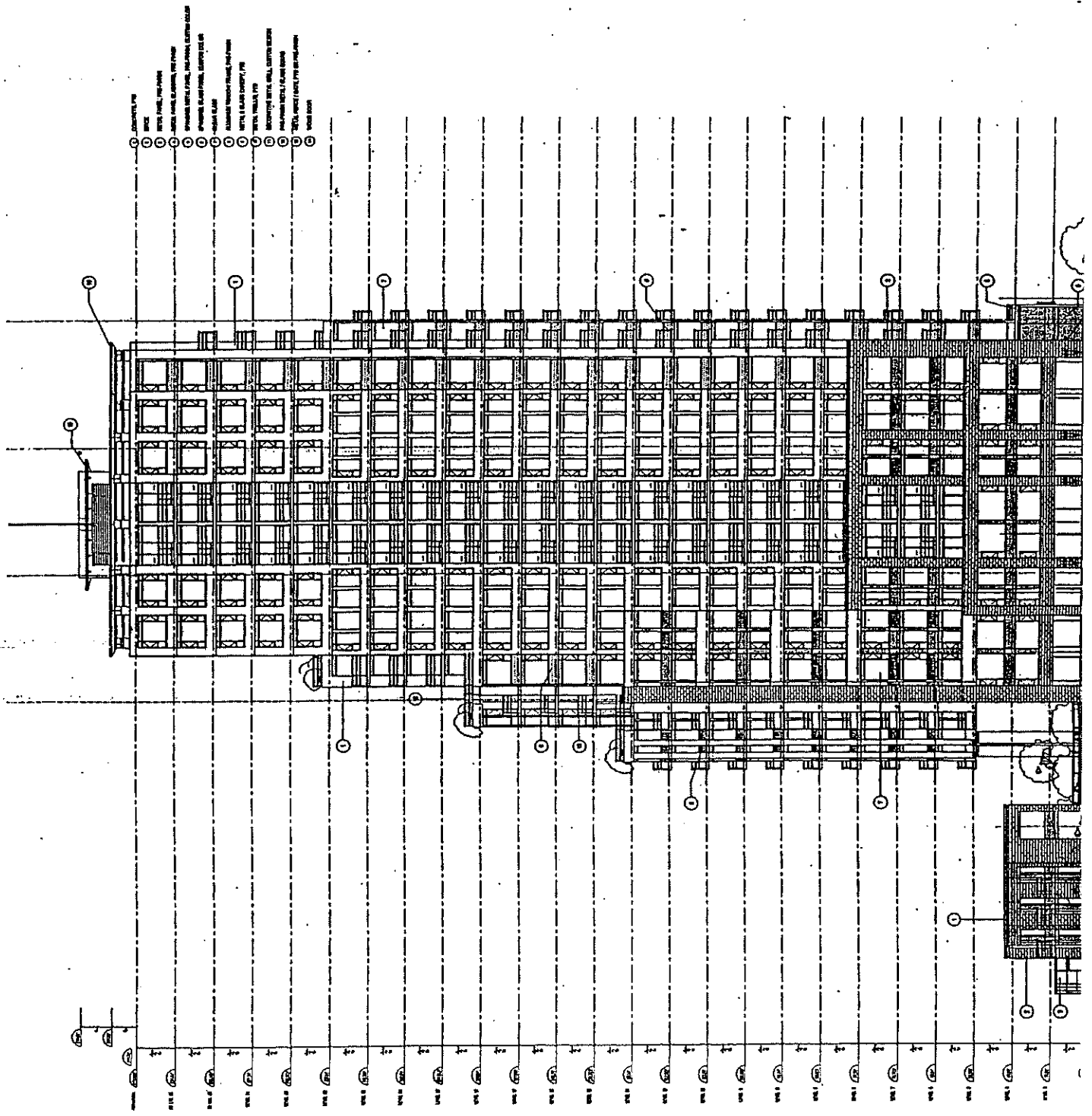
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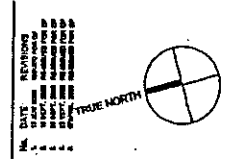
