



City of Vancouver *Zoning and Development By-law*

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CD-1 (402)

Great Northern Way Campus

By-law No. 8131

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

Effective November 30, 1999

(Amended up to and including By-law No. 10097, dated July 20, 2010)

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 in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as follows.

Live-Work Use means the use of premises for both a residential unit and a non-residential use which is associated with and forms an integral part of the residential unit.

High-Tech and Light Industrial Uses means the research, development, assembly and manufacturing functions of high-technology industries including, but not limited to, computers, software, telecommunications, bio-medical technologies, multimedia, film post-production, scientific and control instruments, and energy and environmental technologies, as well as these light industries: batteries manufacturing, brewing and distilling, electrical products or appliances manufacturing, paper products manufacturing, printing and publishing, public authority use, public utility, radio communications station, storage warehouse and wholesaling—Class A.

3 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(402), 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) Child Day-Care Facility;
- (b) Cultural and Recreational Uses, but not including Casino—Class 1, Casino—Class 2, Golf Course or Driving Range, Marina, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (c) High-Tech and Light Industrial Uses;
- (d) Institutional Uses, limited to School - University or College;
- (e) Live-Work Uses;
- (f) Machinery or Equipment Manufacturing, existing as of July 27, 1999;
- (g) Office Uses;
- (h) Parking Uses;
- (i) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (j) Service Uses, but not including 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, Repair Shop—Class B, Restaurant—Drive-In, and Sign Painting Shop;
- (k) Storage Yard, existing as of July 27, 1999;
- (l) Accessory Uses customarily ancillary to the above uses;
- (m) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that:
 - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
 - (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years.

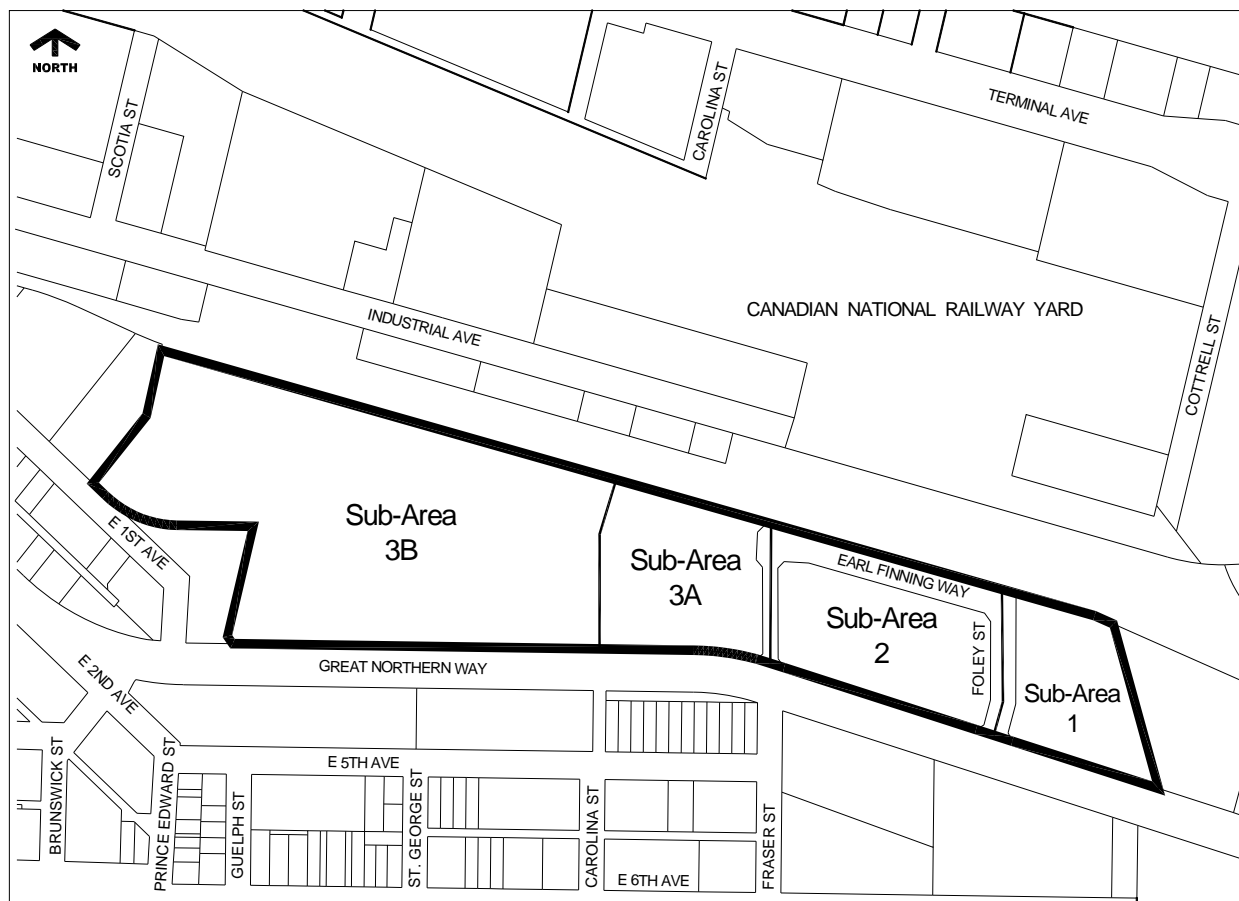
[9177; 05 11 01]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8131 or provides an explanatory note.*

4 Sub-Areas

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

Diagram 1. Sub-Areas



[8574; 02 10 22] [9685; 08 06 24]

5 Floor Area and Density

- 5.1** The total gross floor area for all uses combined must not exceed 313 038 m². [9685; 08 06 24]
- 5.2** The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 5.2.

Table 1

Use	Sub-areas				Maximum Total Floor Area
	1	2	3A + 3B combined	3B only	
<ul style="list-style-type: none"> High-Tech and Light Industrial Uses; Office Uses, limited to Information Technology, except for Sub-area 1 which is limited to Information Technology, Financial Institution, General Office, Health Care Office, and Health Enhancement Centre; Service Uses, but limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio and Work Shop; Institutional Uses, limited to School - University or College Accessory uses 	48 158 m ²	27 999 m ²	236 881 m ²	-	313 038 m ²
<ul style="list-style-type: none"> Office Uses, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising and insurance, nor travel and ticket agencies 	-	5 715 m ²	50 025 m ²	-	55 740 m ²
<ul style="list-style-type: none"> Office Uses, but limited to the offices of accountants, lawyers and notary publics, and the offices of real estate, advertising and insurance, and travel and ticket agencies 	-	571 m ²	5 003 m ²	-	5 574 m ²
<ul style="list-style-type: none"> Retail; Service, but not including Hotel and Laboratory 	-	1 619 m ²	14 174 m ²	-	15 793 m ²
<ul style="list-style-type: none"> Live-Work Uses 	-	-	-	16 722 m ²	16 722 m ²
<ul style="list-style-type: none"> Hotel 	-	-	-	9 290 m ²	9 290 m ²

[8574; 02 10 22] [8653; 03 03 11] [9177; 05 11 01] [9685; 08 06 24] [10097; 10 07 20]

5.3 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.

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

- (a) balconies or sun decks associated with units in live-work use 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 live-work use floor area being provided;
- (b) patios and roof gardens associated with units in live-work use, 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 above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
- (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 associated with units in live-work use, provided that the total area excluded, which is at or above the base surface, does not exceed 1 000 m² or 10% of the total commercial live-work floor area;
- (h) amenity areas accessory to industrial and office uses, provided that the total area excluded, which is at or above the base surface, does not exceed 6 000 m²;
- (i) childcare facility areas;
- (j) 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]

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

- (a) enclosed balconies associated with units in live-work use, provided that the Director of Planning first considers all application 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 sun deck exclusions does not exceed four percent of the commercial live-work floor area being provided.

5.6 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, but any use permitted by Section 3 but not listed in Table 2 is not limited by this Section 5.6.

Table 2 - Maximum Floor Area Totals

Use	Sub-Area (from Diagram 1)			
	1	2	3A	3B
Live-Work Use Hotel Use	0	0	0	16 722 m ² 9 290 m ²

[8653; 03 03 11]

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

Table 3 - Maximum Number of Live-Work Residential Units

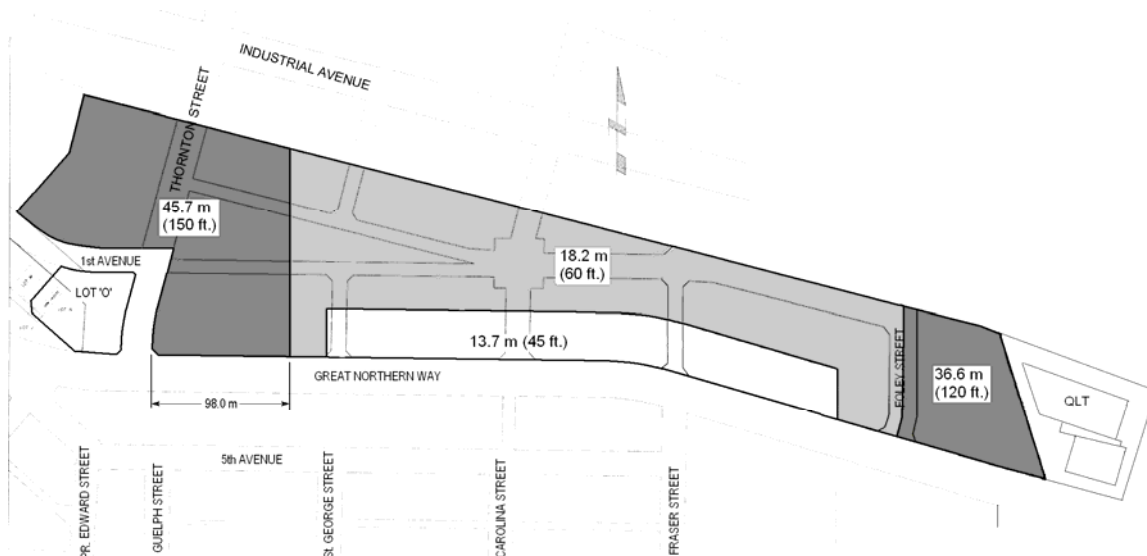
	Sub-Area (from Diagram 1)			
	1	2	3A	3B
Maximum Number of Units	0	0	0	250

[8653; 03 03 11]

6 Height

The maximum building height, but excluding the mechanical penthouse and roof, must be as shown in Diagram 2.

Diagram 2. Maximum Building Heights



[9685; 08 06 24]

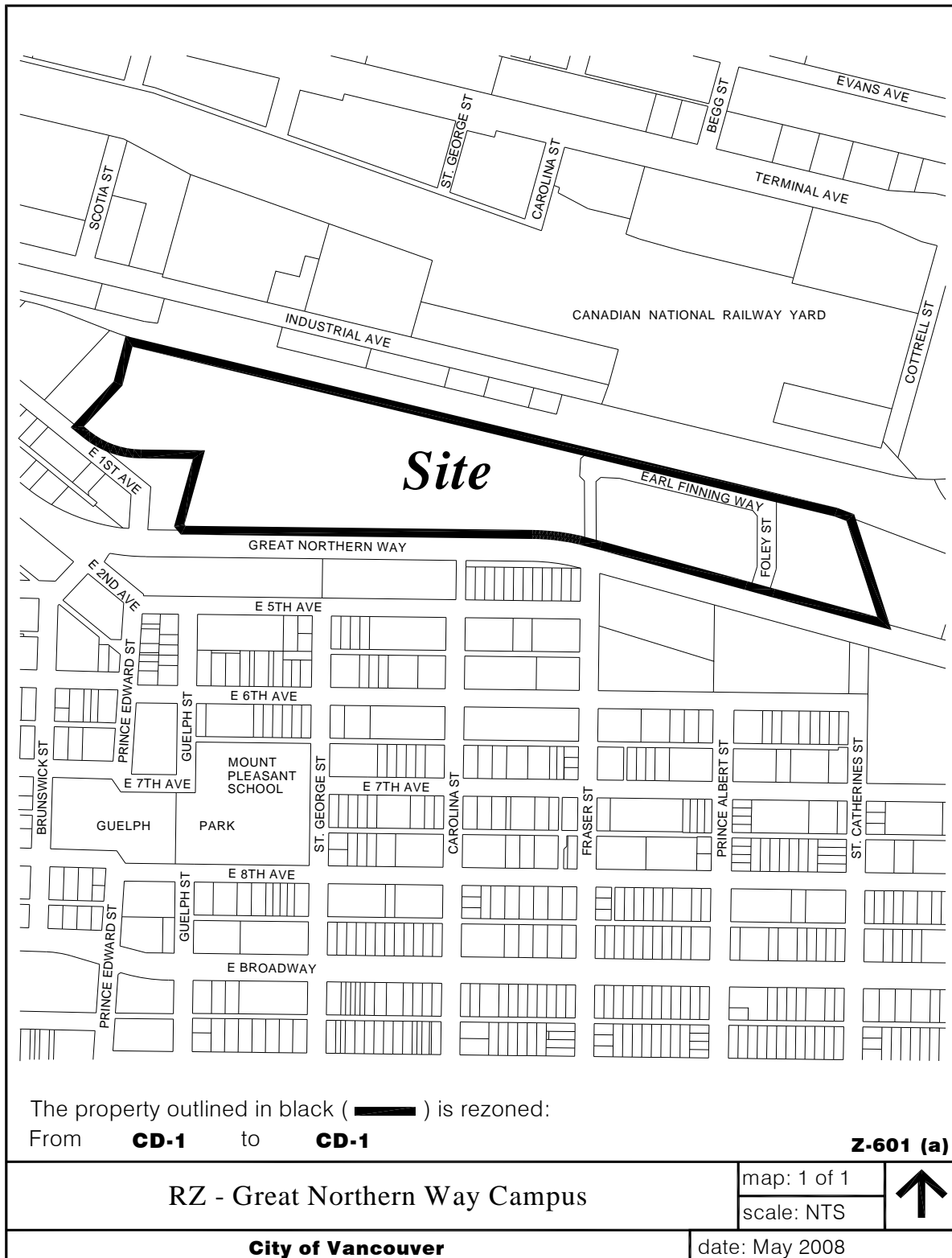
7 Parking and Loading

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions, and mixed use reductions in, the Parking By-law, of off-street parking and loading, except that, for the following uses, the following parking and loading requirements apply:

- (a) for manufacturing, office, laboratory, production or rehearsal studio, utility and communication, transportation and storage, wholesale, work shop, and high-tech and light industrial uses:
 - (i) at least one parking space for each 57.5 m² of gross floor area, and no more than one parking space for each 37.0 m² of gross floor area, and
 - (ii) for a live-work use, at least one parking space for each unit of 75 m² or less of gross floor area, and at least 1.3 parking spaces for every unit more than 75 m² of gross floor area, and, for visitors, one additional parking space for each 12 units on sites that include 12 or more units,except that the Director of Planning, in accordance with section 3.2 of the Parking By-law, and on the advice of the City Engineer, in accordance with section 4.1.9 of the Parking By-law, may relax the requirements of this subsection (a); and

- (b) for live-work and high-technology and light industrial uses, loading as determined by the Director of Planning in consultation with the City Engineer. [8789; 04 02 24]

9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



Backup Notes



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 21, 1999

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 21, 1999, 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.

PRESENT: Mayor Philip Owen

Councillor Don Bellamy
Councillor Nancy A. Chiavario
*Councillor Jennifer Clarke (Clause 5)
Councillor Alan Herbert
*Councillor Lynne Kennedy (Clauses 1- 4)
Councillor Daniel Lee
Councillor Don Lee
Councillor Gordon Price
Councillor Sam Sullivan

ABSENT: Councillor George Puil (Leave of Absence)

CITY MANAGER'S

OFFICE: Brent MacGregor, Deputy City Manager

CLERK TO THE

COUNCIL: Nancy Largent, Administrative Assistant

*Denotes absence during part of the meeting

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Herbert,

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

registered owner shall:

- (i) make arrangements to the satisfaction of the Director of Legal Services and the Approving Officer to consolidate the site;
- (ii) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an encroaching wall on West 2nd Avenue;
- (iii) make suitable arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for off-site parking;
- (iv) make arrangements for all electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable point; and
- (v) pay to the City a Community Amenity Contribution of \$10,965.68;

AND FURTHER THAT staff deal with the issue of assigned visitor parking at the development permit stage.

- CARRIED UNANIMOUSLY

(Councillor Clarke not eligible to vote)

(Councillor Kennedy left the meeting following the vote on item 4 and did not return)

5. Rezoning: 555 Great Northern Way [Finning Lands]

An application by Finning International Inc. was considered, as follows:

Summary: The rezoning from I-3 to CD-1 would permit industrial, office, commercial and live-work uses, consistent with the Concept Plan for Great Northern Technology Park.

The Director of Current Planning recommended approval, subject to the conditions set out in the agenda of the Public Hearing.

Council also had before it a memorandum from the Director of Planning and the Deputy City Engineer dated September 16, 1999 (on file), recommending a revised childcare condition f (vi) as reflected above. Further wording regarding the childcare condition, put forward by staff during the Public Hearing at Council's request, is also reflected in the foregoing conditions.

Staff Comments

Ian Smith, Planner, Central Area Major Developments Group, briefly reviewed the application, noting it would make possible uses not permitted in I-3, but which would be useful amenities in a high technology industrial park. Discussions between staff and the applicant have resolved most of the applicant's issues, but the applicant remains concerned about the parking ratio. Staff are prepared to support a change from the existing 2.21 spaces per 1000 square feet to 2.5 spaces,

with the proviso that staff will recommend a return to 2.21 spaces when rapid transit to the site is assured. Staff do not support the 3.25 spaces requested by the applicant. Issues about encroachment and childcare have been resolved.

Mr. Smith also reviewed neighbourhood concerns, particularly about lost views, with reference to slides. There will be less impact on views under the proposed CD-1 than would be possible under the existing zoning, due to factors such as view corridors, stepped frontages and a lower centre section. Public amenities, including a plan for Brewery Creek, were reviewed. Staff support the application because it provides a good balance between industry and neighbourhood needs.

Applicant Comments

Bob Laurie, Finning International, advised the applicant supports the recommendations of staff. The only remaining concern is the aforementioned parking requirement.

Summary of Correspondence

Council was advised the following correspondence was received:

2 letters opposed.

Speakers

The following speakers opposed the application:

Kathleen Morrissey, 200 Block East 4th Avenue
Ken Bregman, 4400 Block Sophia Street
Steven Sewald, Pacific Terraces, Great Northern Way
David Crawford, property owner, Great Northern Way.

Following are some of the comments of the opposed speakers:

biomedical technologies will bring hazardous materials to the area, and constitute a health risk;
buildings are too high - the maximum height has gone from 100 to 120 and now 150 feet for some buildings;
there will be serious loss of views and consequent reduction in property values;
there is no guarantee of rapid transit to this site;
there will be increased traffic and parking problems;
building design is very boring and unattractive;
there are too many roads to promote a campus ambience;
the wording of the application is very loose;
if community amenities such as the creek plan, green space and childcare were guaranteed, there would be less opposition.

The following speakers supported the application:

Lorne Milne, Skate Patrol
Peter Arbuckle, QLT Quadralogic Therapies
Bruce Macdonald, Brewery Creek Historical Society
Valley Hennell, 300 Block East 1st Avenue
Ross Denotter, 300 Block East 1st Avenue.

Following are some of the comments made by the speakers in support:

traffic calming measures are good
this is an opportunity to provide a pathway system through the site suitable for inline skaters, bicyclists, wheelchair users etc;
transportation other than the private automobile will be encouraged;
it is important to create a precinct where knowledge-based industries can come together;
there will be green links through the site and other amenities for the community at large;
it is important to create more artist live/work spaces;
the ideas and suggestions of the community, specifically the ArtTech building residents, were heard and incorporated;
services and amenities will be brought to the area, including welcome pedestrian walkways and green space;
there will be more activity in the area after dark, improving security;
some views will be lost, but the trade-off is worthwhile in view of the many amenities.

Kitty Norris, resident of an area housing co-op, wished that the public process had been more inviting to the neighbours.

Terry Nicholson, 300 Block East 7th Avenue, discussed potential traffic problems, and enquired whether all traffic will access the site from Great Northern Way. In response, Mr. Smith briefly reviewed the proposed road system and signalized intersections including other points of access to and from the site.

Applicant Final Comments

Peter Busby, Busby and Associates, reviewed efforts made to involve the public in the planning process, and the resultant amenity package. Because this development will take years to finalize, a degree of flexibility was requested.

Staff Final Comments

Mr. Smith provided clarification on the issues of transit to the site and possible alternatives to rapid transit; impact on views, building heights, and the requirement to meet hazardous materials standards. Mr. Smith also provided a verbal recommendation to resolve two issues around the childcare condition referenced in his opening remarks.

Council Decision

MOVED by Cllr. Clarke,

A. THAT the application by Finning International Inc. to rezone 555 Great Northern Way from I-3 to CD-1, to permit industrial, office, commercial and live-work uses consistent with the Concept Plan for Great Northern Technology Park, be approved subject to the following conditions:

SCHEMATIC (a) THAT the proposed schematic development be approved by DEVELOPMENT Council in principle, generally as prepared by Busby + Associates Architects and stamped "Received, City of Vancouver Planning Department, July 15, 1999," specifically in relation to the location of roads and open space, the layout of development parcels and the siting of buildings, and providing that the Development

Permit Board may allow variations when approving the detailed scheme of development with guidance from (c) and (d) below;

SKYTRAIN (b) THAT, should the Finning SkyTrain alignment be approved, a ALIGNMENT cost analysis be undertaken specifically investigating the proposed undergrounding of the alignment, and, should it prove to be economically unfeasible, that a comprehensive urban design analysis be undertaken to relocate the alignment away from the central avenue and open space on the Finning site;

DESIGN (c) THAT the proposed design guidelines entitled "Great Northern GUIDELINES Technology Park CD-1 Guidelines" be adopted by resolution of Council at the time of enactment of the CD-1 By-law;

DEVELOPMENT (d) THAT prior to the final approval by Council of the detailed APPLICATIONS form of development for each portion of the project, the applicant shall obtain approval of a development application by the Development Permit Board who shall have regard to design guidelines approved under (c) and particular regard to the following:

TREE (i) provide a Tree Management Plan by a Certified Arborist MANAGEMENT that includes:

1. survey of all trees over 200 mm (8 in.) in diameter
2. tree retention, relocation and removal plan based on their existing condition and their relationship to the proposed development.

ENERGY (e) THAT Council require the provision of low flow toilets, shower EFFICIENT heads and faucets as standard features, as and when required by FEATURES the Plumbing By-law;

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

SOILS REMEDIATION (i) Obtain and submit to the City copies of all soils [private lots] 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 City Manager, in consultation with appropriate Department Heads, obligating the property owner to 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;

SOILS REMEDIATION (ii) Submit to the City a soils remediation plan for [City-owned & all lands transferred to the City, and newly dedicated lands] dedicated 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 REMEDIATION (iii) Execute agreements satisfactory to the Director of AND INDEMNITY Legal Services and City Manager, in consultation with appropriate Department Heads obligating the property owner to 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 to the satisfaction of the Director of Legal Services;

SOILS VANCOUVER (iv) As required by the City Engineer and the City's Director CHARTER of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter;

OCCUPANCY (v) Execute a Section 219 Covenant, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the subject site constructed pursuant to this rezoning until the contaminated soils on the subject site have been remediated to the satisfaction of the Ministry of Environment, 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;

CHILDCARE (vi) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, *to construct a fully* furnished, fully equipped daycare facility, including required outdoor play space and underground parking, for *up to* 56 children, as determined by the Director of Social Planning, at no cost to the City prior to occupancy of the building, which, once occupied, would bring the total occupied floor space on the subject site to equal or exceed 102 190 m² (1,100,000 sq. ft.); the facility must meet all community care and daycare facilities requirements and the licensing thereof, comply with the Childcare Design Guidelines and be satisfactory to the Director of Social Planning; *the agreement shall include a provision to receive start-up costs for any required facility in accordance with City policy.*

[The requirement may be reduced if a childcare needs assessment study, undertaken jointly by the on-site employers, employees and Social Planning staff, prior to the point of 50% build-out, indicates that a reduction is appropriate, having regard to the determined need, and to the number and type of childcare spaces provided on the site by private initiatives.]

PUBLIC ART (vii) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, for the provision of the 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; however in this instance the public art requirement shall apply only to the commercial and residential floor area which is being added by this rezoning;

SERVICES (viii) Execute a services agreement, satisfactory to the City AGREEMENT 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") are designed, constructed, and installed at no cost to the City, and to provide for the grant of all necessary street dedications and rights-of-way for the Services, 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 and the Director of Legal Services. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

1. no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning 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. in addition to standard street treatment, the services will include specialty pavement surfaces, lighting and furnishings on the central avenue, to the satisfaction of the City Engineer;

4. no occupancy of any buildings or improvements constructed pursuant to the rezoning shall be permitted until all Services are completed to the satisfaction of the City Engineer;
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;
6. the property owner shall construct the following off-site works, or contribute to the construction thereof in an amount satisfactory to the City Engineer: (i) landscaped median on Great Northern Way; (ii) three left-turn bays and traffic signals on Great Northern Way at Brunswick, Carolina, and Industrial; (iii) realignment of the Great Northern Way and Brunswick intersection; (iv) re-alignment and/or left-turn bay at the Main & Industrial intersection; (v) left-turn bay at Great Northern Way and Clark Drive; and (vi) upgrades to the City's storm and sanitary sewer system required as a result of the proposed development as determined by the City Engineer;

OPEN SPACE (ix) Execute an agreement, satisfactory to the City Manager and Director of Legal Services, to secure the conveyance to the City, at no cost after remediation and construction, of the open space in a location and of a size acceptable to the City Manager, and to ensure that there is no occupancy of any buildings or improvements constructed in Sub-area 1 pursuant to the rezoning until the open space is built and conveyed to the satisfaction of the City;

ACCESS TO (x) Execute agreements, satisfactory to the City Engineer and the Director of Legal Services, to secure public LANDSCAPED OPEN SPACES access to the landscaped green spaces along the China Creek and Brewery Creek stream easements, and to provide landscaping which allows for the future daylighting of China Creek and Brewery Creek;

AMEND (xi) Re-evaluate, amend and/or release all existing covenants COVENANTS and rights-of-way to address the proposed development to the satisfaction of the Director of Legal Services;

SUBDIVISION (xii) Obtain approval and registration of a compatible subdivision plan or execute an agreement satisfactory to the Director of Legal Services precluding any development until a compatible subdivision plan is approved and registered.