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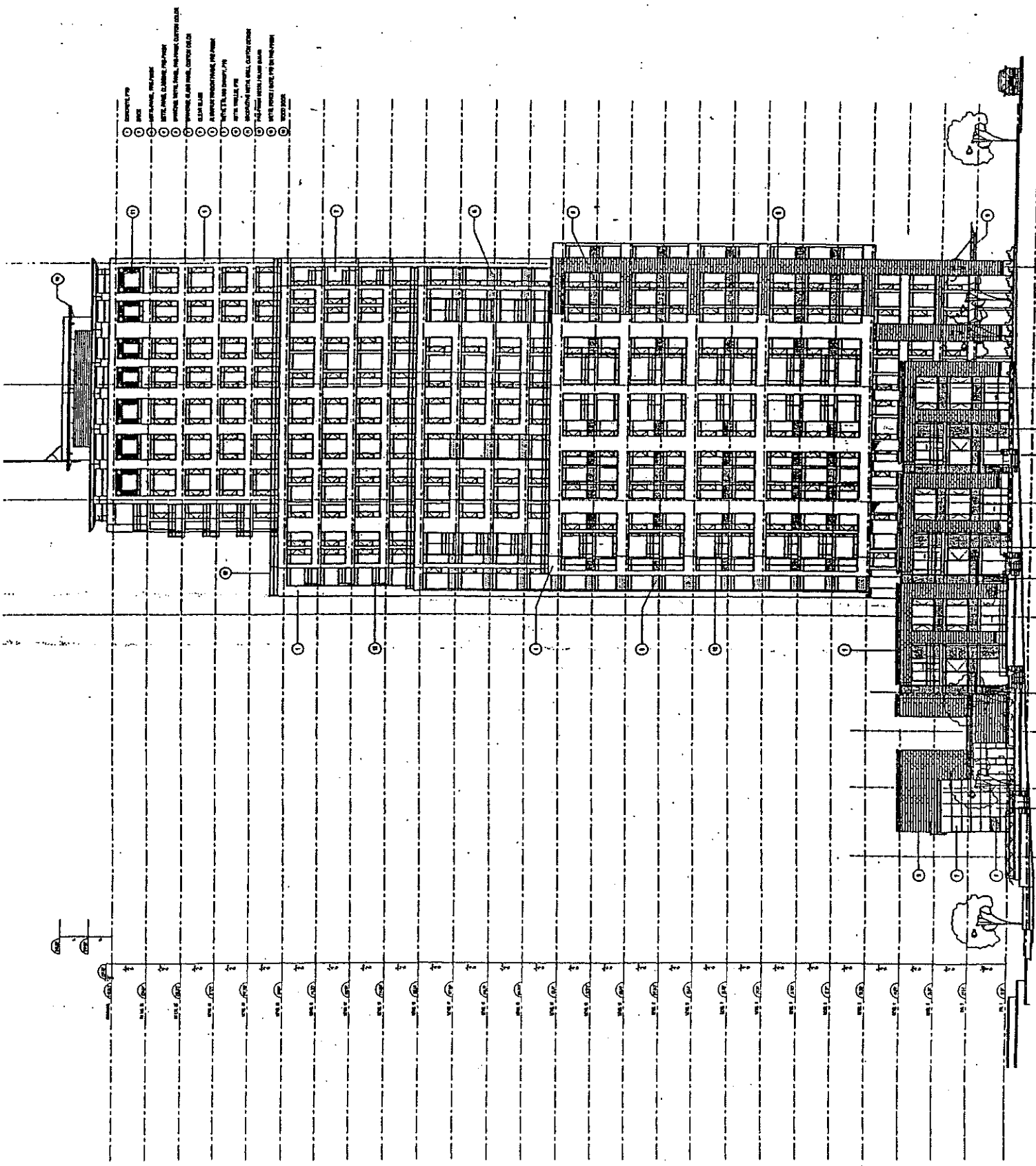
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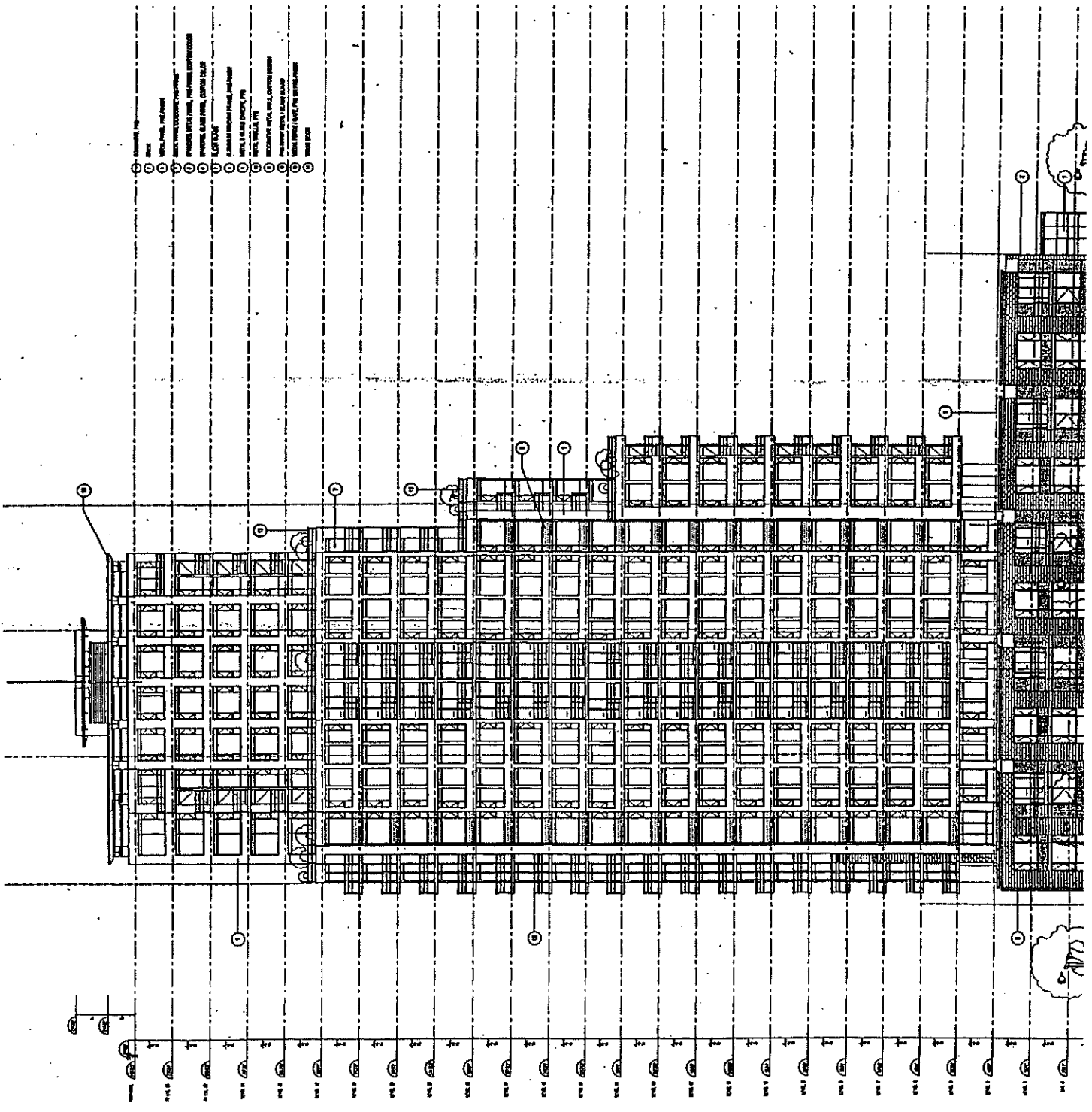
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PROJECT
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SOUTH ELEVATION