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 pursuant to Section 219 of the Land Title Act.

The facilities to be provided including the Services and dedicated green space, as well as site remediation, may, in the discretion of the City Engineer, City Manager (where the City-owned open space is concerned) and Director of Legal Services, be constructed in phases, in accordance with phasing plans satisfactory to the aforesaid officials, and the respective Agreements will provide for security and occupancy restrictions appropriate to such phasing.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided however the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary 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.

B. THAT the maximum parking ratio for high-tech uses be increased to 2.5 spaces per 1,000 sq. ft. of gross floor area;

AND FURTHER THAT the General Manager of Engineering Services be directed to bring forward recommendations to reduce the maximum parking ratio to 2.21 spaces per 1,000 sq. ft. of gross floor area when a decision is made to provide rapid transit to the Finning site.

C. THAT, should it be determined that the secondary rights-of-way are dedicated streets, Council authorize encroachments at nominal cost for underground parking structures and skybridges, subject to designs acceptable to the General Manager of Engineering Services and the Director of Planning;

AND FURTHER THAT Council authorize the General Manager of Engineering Services and Director of Legal Services to enter into an agreement with Finning International Inc. to design, construct and maintain any underground parking structures and skybridges at no cost to the City;

AND THAT Council authorize the General Manager of Engineering Services and Director of Legal Services to enter into an agreement with Finning International Inc. permitting the existing buildings and operations on the site, that will encroach onto dedicated streets, to remain at a nominal fee until the General Manager of Engineering services has accepted the streets under the terms of the Services Agreement.

- CARRIED
UNANIMOUSLY

** italics denote deletion or amendment*

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED
UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Price,

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

- CARRIED
UNANIMOUSLY

The Special Council adjourned at 11:59 p.m.

* * * * *



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555 Great Northern Way

BY-LAW NO. 8131

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-501(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 in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as follows.

Live-Work Use means the use of premises for both a residential unit and a non-residential use which is associated with and forms an integral part of the residential unit.

High-Tech and Light Industrial Uses means the research, development, assembly and manufacturing functions of high-technology industries including, but not limited to, computers, software, telecommunications, bio-medical technologies, multimedia, film post-production, scientific and control instruments, and energy and environmental technologies, as well as these light industries: batteries manufacturing, brewing and distilling, electrical products or appliances manufacturing, paper products manufacturing, printing and publishing, public authority use, public utility, radio communications station, storage warehouse and wholesaling—Class A.

3. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(402), 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:

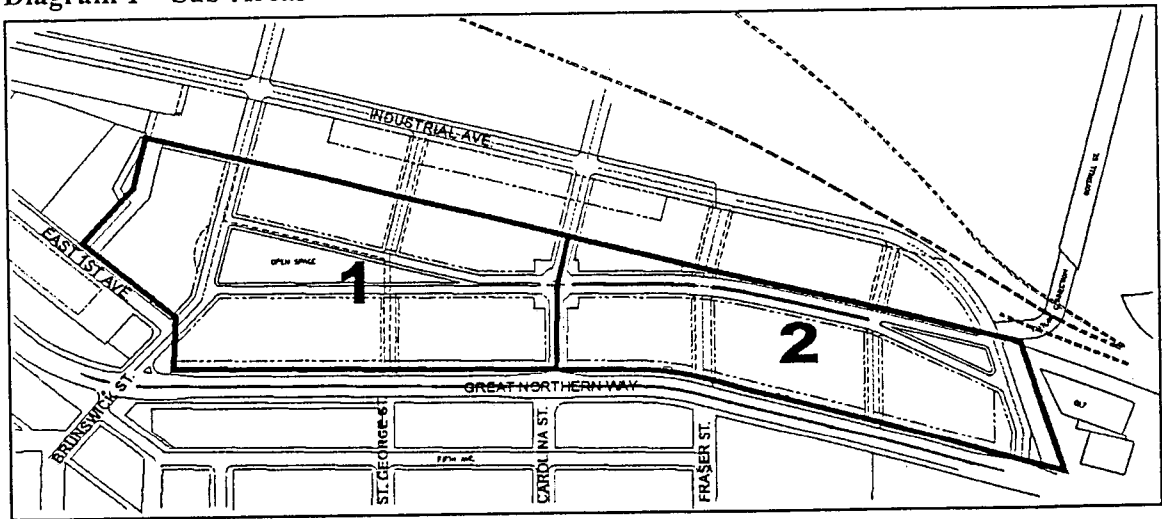
- (a) Child Day-Care Facility;
- (b) Cultural and Recreational Uses, but not including Casino-Class 1, Casino-Class 2, Golf Course or Driving Range, Marina, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (c) High-Tech and Light Industrial Uses;
- (d) Live-Work Uses;
- (e) Machinery or Equipment Manufacturing, existing as of July 27, 1999;
- (f) Office Uses;
- (g) Parking Uses;
- (h) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (i) Service Uses, but not including 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, Repair Shop-Class B, Restaurant-Drive-In, and Sign Painting Shop;
- (j) Storage Yard, existing as of July 27, 1999;
- (k) Accessory Uses customarily ancillary to the above uses;
- (l) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that:

- (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
- (ii) the Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
- (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
- (iv) development permits are limited in time to periods not exceeding three years.

4. Sub-Areas

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

Diagram 1 – Sub-Areas



5. Floor Area and Density

5.1 The total gross floor area for all uses combined must not exceed 321 282 m² .

5.2 The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 5.2.

TABLE 1

USE	MAXIMUM TOTAL FLOOR AREA
<ul style="list-style-type: none"> • High-Tech and Light Industrial Uses; • Office Use, but limited to Information Technology; and • Service Uses, but limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio and Work Shop; • Accessory Uses 	321 282 m ²
<ul style="list-style-type: none"> • Office Uses, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising and insurance, nor travel and ticket agencies 	55 740 m ²
<ul style="list-style-type: none"> • Office Uses, but limited to the offices of accountants, lawyers and notary publics, and the offices of real estate, advertising and insurance, and travel and ticket agencies 	5 574 m ²
<ul style="list-style-type: none"> • Retail; • Service, but not including Hotel and Laboratory 	15 793 m ²
<ul style="list-style-type: none"> • Live-Work Uses 	16 722 m ²
<ul style="list-style-type: none"> • Hotel 	9 290 m ²

5.3 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.

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

- (a) balconies or sun decks associated with units in live-work use 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 live-work use floor area being provided;
- (b) patios and roof gardens associated with units in live-work use, 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 above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
- (f) storage space associated with units in live-work use provided that where space is located at or above the base surface, the maximum exclusion shall be 3.7 m² per dwelling unit;
- (g) amenity areas associated with units in live-work use, provided that the total area excluded, which is at or above the base surface, does not exceed 1 000 m² or 10% of the total live-work use floor area;
- (h) amenity areas accessory to industrial and office uses, provided that the total area excluded, which is at or above the base surface, does not exceed 6 000 m²;
- (i) childcare facility areas.

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

- (a) enclosed balconies associated with units in live-work use, provided that the Director of Planning first considers all application 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 sun deck exclusions does not exceed four percent of the live-work floor area being provided.

5.6 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, but any use permitted by Section 3 but not listed in Table 2 is not limited by this Section 5.6.

TABLE 2
MAXIMUM FLOOR AREA TOTALS

USE	SUB-AREA (from Diagram 1)	
	1	2
Live-Work Use	16 722 m ²	0
Hotel Use	9 290 m ²	0

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

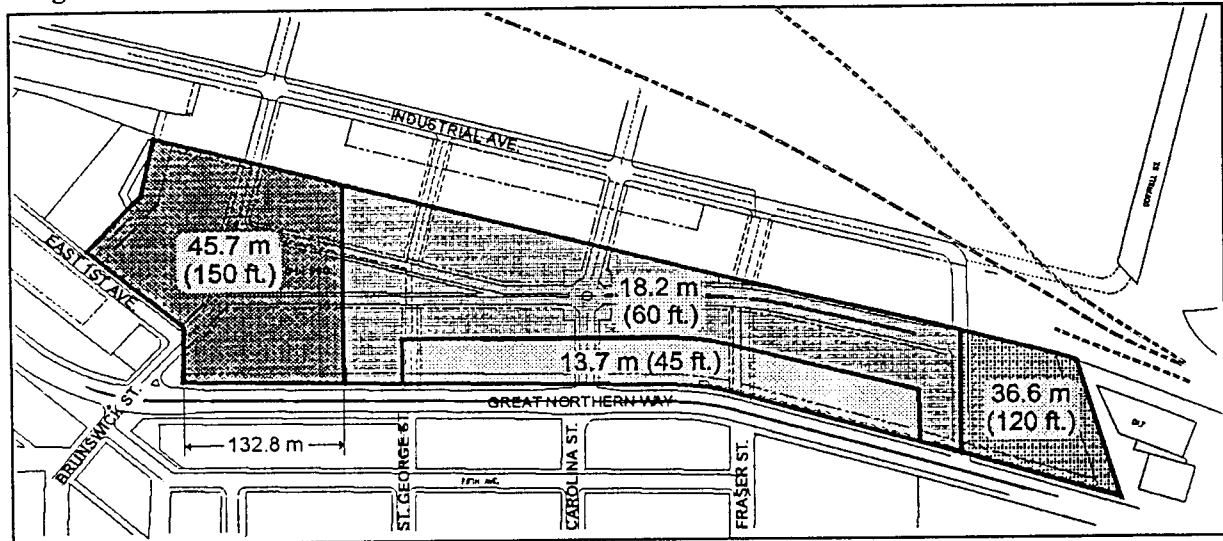
TABLE 3
MAXIMUM NUMBER OF LIVE-WORK
RESIDENTIAL UNITS

	SUB-AREA (from Diagram 1)	
	1	2
Maximum Number of Units	250	0

6. Height

The maximum building height, but excluding the mechanical penthouse and roof, must be as shown in Diagram 2

Diagram 2 – Maximum Building Heights



7. Parking

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

- (a) manufacturing, office, laboratory, production or rehearsal studio, utility and communication, transportation and storage, wholesale, and work shop uses must provide a minimum of one space for each 57.5 m² of gross floor area and a maximum of one space for each 37.0 m² of gross floor area, and
- (b) live-work uses, must provide a minimum of one space for each unit of 75 m² or less of gross floor area, 1.3 spaces for every dwelling unit over 75 m² for gross floor area and one additional space per 12 dwelling units on sites with 12 or more dwelling units.

7.2 The requirements of Section 7.1 may be relaxed by the Director of Planning

- (a) in accordance with Section 3.2 of the Parking By-law, and
- (b) on the advice of the City Engineer, in accordance with Section 4.1.9 of the Parking By-law.

8. Loading

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

- (a) live-work uses must provide loading as determined by the Director of Planning in consultation with the City Engineer.

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

DONE AND PASSED in open Council this 30th day of November 1999.

(Signed) Philip W. Owen
Mayor

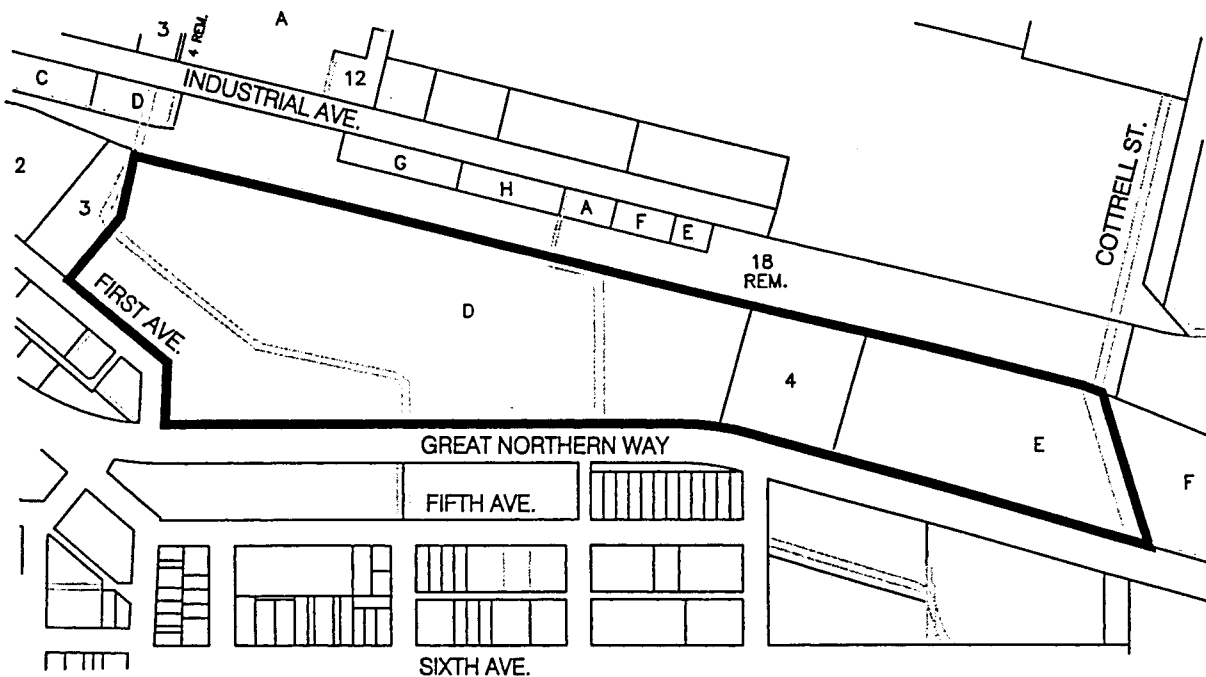
(Signed) Ulli S. Watkiss
City Clerk

"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 30th day of November 1999, and numbered 8131.

CITY CLERK"

By-law No. §131 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black (———) is rezoned:

From **I-3** to **CD-1****Z-501 (b)**

RZ Area 555 Great Northern Way

map: 1 of 1

scale: 1:6000



City of Vancouver



402.



CITY OF VANCOUVER

COUNCIL MEETING MINUTES

December 14, 1999

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 1999 at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
*Councillor Jennifer Clarke
*Councillor Lynne Kennedy
Councillor Don Lee
Councillor Tim Louis
Councillor Sandy McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Daniel Lee (Leave of Absence)

CITY MANAGER'S

OFFICE: Judy Rogers, City Manager

CLERK TO THE COUNCIL:

Ulli S. Watkiss

* Denotes presence during part of the meeting.

PRAYER

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

RECOGNITION

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Price,
SECONDED by Cllr. McCormick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. By-law to amend By-law No. 6510, being the Sign By-law (500-800 Canada Place Way; 555 Great Northern Way; 750-770 Pacific Boulevard) By-law No. 8140

MOVED by Cllr. Don Lee,
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. Don Lee,
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

2. By-law to amend By-law No. 6510 being the Sign By-law (600 Nicola Street)

By-law No. 8141

MOVED by Cllr. Price
SECONDED by Cllr. Kennedy

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Price,
SECONDED by Cllr. Kennedy,

BY-LAW NO. 8140

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

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

1. Schedule E of By-law No. 6510 is amended by inserting the following:

"750-770 Pacific Boulevard	CD-1 (349)	7592	B (DD)"
"500-800 Canada Place Way	CD-1 (401)	8122	B (CWD)"
"555 Great Northern Way	CD-1 (402)	8131	B (I-3)"
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 14th day of December 1999.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of December 1999, and numbered 8140.

CITY CLERK"



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

**GREAT NORTHERN TECHNOLOGY PARK
(555 GREAT NORTHERN WAY)
CD-1 GUIDELINES**

Adopted by City Council November 30, 1999

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1 Application and Intent

1.1 Application

These guidelines should be used in conjunction with the Great Northern Technology Park CD-1 By-law for 555 Great Northern Way to guide development of the area. As well as assisting the development permit applicant, the guidelines will be used by City staff in evaluating proposed developments.

The guidelines will assist the design of individual developments to ensure compatibility with the overall urban design concept and principles for the Great Northern Technology Park and development on adjacent lands.

An illustrative plan (see Figure 1) is included for general guidance as to site, parcel and open space layout. It also indicates an acceptable form of development, recognizing that other more detailed designs showing alternative forms of development, which may also meet the objectives and intent of these guidelines, will follow during the development application stages. Variations may be considered where they fully maintain the intent of these guidelines and the illustrative plan, and the overall urban design.

1.2 Intent

The intent of these guidelines is to:

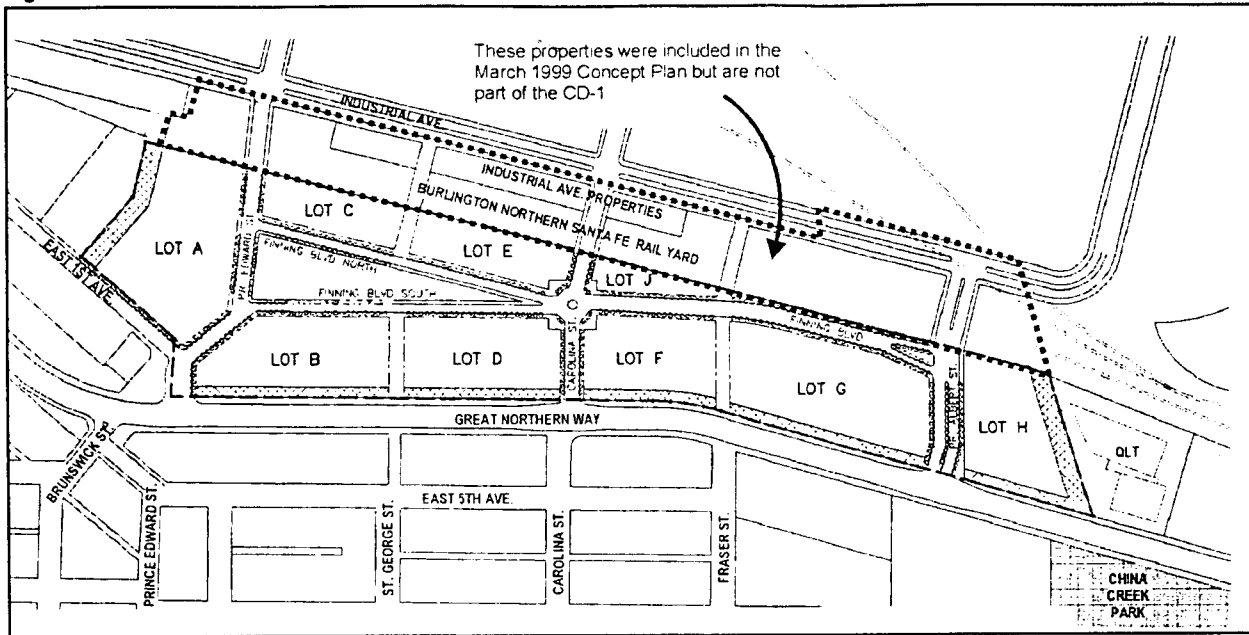
- (a) Assist in the creation of an attractive, cohesive, high amenity, urban, high-tech industrial park.
- (b) Integrate existing and future greenways, and pedestrian and bicycle connections.
- (c) Enhance the False Creek Flats' importance as an industrial area, particularly for new and future industries.
- (d) Achieve development with a high quality of urban design and architecture.

1.3 Site and History

The Great Northern Technology Park site consists of 10.7 ha (26.5 acres) of land in the False Creek Flats. It is bounded by Great Northern Way to the south and by a rail yard to the north (Burlington Northern Santa Fe Railway). On the property to the east is a new development containing facilities for a biotechnology company. To the west is a series of smaller, irregular-shaped parcels of land, vacant or with low buildings. These parcels are in the I-3 High Technology District and may be redeveloped with high-tech industrial uses, as is the rail yard and Industrial Avenue properties to the north.

The high-water mark of the former False Creek tidal flats ran across the site until the 1910s, when the flats were filled in. Some cutting has also occurred at the western end, rendering the site essentially level in grade. China Creek emptied into the mud flats at the eastern end and is now contained within a culvert in an easement across the site. The mouth of Brewery Creek was near the western end of the site.

Figure 1 – Illustrative Plan



2 Urban Design Principles

Great Northern Technology Park is organized around a new, east-west spine road or “central avenue,” with an open space near the western end. New north-south streets are also proposed across the site connecting Great Northern Way with Industrial Avenue.

Key urban design principles guiding the pattern of development are:

- (a) integrating the development with the city by (i) generally extending the adjacent street grid and encouraging pedestrian and visual connections, but discouraging through traffic into adjacent residential areas, and by (ii) having a well planned transit strategy;
- (b) creating a strong sense of place and identity by reinforcing existing features, such as the landscape buffer along Great Northern Way, and by adding new features and amenities appropriate for a high-tech industrial park;
- (c) providing a mixed-use form of development which integrates non-industrial uses into the fabric of the development and effectively serves the needs of the high-tech businesses and the worker population;
- (d) providing a high degree of amenity for workers and visitors;
- (e) creating a distinctly urban form of development with well defined, animated, landscaped streets with mainly underground parking;
- (f) providing a grain of building units and massing typical of an inner-city location;
- (g) extending and establishing pedestrian and bicycle routes through the site, to provide both connections for the city-wide Greenways Plan and links to local neighbourhoods;
- (h) providing open space on the site, including a central green space as a distinctive feature of the public realm;
- (i) providing commemoration of the site's former natural setting as the terminus of Brewery Creek and southern shoreline of the tidal flats, with the opportunity for future daylighting of Brewery and China creeks;
- (j) varying building heights across the site to preserve northward views from Mount Pleasant street ends and lessen view impacts for residential developments south of Great Northern Way.

3 Site Considerations

3.1 Siting

The location of streets, open spaces, development parcels and buildings should generally be as described in the illustrative plan shown in Figure 1, recognizing that other plans showing

alternative forms of development may also meet the objectives and intent of the CD-1 By-law. Buildings are to be organized to define streets and to form a vertical and horizontal built-form edge.

3.2 Setbacks

- (a) Provide a 9-m (30-ft.) setback along Great Northern Way to preserve and enhance the existing landscape buffer.
- (b) Provide a 15-m (50-ft.) landscape setback along the westerly and easterly most property lines to be reserved for the potential future daylighting of China and Brewery Creeks. Landscape the Brewery Creek setback with a theme that commemorates the former creek.
- (c) Parking or loading access is not to be located in the above landscape setbacks.
- (d) Provide a 1.5-m (5-ft.) setback from the northern and southern property lines of the central avenue to give a wider pedestrian area of about 3.5 m (11.5 ft.) for the greenway, while allowing street activities (e.g. terraces, sidewalk cafés, shop display, vending). Consideration will be given to asymmetrical street cross-sections which provide a wider sidewalk area along the northern building edge to take advantage of greater sun exposure.
- (e) Generally, building setbacks along the central avenue, beyond the required 1.5 m (5 ft.), are discouraged to create a continuous streetwall, except when they serve a useful function such as articulating a long facade, demarking an entranceway or providing additional space for outdoor seating or display, particularly along the northern edge where greater sun exposure may be achieved.
- (f) When buildings are set back from streets, the landscape and architectural design should suitably maintain the continuity of the streetwall or street edge through the use of low walls, fences, mass plantings, paving treatments, etc.

3.3 Topography

Historically, the site sloped down from the south to the shoreline edge of a tidal flat. Today the site is essentially flat, reflecting the tidal flat, with a rise along Great Northern Way, where the shoreline used to be. Some cutting did occur along this edge and it is proposed to be filled in again. The new development will establish the higher existing grades along the Great Northern Way property line as base grades and slope gradually across the site to the north and to the east, meeting the lower existing grades. This filling will generally be limited to the western end of the site where the grade differential exists.

The inclusion of a below-grade ALRT line on the site will have further implications for the final grades within the site and to the north of the site. If ALRT is included, more detailed review of topographic grades will be entailed in the planning and design of the system. Regardless of what is built, the following guideline applies:

- (a) Any significant alterations of existing grade should support convenient pedestrian access to property, reflect the natural slope of the land and help visually integrate building massing (and ALRT components) into the landscape.

3.4 Building Orientation

Buildings on properties which abut the central avenue should front this road.

4 Vehicular Access, Off-Street Parking and Loading Areas

4.1 Parking Facilities

- (a) All off-street parking should be generally located below grade. Some interim surface parking may be permitted on sites of future phases of development, subject to landscaped setbacks and acceptable access points as determined by the Director of Planning in consultation with the City Engineer.
- (b) No parking or maneuvering is permitted in landscape setbacks.
- (c) Above-grade parking may be considered where the site slope is conducive to such a layout or if the design of the parking structure is sensitive to its streetfronting conditions. On pedestrian-oriented streets, like the central avenue, above-grade parking should be concealed

behind areas containing active uses other than parking, such as building lobbies or retail services.

4.2 Loading Areas

- (a) Loading areas should be located within buildings or to the rear of buildings away from active streets. Access to these loading areas should be from lanes or side streets, and is discouraged from the central avenue.
- (b) Loading areas should be effectively screened from view of surrounding public spaces, neighbouring properties and from the overlook of nearby residential developments, using architectural elements, such as fencing and trellises, and plant material. Screening and concealing of service and loading functions is especially critical for buildings which abut the landscape setback along Great Northern Way.
- (c) Loading docks and garbage bins should not be visible from the street.
- (d) Outdoor storage of goods is discouraged. When necessary, outdoor storage should be incorporated into well screened loading areas.