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CHECKED
REV. NO.



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- 4. WINDOW PANEL
- 5. WINDOW GLASS
- 6. WINDOW FRAME
- 7. WINDOW FINISH
- 8. WINDOW TRIM
- 9. WINDOW DETAIL
- 10. WINDOW CONNECTION
- 11. WINDOW INSULATION
- 12. WINDOW WEATHERING
- 13. WINDOW PROTECTION
- 14. WINDOW FINISH
- 15. WINDOW TRIM
- 16. WINDOW DETAIL
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- 18. WINDOW INSULATION
- 19. WINDOW WEATHERING
- 20. WINDOW PROTECTION

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 PROJECT: 550 TAYLOR STREET

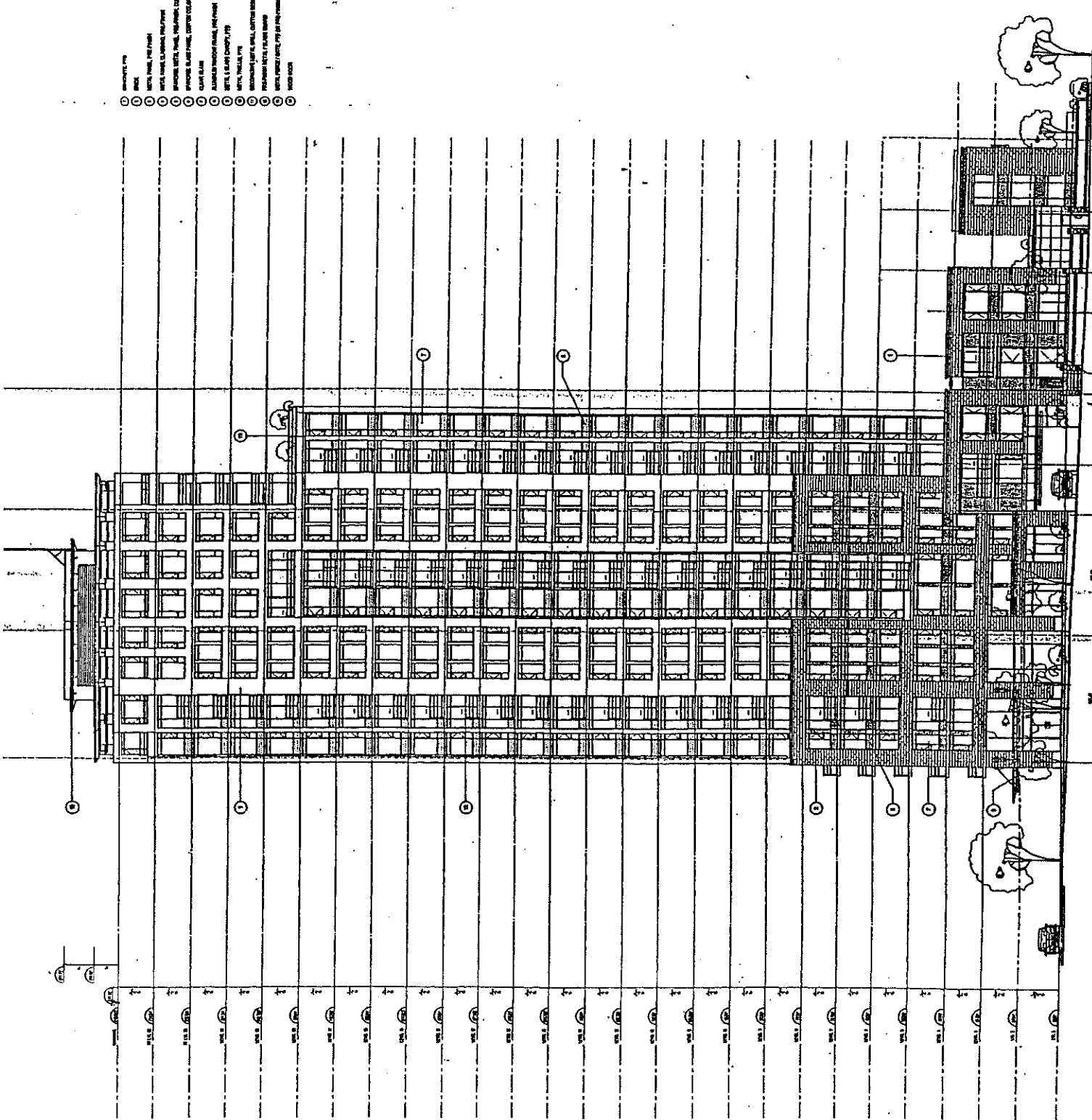
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 3. 10/10/10
 4. 10/10/10