4.3 Parking and Loading Access

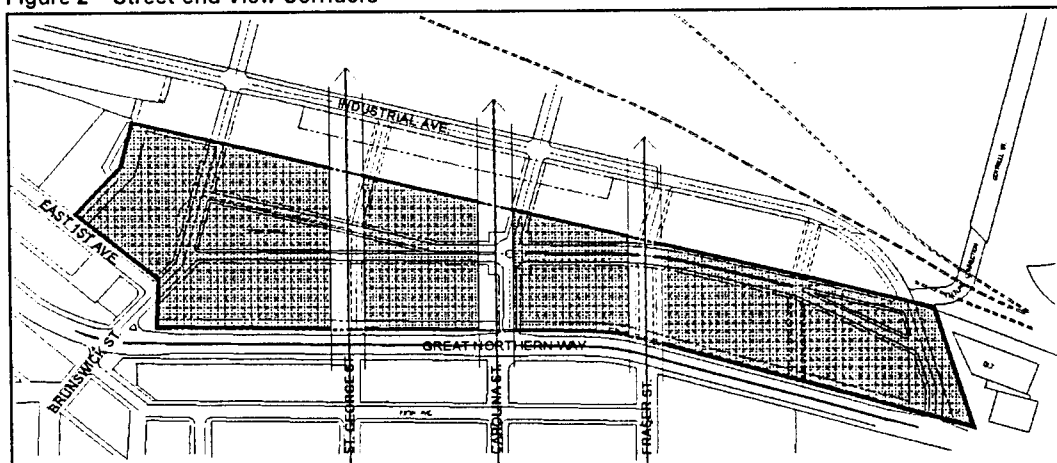
- (a) Where possible, access to parking structures and loading areas should be from lanes or side streets. If located along the central avenue, parking and loading should be combined into one entrance and its width should minimize interruption to the streetwall.
- (b) Shared parking and loading entrances are encouraged for abutting properties.
- (c) No insulation, piping or mechanical equipment is to be visible from the street unless dealt with in an architectural manner.

5 Architectural Characteristics

5.1 Building Height and Views

- (a) Building height limits are described in the By-law. Height limits vary across the site from 13.7 m (45 ft.) to 45.7 m (150 ft.).
- (b) In addition to the limits described in the By-law, northward street-end views from St. George, Carolina, and Fraser streets should be preserved by restricting heights to 13.7 m (45 ft.) in 40-m (131-ft.) wide corridors, as shown in Figure 2. These street-end view corridors should be aligned with the centre lines of the St. George, Carolina and Fraser street rights-of-way, south of East 5th Avenue.

Figure 2 – Street-end View Corridors



5.2 Massing and Form

- (a) Building massing should be broken up into smaller units that allow views through blocks or into courtyards. In blocks which approximate the scale of the existing subdivision pattern to the south, at least one break in the massing should occur and preferably more. In longer blocks over 180 m (591 ft.) in length, at least two breaks should occur and preferably more.
- (b) Avoid long, continuous building forms and instead express the individual functional components of a large building complex as a series of interconnected or interrelated massings. Create identity, rhythm and variety.
- (c) Respect the incremental rhythm of Vancouver streetscapes typical of mixed-use areas around the downtown.
- (d) Shallow articulation of surface elements and materials is generally ineffective in achieving adequate variation in the massing and bolder manipulations of the form should prevail.
- (e) Generic building designs that exhibit little facade interest or transparency should be avoided.

5.3 Building Entrances

- (a) Main building entrances should be clearly identifiable, visible, transparent and accessible from the street.
- (b) Pedestrian interest and comfort should be provided at entrances through specifically designed seating, signage, lighting and features that signal the building's use.
- (c) Consider atrium spaces with staircases as a means to connect floors and effectively tie the entrance with the upper levels.
- (d) Where possible, internal courtyards and landscaped areas should be visible from the street.

5.4 Articulation

- (a) Architectural design should be expressive of the building structure of and environmental design considerations. Functional elements, such as stairwells, elevator and mechanical cores, and entrances, should be used to break up the horizontal scale of the building form.
- (b) Building materials should be carefully chosen to break up the horizontal scale and accent edges for pedestrian interest.
- (c) Glazing with high clarity should be used to encourage visual connections between inside and out. The use of highly reflective glazing is discouraged.
- (d) Where street frontages consist of retail and service uses, they should reflect a smaller, more intimate scale and be clear-glazed to enhance openness and pedestrian interest.
- (e) Design elements which contribute to energy efficiency and animate facades should be encouraged.

5.5 Weather Protection

- (a) Main building entries should provide generous weather protection that is designed to be an integral feature of the building's architectural character.
- (b) Building frontages along the central avenue should include canopies for weather protection.
- (c) Weather protection should be considered over walkways which connect interrelated buildings, as an amenity consistent with a campus-like environment.
- (d) Canopies and awnings should be built of durable materials, and consideration given to lightness and translucency.

5.7 Skybridges

- (a) Pedestrian bridges may be considered between the upper floors of related buildings when easing circulation, facilitating the movement of equipment and enhancing security are important aspects of a building program.
- (b) Skybridges may not cross over City streets, except that they may be considered for the secondary rights-of-way, subject to designs acceptable to the General Manager of Engineering Services and the Director of Planning.
- (c) Skybridges should have a high degree of transparency to allow views through.

5.8 Materials

- (a) A consistent palette of materials should be used throughout the high-tech park.
- (b) In general, all commercial-grade exterior finishing materials and details appropriate to local climatic conditions may be utilized, provided they contribute to:
 - (i) a high-quality image that portrays a sense of permanence; and
 - (ii) to the long-term durability of the exterior system, such that its initial integrity, quality, and visual appearance will be retained over the lifespan of the building.
- (c) Materials and treatments at grade level, particularly for buildings fronting the central avenue, should present visual and textural interest at a pedestrian scale.

5.9 Roofs and Mechanical Penthouses

- (a) Roofs should be designed to be attractive as seen from above as well as from ground level. Large, monotonous expanses of roof should be avoided.
- (b) Vents, mechanical rooms and equipment, elevator penthouses, and other rooftop devices should be integrated into the roof architectural treatment or should be grouped and screened with materials and finishes compatible with the building.
- (c) Mechanical penthouses and screening enclosures should not cover more than 25% of the roof area or project more than 6 m (20 ft.) above the maximum building height. They should be oriented with the longer dimension in a north-south direction to minimize view impacts to residential developments to the south.

6 Open Space and Streetscapes

6.1 Structural Overview

A hierarchy should be established for the open space system from the public-owned and freely accessed spaces, like the street rights-of-way, to completely private and inaccessible building courtyards. In between are privately owned spaces to which the public may have some degree of access, such as the landscape setbacks. Open space is an important element which will impart the park-like ambiance desired of the high-tech campus and is one of the principal amenities sought by the worker population and the surrounding neighbourhoods. Some general guidelines for open space planning include:

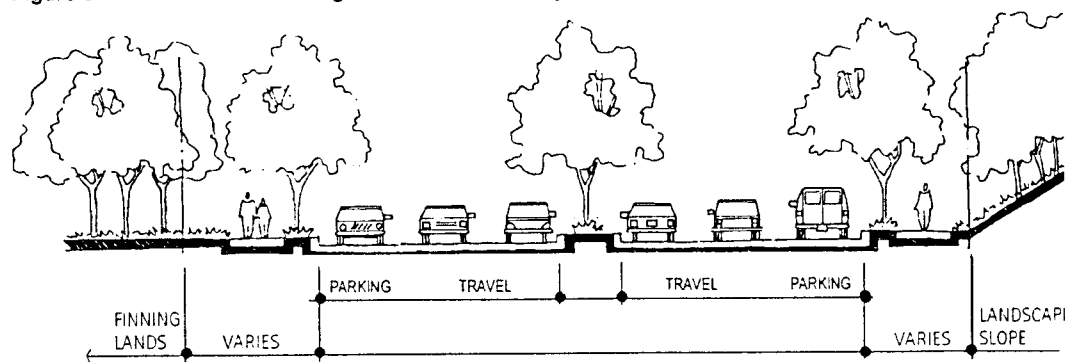
- (a) The landscape should be used as a unifying element for the high-tech park with a consistent system of materials and detailing used throughout.
- (b) Open space planning and design should consider the neighbourhood context and the needs of Mount Pleasant residents, as well as those of employees (and residents) of the site.
- (c) Open space intended for public use should be clearly identified and designed as such. It should have sufficient openness to be inviting and safe for the public.
- (d) Greenway connections provide an important pedestrian link to and from the site.

6.2 Streetscape Design

The streets should be designed and built in accordance with Engineering Services standards and requirements. A unified system of paving, furniture, signage, lighting and plant material should be used throughout the high-tech park site, with the central avenue being an area designated for special paving, lighting, furnishing and planting treatments. There are four types of streetscape treatments, as follows:

- (a) **Great Northern Way** — Great Northern Way is to be reconstructed as a broad, landscaped boulevard with three signalized intersections, one at each end of the site and one at the centre. A landscaped median is to run its length except where there are left-turn bays for the intersections.

Figure 3 – Cross-section through Great Northern Way



- (b) **“Central Avenue”** — This central east-west spine road is a newly created street which is intended to be the internally focussed “main street” for the high-tech park. It will contain most of the building entrances and addresses, and be the focus of the retail activity. It will therefore be designed to be traffic-calmed, and pedestrian and bicycle friendly. Because the central avenue is to support much of the pedestrian activity in the high-tech park, it should have a greater level of detailing and more richness of materials in its streetscape design. The central avenue is an area designated for special paving, lighting and planting treatments.

The design of the western portion of the central avenue should be integrated with the design of the adjacent open space and with the proposed ALRT station, such that design themes, functional relationships, materials and finishes are all coordinated. Likewise, the intersection and corner plazas proposed in the middle of the site should be well integrated with the design of the central avenue.

Figure 4a – Cross-section through eastern portion of central avenue

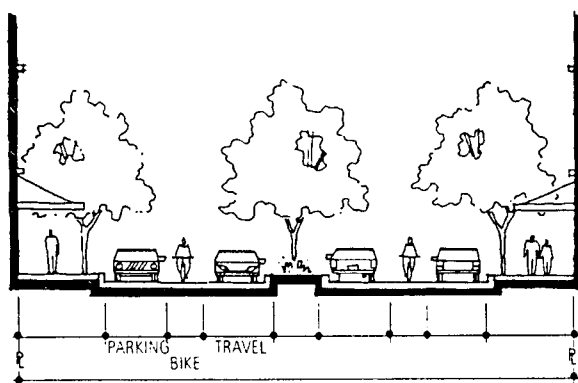
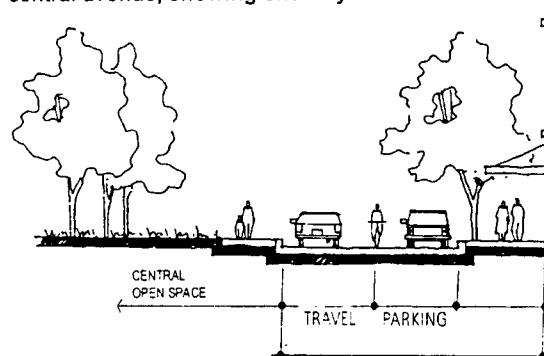


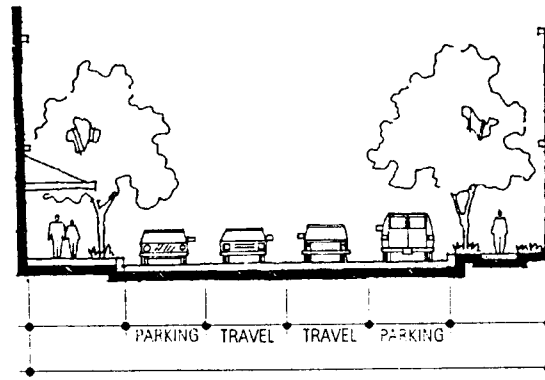
Figure 4b – Cross-section through western portion of central avenue, showing one-way street



Asymmetrical cross-sections for the central avenue will also be considered to allow for wider sidewalks on the northern building edge to take advantage of greater sun exposure.

- (c) **Primary North-South Streets** — The primary north-south streets will connect to Great Northern Way with signalized intersections and provide access to the central avenue with future extensions to Industrial Avenue. These north-south streets are to have 20-m (66-ft.) wide rights-of-way, except for the most easterly one which may require a wider right-of-way to serve as a main connector with Industrial Avenue and to accommodate bikeway routes.

Figure 5 – Cross-section through primary north-south street



- (d) **Secondary North-South Rights-of-way** — The secondary north-south rights-of-way will be 12.2-m (40-ft) wide, and will provide public pedestrian and bicycle access. Vehicular movements may also occur in these rights-of-way for access to parking and service areas, potentially with right-in/right-out access to Great Northern Way.

6.3 Landscape Setbacks

- (a) **Great Northern Way** — In the 9-m (30-ft.) wide setback along Great Northern Way existing mature trees should be retained where possible. Selection and placement of new plantings should enhance the existing character. A sidewalk or pathway should be provided along the length of the setback and consideration should be given to designing the path to be suitable for in-line skating, in its width, material, alignment and grade. Outdoor amenity areas, such as patios, may be provided in the setback area to meet the needs of adjacent developments, providing that landscape screening is maintained between such areas and Great Northern Way.
- (b) **China Creek** — The 15-m (50-ft.) wide China Creek easement should be given a soft landscape treatment that is in keeping with the overall theme of the high-tech park but that also considers plant materials indigenous to local riparian environments. The landscape design should allow for future daylighting and not include large trees that would have to be removed. When public access to the north can be achieved, a pedestrian pathway should be provided along its length, with consideration given to bicycle and in-line skating access if feasible.

The easement should provide a landscape feature for the adjacent developments which should open onto it in a positive manner. The interface between the development and the easement should be sensitively shaped by terracing and stepping of the building massing, avoiding large expanses of blank wall.

- (c) **Brewery Creek** — The landscape design of the 15-m (50-ft.) wide Brewery Creek setback should commemorate Brewery Creek in a manner which is in keeping with the commemorative initiatives in the IC-3 District. It should present an attractive overlook for adjacent buildings. A pedestrian pathway should be provided along its length, with consideration given to bicycle and in-line skating access if feasible.

6.4 Central Open Space

The final configuration of the central open space should have a net area approximately equivalent to that originally proposed in the CD-1, whether or not an adjoining ALRT station is built. (4 937 m² or 1.22 acres was proposed.) The design of this space should:

- (a) maintain the primacy of the central open space as a key feature in the planning and design of the tech park;

- (b) be open and inviting for the public;
- (c) treat the central open space as an “urban room” that is flexible and serves multiple user groups, including workers, visitors and local area residents;
- (d) set an example of high civic design as a benchmark for future development in the area;
- (e) integrate water as a primary element and recognize the historic, cultural and environmental qualities of China and Brewery creeks;
- (f) ensure safety and security by allowing for natural surveillance and guardianship from surrounding businesses and residents, and through the use of appropriate materials and equipment;
- (g) incorporate diversity through the use of distinctive landscape materials and design;
- (h) consider materials, i.e. plants, furnishings and lighting, that are long-lasting and durable;
- (i) maximize opportunities for users to enjoy the open space in inclement weather, for example, through dry pathways, fast-drying benches and shelters.

The central open space should be well integrated with its surroundings by:

- (j) recognizing four walls to the park formed by the surrounding building facades and by a strong wall edge formed by the adjoining ALRT station, should it be built;
- (k) creating strong connections into the central open space from gateways, along approaching streets and from the surrounding building edges;
- (l) incorporating the open space into the surrounding walking and bicycling systems.

6.5 Private and Semi-Private Open Spaces

- (a) Provide clear distinctions between public and private open spaces through the use of defined access points and edges, circulation systems, grade changes and the use of plant material, architectural elements and fencing.
- (b) Enhance the park-like character of the high-tech park by permitting a high degree of visual, but not necessarily physical, access into private landscaped spaces (yards and courtyards) through the use of openings in the building form, iron picket fencing, overlooks, etc.

6.6 Plant and Landscape Materials

- (a) Use trees of sufficient caliper (minimum 75 mm) and height to create a reasonable impact when planted.
- (b) Incorporate seasonal and coniferous planting.
- (c) Avoid planting only one species of plant material except in special circumstances.
- (d) Use permeable materials and natural drainage processes, including channelling, ponding and percolation.

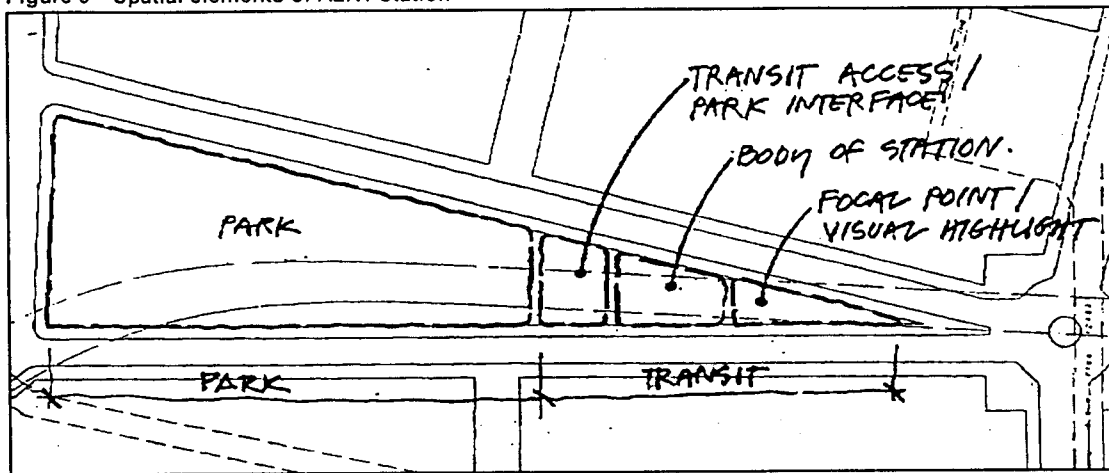
6.7 ALRT Station and Environs

If an ALRT Station is included adjacent the central open space, the following design considerations apply.

- (a) Provide clarity in the relationship between the transit structure and the elevations of the street, platform and track levels.
- (b) Ensure that above-grade station elements contribute positively to the urban design of the tech park (and conversely, that the below-grade elements are buried and out of sight).
- (c) Allow for mixed uses at the ALRT station for a better interface between the station and the open space by giving opportunities for transit riders to pause and linger.
- (d) Minimize grade changes between the street, the central open space and the station entry.
- (e) Ensure a clear distinction, or hard line, between the station area and the adjoining open space, and ensure that there is no erosion of the proposed amount of open space throughout the station's design and implementation.
- (f) The station should have a presence at the urban scale, complimenting the park and surrounding buildings.
- (g) The station should be a strong design solution. It should be open, transparent, welcoming, safe, bold and well lit at night.
- (h) The station should be organized around three spatial elements, as shown in Figure 6:

- (i) The east end as a visual focus along the central avenue looking west.
- (ii) The centre as the station body, with visual and physical access.
- (iii) The west as an interface between the central open space and the main pedestrian entrance.

Figure 6 – Spatial elements of ALRT station



7 Lighting

Exterior lighting should be used to ensure safety and security, and to focus attention toward site and architectural features.

- (a) Street lighting should be in accordance with Engineering Services standards and requirements, with a consistent and integrated system used throughout the high-tech park.
- (b) Site lighting should confine the spread of light to within a development's property boundaries. Fixtures should be oriented away from public view. Lighting should be sited and specified so as to minimize direct glare impact on adjacent properties, surrounding streets and nearby residential developments. The use of concealed sources is encouraged.
- (c) Short-masted and local area lighting is preferred over high-mounted, general site lighting.
- (d) Pedestrian pathway lighting should be configured to primarily illuminate walking surfaces.
- (e) Landscape lighting, such as uplighting of trees, backlighting of walls to silhouette trees, underbrush lighting of groundcover, is encouraged.
- (f) Accent lighting of prominent site features, such as ponds, fountains and works of arts, is also encouraged.
- (g) Entrances to buildings and dramatic multi-storey interior spaces should be illuminated to enhance their visibility and significance after dark.

8 Signage

- (a) Signage should be consistent and integrated throughout the high-tech park.
- (b) A building's signage should be incorporated into its architectural design.
- (c) Retail signage should be incorporated in or near the canopy, visible from the sidewalk and street, and of high quality materials.

9 Environmental Considerations

9.1 Trees and Vegetation

- (a) Where possible, existing trees and vegetation should be retained and protected along Great Northern Way, and incorporated into the site planning.
- (b) A variety of native trees and vegetation should be provided to minimize maintenance, water use and integrate the planting design into the traditional landscape character as much as possible.

9.2 Water

- (a) Permeable surfaces should be maximized to reduce stormwater runoff and recharge groundwater.
- (b) Consider on-site management of stormwater runoff..

9.3 Soils

Topsoil should be retained, where possible, to provide a rich basis for site planting and landscape development.

9.4 Air Quality and Transportation

- (a) Walking and bicycling should be encouraged by linking development to adjacent bikeways, greenways and other pathways.
- (b) Convenient, safe and accessible pedestrian and bicycle connections should be provided to major bus and SkyTrain routes.

9.5 Energy

- (a) Buildings should be oriented to maximize solar orientation, taking into consideration building placement and planting design.
- (b) Building materials, systems and construction methods should be considered to conserve energy and reduce long-term operating costs.

9.6 Solid Waste

- (a) A comprehensive waste management plan should be considered among landowners that can provide recycling and reuse in close proximity by the various industrial, retail and high-tech uses.
- (b) Recycling facilities should be provided for each development.

9.7 Green Design Objectives

Sunshine, light, cross-ventilation, and recycled materials should all be considered in the design of buildings.

10 Crime Prevention through Environmental Design (CPTED)

The design of Great Northern Technology Park will take into consideration the principles of CPTED appropriate to an industrial and office environment. Each development proposed for the site, and the design of the public realm, should be subject to a CPTED review. If an ALRT station is included on the site, particular attention should be paid to incorporating CPTED principles into its design and into the design of the adjacent open space.

11 Phasing

The development will occur in phases. Measures should be taken to ensure each phase is completed and usable for business.



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, 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.

PRESENT:	Mayor Philip Owen Councillor Fred Bass Councillor Jennifer Clarke Councillor Daniel Lee Councillor Don Lee Councillor Sandy McCormick Councillor Sam Sullivan
ABSENT:	Councillor Lynne Kennedy Councillor Tim Louis Councillor Gordon Price (Sick Leave) Councillor George Puil (Civic Business)
CITY CLERK'S OFFICE:	Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
SECONDED by Cllr. Daniel Lee,

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

- CARRIED UNANIMOUSLY

1. Text Amendments: District Schedules, Official Development Plans and

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute
Bill McEwen, Masonry Institute of British Columbia (brief filed)
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

Staff Closing Comments

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

RS-1 and RS-1S RT-4, etc.

(Italics denote amendment)

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

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. Don 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 at 9:20 p.m.

* * * * *



Comments or questions? You can send us [email](#).

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EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

Director of Legal Services
14 March 2000

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7164 7173
7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230
7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425
7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088
8097 8109 8111 8116 8130 8131

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. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

- "(c) 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."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) 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 subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) 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"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

8. By-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

9. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

- "(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

11. By-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

- "(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

12. By-law No. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

- "(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

- "(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

14. By-law No. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

- "(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

- "(b) 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."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

- "(c) 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."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

- "(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

- "(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

- " (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

- "(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."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

- "(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

- "(j) 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."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

- "3.4 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

- (a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

- "(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.", and

- (b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

- "(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

- "3.5 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

- "(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."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

- "(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

- "(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

- "4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

- "(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

"4.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) 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."

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

- " - 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."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

- "(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

- "(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(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."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(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."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

- "(j) 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."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

- "(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

- "(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."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

- "(b) 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;"

69.

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

DONE AND PASSED in open Council this 14th day of March , 2000.

(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 14th day of March 2000, and numbered 8169.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

OCTOBER 22, 2002

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 22, 2002, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development, Sign and Parking By-laws, the False Creek North and Granville Slopes Official Development Plans, and enter into Heritage Revitalization Agreements.

PRESENT: Deputy Mayor Sandy McCormick
Councillor Fred Bass
Councillor Jennifer Clarke
Councillor Lynne Kennedy
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
Councillor Sam Sullivan

ABSENT: Mayor Philip Owen (Leave of Absence)
Councillor Gordon Price (Leave of Absence)
Councillor George Puil

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Clarke
SECONDED by Councillor Don Lee

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor McCormick in the Chair, to consider proposed amendments to the Heritage, Zoning and Development, Sign and Parking By-laws, the False Creek North and Granville Slopes Official Development Plans, and enter into Heritage Revitalization

8. Text Amendment: Gasoline Station - Service Bays

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

Summary: To remove the requirement to retain service bays, if existing, when changing from full-serve to split-island gasoline station. (Council initiated)

Staff Comments

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

Council received the following correspondence on this application:

3 letters in support of the application.

Speakers

The Deputy Mayor called for speakers for and against the application and none came forward.

Council Decision

MOVED by Councillor Sullivan

THAT the application by the Director of Current Planning to amend relevant sections of the Zoning & Development By-law to delete the requirement that a change of use from a full service gasoline station to a split-island gasoline station shall include provision of services bays if service bays exist in the current full service station, be approved.

CARRIED UNANIMOUSLY

9. Text Amendment: 655 Great Northern Way

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

Summary: To amend the CD-1 to establish new sub-areas and assign development rights to those areas.

The Director of Current Planning recommended approval.

Staff Comments

Michael Naylor, Planner, Central Area Planning, 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 Deputy Mayor called for speakers for and against the application and none came forward.