PINEAPPLE INTERNATIONAL
 ARCHITECTS
 550 TAYLOR STREET
 HOUSTON, TX 77002

TITLE: WEST ELEVATION

JOB NO.	10-11
DATE:	10/10/10
SCALE:	1/8" = 1'-0"
DRAWING:	WEST ELEVATION
CHECKED:	[Name]
REV. NO.:	1
DATE:	10/10/10
BY:	[Name]
CHECKED:	[Name]
DATE:	10/10/10
BY:	[Name]



3. Form of Development: 550 Taylor Street

May 13, 2003 (File 2609)

THAT the form of development for this portion of the CD-1 zoned site known as 598 Taylor Street (550 Taylor Street being the application address) be approved generally as illustrated in the Development Application Number DE406939, prepared by Hancock Bruckner Eng & Wright Architects and stamped "Received, Community Services Group, Development Services April 8th, 2003", 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.

ADOPTED ON CONSENT



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)

Seniors supportive or assisted housing

BY-LAW NO. 8824

**A By-law to amend By-law No's.
3568, 3914 (13A), 3914 (13B), 4472, 4634, 4674, 6953, 7091, 7114, 7158, 7204,
7461, 7651, 7655, 7723, 7852, 7853, 8088, 8097, 8369, 8457 and 8592
which amended Zoning and Development By-law No. 3575 by
rezoning certain areas to CD-1**

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

1. In By-law No. 3568, Council:

- (a) from section 2(e), in three instances, strikes out "congregate", and substitutes "seniors supportive or assisted housing";
- (b) from clause 7 of Table A in section 3, strikes out "Congregate", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 4(c), strikes out "congregate", and substitutes "seniors supportive or assisted".

1. In By-law No. 3914 (13A), Council, in section 2:

- (a) re-letters clauses (b) and (c) as (c) and (d); and
- (b) after clause (a), inserts "(b) Seniors Supportive or Assisted Housing;".

2. In By-law No. 3914 (13B), Council:

- (a) from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing";
- (b) from section 2.A.1, strikes out "Congregate Housing", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 8.2, strikes out "congregate", and substitutes "seniors supportive or assisted".

3. In By-law No. 4472, Council, from sections 4.1.3, 4.2.9, 4.3.3, and 4.4.5, strikes out "Special Needs Residential Facility - Congregate", and substitutes "Seniors Supportive or Assisted".
4. In By-law No. 4634, Council, in section 2:
 - (a) re-letters clauses (c), (d), and (e) as (d), (e), and (f); and
 - (b) after clause (b), inserts "(c) seniors supportive or assisted housing;"
5. In By-law No. 4674, Council, from section 2(a), strikes out "Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
6. In By-law No. 6953, Council, from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
7. In By-law No. 7091, Council, in section 2:
 - (a) re-letters clause (d) as (e); and
 - (b) after clause (c), inserts "(d) Seniors Supportive or Assisted Housing;"
8. In By-law No. 7114, Council, in section 2:
 - (a) re-letters clauses (a) and (b) as (b) and (c); and
 - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
9. In By-law No. 7158, Council, in section 2:
 - (a) re-letters clause (c) as (d); and
 - (b) after clause (b), inserts "(c) Seniors Supportive or Assisted Housing;"
10. In By-law No. 7204, Council, in Schedule B:
 - (a) in section 3, re-letters clauses (i) and (j) as (j) and (k);
 - (b) in section 3, after clause (h), inserts "(i) Seniors Supportive or Assisted Housing;" ;
 - (c) from Table 1, strikes out ", and Special Needs Residential Facility - Congregate Housing";

- (d) from Table 2, strikes out “, and, in respect only of sub-areas 7, 8 and 10, Special Needs Residential Facility - Congregate Housing”;
- (e) from section 7.6, strikes out “and Special Needs Residential Facility - Congregate Housing”; and
- (f) from section 10(b) strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