Council Decision

MOVED by Councillor Sullivan

THAT the application by the Director of Current Planning to amend CD-1 By-law No. 8131 for 655 Great Northern Way (Lots 1, 2 and 3, DL 200A, 264A, 2037 LMP 50588) to create sub-areas consistent with the current land ownership and to apportion the approved floor areas in those sub-areas generally in accordance with Appendix A of the Policy Report dated August 28, 2002, titled "CD-1 Text Amendment - 655 Great Northern Way" be approved.

CARRIED UNANIMOUSLY

10. Text Amendment: 500 Pacific Street & False Creek North ODP

An application by Pacific Place Developments for the CD-1 and application by the Director of Current Planning for the FCN ODP was considered as follows:

Summary: To amend the CD-1 by adding a marina sub-area and to make consequential amendments to the False Creek North Official Development Plan. (Also that amendments to the Beach Neighbourhood Design Guidelines be approved at time of enactment.)

Staff Opening Comments

Karis Hiebert, Planner, Central Area Major Developments Group, with the aid of a PowerPoint presentation, provided an overview of the two text amendments and noted she had received 3 emails in opposition to, and 32 in favour of, the proposal. Ms. Hiebert further noted staff support amendments to SEGS ODP to allow permanent use of Waterlot 143, and advised the applicant has revised the configuration of the marina to reflect comments received at the Open House.

Larry Beasley, Director of Current Planning, noted there is already demand for additional moorage and it is important to determine which areas are appropriate for that moorage. Mr. Beasley further noted the issue is more about where the marina will happen, and not expanding marina coverage.

Applicant's Opening Comments

Matt Meehan, Pacific Place Developments, spoke to the staff recommendations, which offer a modified proposal and take into account the issue of views. Mr. Meehan then introduced Peter Busby, Busby & Associates Architects, who distributed a schematic drawing which put forward a revised proposal for view protection. Reference was also made by Mr. Busby

3. A By-law to designate heritage property, and to amend Heritage By-law No. 4837 (1145 Union Street) (By-law No. 8562)
4. A By-law to designate heritage property, and to amend Heritage By-law No. 4837 (570 West 7th Avenue) (By-law No. 8563)
5. A By-law to amend By-law No. 7654 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (By-law No. 8564)
6. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments) (By-law No. 8565)
7. A By-law to amend By-law No's. 6744, 6747, 6757, 7156, 7200, 7232, 7677, 7681, and 8109 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (Miscellaneous text amendments) (By-law No. 8566)
8. A By-law to amend Sign By-law No. 6510 (Miscellaneous text amendments) (By-law No. 8567)
9. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments to IC-1, ICI-2, IC-3, I-1, and I-3 District Schedules) (By-law No. 8568)
10. A By-law to amend Zoning and Development By-law No. 3575 (Miscellaneous text amendments to I-2 District Schedule) (By-law No. 8569)
11. A By-law to amend Zoning and Development By-law No. 3575 (Wedding chapel) (By-law No. 8570)
12. A By-law to amend Parking By-law No. 6059 (Wedding chapel) (By-law No. 8571)
13. A By-law to amend License By-law No. 4450 (Wedding chapel) (By-law No. 8572)
14. A By-law to amend Zoning and Development By-law No. 3575 (District Schedules - Gasoline Stations) (By-law No. 8573)
15. A By-law to amend By-law No. 8131 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (655 Great Northern Way) (By-law No. 8574)

The Special Council adjourned at 10:25 p.m

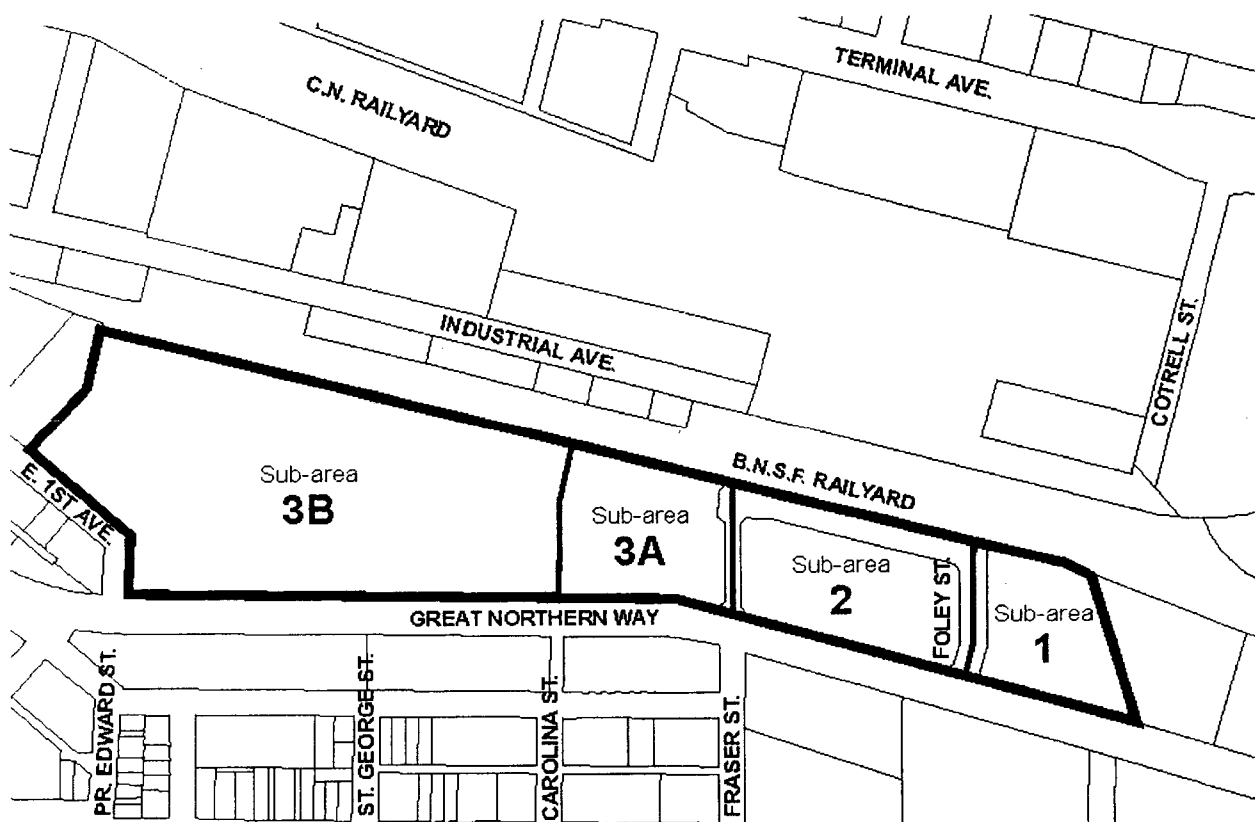
* * * * *

BY-LAW NO. 8574

**A By-law to amend By-law No. 8131
which amended Zoning and Development By-law No. 3575
by rezoning a certain area to CD-1**

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

1. From section 4 of By-law No. 8131, delete:
 - (a) “two”, and substitute “four”; and
 - (b) Diagram 1, and substitute:



2. From section 5 of By-law No. 8131, delete Table 1, and substitute:

TABLE 1

Use	sub-areas				Maximum Total Floor Area
	1	2	3A + 3B combined	3B only	
<input type="checkbox"/> High-Tech and Light Industrial Uses; <input type="checkbox"/> Office Use, but limited to Information Technology; and <input type="checkbox"/> Service Uses, but limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio and Work Shop; <input type="checkbox"/> Accessory uses	66 505 m ₂	30 040 m ₂	224 737 m ₂	-	321 282 m ₂
<input type="checkbox"/> Office Uses, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising and insurance, nor travel and ticket agencies	3 009 m ₂	5 408 m ₂	47 323 m ₂	-	55 740 m ₂
<input type="checkbox"/> Office Uses, but limited to the offices of accountants, lawyers and notary publics, and the offices of real estate, advertising and insurance, and travel and ticket agencies	-	571 m ₂	5 003 m ₂	-	5 574 m ₂
<input type="checkbox"/> Retail; <input type="checkbox"/> Service, but not including Hotel and Laboratory	-	1 619 m ₂	14 174 m ₂	-	15 793 m ₂
<input type="checkbox"/> Live-Work Uses	-	-	-	16 722 m ₂	16 722 m ₂
<input type="checkbox"/> Hotel	-	-	-	9 290 m ₂	9 290 m ₂

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 22nd day of October , 2002

(Signed) "Philip W. Owen"
Mayor

(Signed) "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8574 enacted by the Council of the City of Vancouver on October 22, 2002.

CITY CLERK

8. Text Amendment: 655 Great Northern Way

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

Summary: To correct errors created when the CD-1 By-law was last amended.

Also before Council was a Memorandum dated February 19, 2003, Dave Thomsett, Senior Planner, which identified typographical errors related to the sub-area 3A to be corrected in the Draft By-law.

The Director of Current Planning recommended approval.

Staff Comments

Michael Naylor, Planner, 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 CD-1 By-law No. 8131 for 655 Great Northern Way, to correct errors generally in accordance with Appendix A of the Policy Report dated January 10, 2003, entitled "CD-1 Text Amendment - 655 Great Northern Way", be approved;

AND FURTHER THAT the draft amending by-law prepared by the Law Department for consideration at Public Hearing on February 27, 2003, be amended to correct Table 2 and Table 3 by deleting the numbers "0.125" and replacing with the correct sub-area label "3A".

CARRIED UNANIMOUSLY



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

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)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 9)

10. A By-law to amend Zoning and Development By-law No. 3575 (Sections 5 and 6 of Z & D By-law - Miscellaneous Text) (By-law No. 8654)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 10)

11. A By-law to amend Zoning and Development By-law No. 3575 (Section 3 of Z & D By-law - Burned Buildings) (By-law No. 8655)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 11)

12. A By-law to amend False Creek North Official Development Plan By-law No. 6650 and Coal Harbour Official Development Plan By-law No. 6754 (ODP By-laws - Affordable Housing) (By-law No. 8656)

(Councillors Bass, Green, Ladner and Woodsworth excused from voting on By-law 12)

13. A By-law to amend By-law No. 8149 being the Vancouver Development Cost Levy By-law (Rate for Parking Structures) (By-law No. 8657)

BY-LAW NO. 8653

**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**

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

1. This By-law amends the indicated provisions of By-law No. 8131.
2. From section 5.2, Council deletes Table 1, and substitutes:

Table 1

Use	Sub-areas				Maximum Total Floor Area
	1	2	3A + 3B combined	3B only	
<input type="checkbox"/> High-Tech and Light Industrial Uses; <input type="checkbox"/> Office Use, but limited to Information Technology; and <input type="checkbox"/> Service Uses, but limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio and Work Shop; <input type="checkbox"/> Accessory uses	48 158 m ₂	27 999 m ₂	245 125 m ₂	-	321 282 m ₂
<input type="checkbox"/> Office Uses, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising and insurance, nor travel and ticket agencies	-	5 715 m ₂	50 025 m ₂	-	55 740 m ₂
<input type="checkbox"/> Office Uses, but limited to the offices of accountants, lawyers and notary publics, and the offices of real estate, advertising and insurance, and travel and ticket agencies	-	571 m ₂	5 003 m ₂	-	5 574 m ₂
<input type="checkbox"/> Retail; <input type="checkbox"/> Service, but not including Hotel and Laboratory	-	1 619 m ₂	14 174 m ₂	-	15 793 m ₂
<input type="checkbox"/> Live-Work Uses	-	-	-	16 722 m ₂	16 722 m ₂
<input type="checkbox"/> Hotel	-	-	-	9 290 m ₂	9 290 m ₂

3. From section 5.6, Council deletes Table 2, and substitutes:

Table 2 - Maximum Floor Area Totals

Use	Sub-Area (from Diagram 1)			
	1	2	3A	3B
Live-Work Use	0	0	0	16 722 m ₂
Hotel Use				9 290 m ₂

4. From section 5.7, Council deletes Table 3, and substitutes:

Table 3 - Maximum Number of Live-Work Residential Units

	Sub-Area (from Diagram 1)			
	1	2	3A	3B
Maximum Number of Units	0	0	0	250

5. 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. 8653 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)

617

655 Great Northern Way

BY-LAW NO. 8789

**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**

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

1. Council repeals sections 7 and 8 of By-law No. 8131, and substitutes:

“7 Parking and loading

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking and loading, except that, for the following uses, the following parking and loading requirements apply:

- (a) for manufacturing, office, laboratory, production or rehearsal studio, utility and communication, transportation and storage, wholesale, work shop, and high-tech and light industrial uses:
 - (i) at least one parking space for each 57.5 m² of gross floor area, and no more than one parking space for each 37.0 m² of gross floor area, and
 - (ii) for a live-work use, at least one parking space for each unit of 75 m² or less of gross floor area, and at least 1.3 parking spaces for every unit more than 75 m² of gross floor area, and, for visitors, one additional parking space for each 12 units on sites that include 12 or more units,

except that the Director of Planning, in accordance with section 3.2 of the Parking By-law, and on the advice of the City Engineer, in accordance with section 4.1.9 of the Parking By-law, may relax the requirements of this subsection (a); and

- (b) for live-work and high-technology and light industrial uses, loading as determined by the Director of Planning in consultation with the City Engineer.”