11. In By-law No. 7461, Council, in Schedule B:

- (a) from section 3(h), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing.”; and
- (b) from sections 3A, 6.3(e), 6.5, and 8, and from footnote 5 to Table 1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

12. In By-law No. 7651, Council, from sections 2(a), 4, and 6, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

13. In By-law No. 7655, Council, from section 2.1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

14. In By-law No. 7723, Council, from section 2(b), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

15. In By-law No. 7852, Council, in section 2.1:

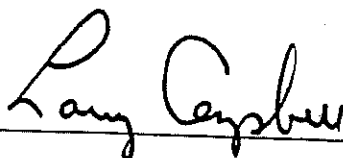
- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

16. In By-law No. 7853, Council, in section 2.1:

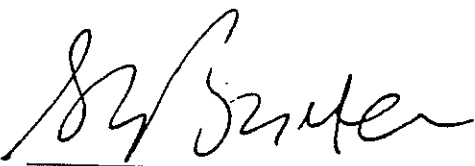
- (a) re-letters clauses (f) and (g) as (g) and (h); and
- (b) after clause (e), inserts “(f) Seniors Supportive or Assisted Housing.”.

17. In By-law No. 8088, Council, in section 2:
- (a) re-letters clauses (a) and (b) as (b) and (c); and
 - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
18. In By-law No. 8097, Council, from sections 2(a) and 3.1, strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".
19. In By-law No. 8369, Council, from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".
20. In By-law No. 8457, Council, in section 2:
- (a) re-letters clauses (a), (b), and (c) as (b), (c), and (d); and
 - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
21. In By-law No. 8592, Council:
- (a) from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing"; and
 - (b) from section 5(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "seniors supportive or assisted housing".
22. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 6th day of April, 2004



Mayor



City Clerk



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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2004

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 2004, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

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 CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts
SECONDED by Councillor Louie

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 and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

1. Heritage Designation: 450 West 2nd Avenue

An application by Bastion Developments was considered as follows:

Summary: Heritage designation of the Nye Building at 450 West 2nd Avenue.

The Director of Current Planning recommended approval.

Staff Comments

Terry Brunette, Heritage Planner, was present to respond to questions.

5. Text Amendment: Seniors Supportive or Assisted Housing

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

Summary: To define Seniors Supportive or Assisted Living (formerly Congregate Housing for Seniors) as a residential, not institutional use. If approved, consequential amendments will be required to the Parking By-law and other guideline documents.

The Director of Current Planning recommended approval.

Staff Comments

Rob Whitlock, Senior Housing Officer, Housing Centre, in response to a question, noted that the Seniors Advisory Committee had reviewed this application.

Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Woodsworth

A. THAT the application by the Director of Current Planning to amend the text of the Zoning and Development By-law and various other by-laws and guidelines to reflect changes related to seniors housing generally as set out in Appendix A of the Policy report dated January 2, 2004 entitled "Zoning and Development By-law: Changes to Facilitate Seniors Housing" be approved.

B. THAT, subject to approval of the zoning by-law amendments, the by-law be accompanied at time of enactment by amendments to the Parking By-law and other guidelines documents.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Green
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 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Roberts absent for the vote)

1. A By-law to Alter the Boundaries of the Gastown Business Improvement Area (2004-2009) (By-law No. 8823)
- * 2. A By-law to amend various by-laws which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (re congregate housing) (By-law No. 8824)
3. A By-law to amend Zoning and Development By-law No. 3575 (re congregate housing) (By-law No. 8825)
4. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re congregate housing) (By-law No. 8826)
5. A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re congregate housing) (By-law No. 8827)
6. A By-law to amend Parking By-law No. 6059 (re congregate housing) (By-law No. 8828)
7. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (55 East Cordova Street) (By-law No. 8829)
8. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (1826 and 1830-1850 Blanca Street) (By-law No. 8830)
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 8)
9. A By-law to designate certain real property as protected heritage property (1826 Blanca Street) (By-law No. 8831)
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1201 West Hastings Street) (By-law No. 8832)