2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 24th day of February, 2004

Larry Campbell
Mayor

Herb Barden
City Clerk

BY-LAWS

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

CARRIED UNANIMOUSLY

1. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (977 West 8th Avenue) (By-law No. 8787)
(Councillor Stevenson and the Mayor excused from voting)
2. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (977 West 8th Avenue) (By-law No. 8788)
(Councillor Stevenson and the Mayor excused from voting)
3. 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. 8789)
(Councillors Stevenson and Sullivan and the Mayor excused from voting)
4. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property ((511 Union Street) (By-law No. 8790)
(Councillor Sullivan and the Mayor excused from voting)
5. A By-law to designate certain real property as protected heritage property (511 Union Street) (By-law No. 8791)
(Councillor Sullivan and the Mayor excused from voting)

Staff Opening Comments

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

Council received no correspondence since referral to Public Hearing:

Speakers

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

Council Decision

MOVED by Councillor Louie

THAT the application by the Director of Current Planning to amend the C-2 District Schedule for a minor correction generally as outlined in Appendix A of the Policy report dated November 25, 2003 entitled "Text Amendment: C-2 District Schedule - Minor Correction" be approved.

CARRIED UNANIMOUSLY

(Councillors Bass, Green and Sullivan absent for the vote)

2. Text Amendment: 655 Great Northern Way

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

Summary: The proposed amendments would revise the parking and loading standards in this CD-1 zone.

The Director of Current Planning recommended approval.

Staff Opening Comments

Dale Mikkelsen, Planning Analyst, Central Area Major Developments Group, was present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Louie

THAT the application by the Director of Current Planning to amend CD-1 By-law No. 8131 to revise Parking and Loading requirements generally as outlined in Appendix A of the Policy report dated November 24, 2003 entitled "Text Amendment to CD-1 #402, By-law 8131" be approved.

CARRIED UNANIMOUSLY
(Councillor Sullivan absent for the vote)

3. Heritage Designation: 977 West 8th Avenue

An application by Nick Milkovich Architects Inc. was considered as follows:

Summary: Heritage Revitalization Agreement and designation to preserve and protect the heritage house in exchange for variances in height, floor space ratio and Development Cost Levy.

The Director of Current Planning recommended approval.

Staff Opening Comments

Gerry McGeough, Senior Heritage Planner, Rezoning Centre, was present to respond to questions.

Applicant Comments

Nick Milkovich, Nick Milkovich Architects Inc., was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this application.

Speakers

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

Council Decision

MOVED by Councillor Green

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the site at 977 West 8th Avenue to secure the rehabilitation of the "Taylor House" and to vary the:

555 Great Northern Way

BY-LAW NO. 9177

**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**

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

1. This By-law amends the indicated provisions of By-law No. 8131.
2. In section 3, Council:
 - (a) re-letters subsections (d) to (l) as subsections (e) to (m); and
 - (b) after subsection (c), adds:

“(d) Institutional Uses, limited to School - University or College;”.
3. From section 5, Council revokes Table 1, and substitutes:

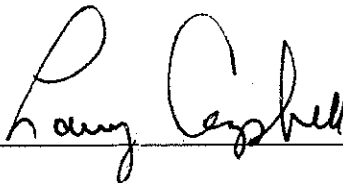
“Table 1


Use	Sub-areas				Maximum Total Floor Area
	1	2	3A + 3B combined	3B only	
<ul style="list-style-type: none">• High-Tech and Light Industrial Uses;• Office Use, but limited to Information Technology; and• Service Uses, but limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio and Work Shop;• Institutional Uses, limited to School - University or College• Accessory uses	48 158 m ²	27 999 m ²	245 125 m ²		321 282 m ²

• Office Uses, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising and insurance, nor travel and ticket agencies	-	5 715 m ²	50 025 m ²	-	55 740 m ²
• Office Uses, but limited to the offices of accountants, lawyers and notary publics, and the offices of real estate, advertising and insurance, and travel and ticket agencies	-	571 m ²	5 003 m ²	-	5 574 m ²
• Retail; • Service, but not including Hotel and Laboratory	-	1 619 m ²	14 174 m ²	-	15 793 m ²
• Live-Work Uses	-	-	-	16 722 m ²	16 722 m ²
• Hotel	-	-	-	9 290 m ²	9 290 m ²

4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 1st day of November, 2005


Mayor


City Clerk

42. 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 (re 555 Great Northern Way) (By-law No 9177)
(Councillors Bass and Green excused from voting on By-law No. 42)
43. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 840 West Hastings Street) (By-law No 9178)
44. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 848 West Hastings Street) (By-law No 9179)
45. A By-law to designate certain real property as protected heritage property (re 840 West Hastings Street) (By-law No 9180)
(Councillors Bass, Ladner, Louie, Louis, and Sullivan excused from voting on By-law No. 45)
46. A By-law to designate certain real property as protected heritage property (re 848 West Hastings Street) (By-law No 9181)
(Councillors Bass, Ladner, Louie, Louis, and Sullivan excused from voting on By-law No. 46)
47. A By-law to amend By-law No.'s 7630, 8332, and 8583 regarding housekeeping matters (Oakridge/Langara Neighbourhood Development Cost Levy By-law, False Creek Flats Development Cost Levy By-law, and Grandview Boundary Industrial Area Development Cost Levy By-law amending by-law re housekeeping matters) (By-law No 9182)

"IN CAMERA" MEETING

MOVED by Councillor Roberts
SECONDED by Councillor Cadman

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraph(s):

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure might reasonably be expected to harm the interests of the city;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY
(Councillor Green absent for the vote)

5. Text Amendment: 555 Great Northern Way

An application by Moodie Consultants Ltd. was considered as follows:

Summary: The proposed amendment would add School-University or College as a permitted use to this CD-1 zoned site.

The Director of Current Planning recommended approval, subject to conditions set out in the agenda of the Public Hearing.

Staff Comments

Dale Mikkelsen, Central Area Major Developments Group, was present to answer questions.

Applicant Comments

Dwight Eklund, Moodie Consultants, representing the applicant, was present to answer 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 Louie

THAT the application by Moodie Consultants Ltd. to amend CD-1 By-law No. 8131 for 555 Great Northern Way to add "School-University or College" as a permitted use generally as set out in Appendix A to the Policy Report "Text Amendment to CD-1 By-law - 555 Great Northern Way" dated October 3, 2003, be approved, subject to the following conditions:

- That, prior to the enactment of the CD-1 By-law Amendment, the registered owner shall, at no cost to the City:

Execute an agreement, drawn and registered in the New Westminster/Vancouver Land Title Office to the satisfaction of the City's Director of Legal Services, that prohibits development of "School - University or College" uses in the CD-1 8131 zoned area until such time as the registered owner has, at no cost to the City, modified any existing infrastructure or other contractual arrangements that are, in the opinion of the Director of Legal Services (in consultation with the General Manager of Engineering Services and the Managers of any other affected City Departments) necessitated by changes in the proposed development of the site as a result of the rezoning, it being understood that:

- (a) such changes may include the modification of existing agreements (including security requirements of the City) or the need for further agreements (which may include the provision for new security) or both; and
- (b) obligations of the registered owner contained in such modified or new agreements shall be carried out at no cost to the City.

CARRIED UNANIMOUSLY

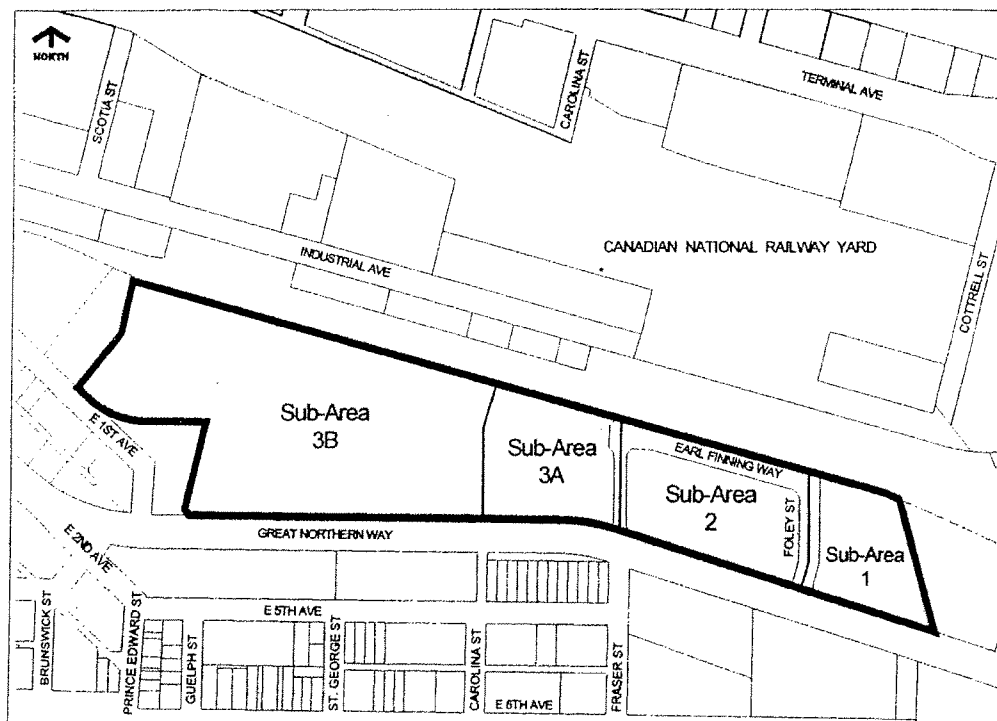
Great Northern Way Campus

BY-LAW NO. 9685

A By-law to amend CD-1 By-law No. 8131

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

1. This By-law amends the indicated provisions, diagrams, tables, plans, and schedules of By-law No. 8131.
2. Council repeals Schedule "A", and substitutes Schedule A attached to this By-law.
3. From section 4, Council repeals Diagram 1 - Sub-Areas, and substitutes:

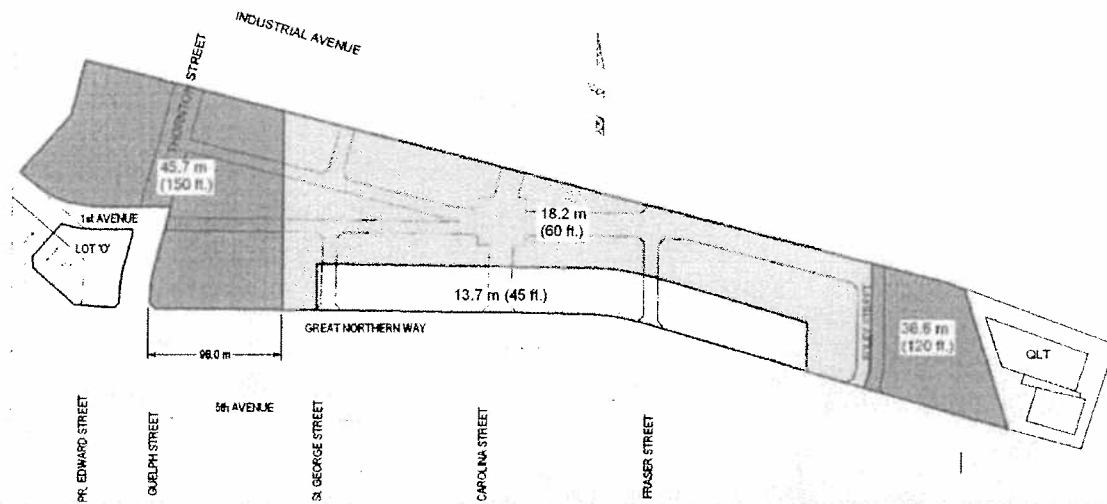


4. From section 5.1, Council strikes out "321 282", and substitutes "313 038".

5. From section 5.2, Council repeals Table 1, and substitutes:

Use	Sub-areas				Maximum Total Floor Area
	1	2	3A + 3B combined	3B only	
<ul style="list-style-type: none"> • High-Tech and Light Industrial Uses; • Office Use, but limited to Information Technology; and • Service Uses, but limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio and Work Shop; • Institutional Uses, limited to School - University or College • Accessory uses 	48 158 m ²	27 999 m ²	236 881 m ²	-	313 038 m ²
<ul style="list-style-type: none"> • Office Uses, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising and insurance, nor travel and ticket agencies 	-	5 715 m ²	50 025 m ²	-	55 740 m ²
<ul style="list-style-type: none"> • Office Uses, but limited to the offices of accountants, lawyers and notary publics, and the offices of real estate, advertising and insurance, and travel and ticket agencies 	-	571 m ²	5 003 m ²	-	5 574 m ²
<ul style="list-style-type: none"> • Retail; • Service, but not including Hotel and Laboratory 	-	1 619 m ²	14 174 m ²	-	15 793 m ²
<ul style="list-style-type: none"> • Live-Work Uses 	-	-	-	16 722 m ²	16 722 m ²
<ul style="list-style-type: none"> • Hotel 	-	-	-	9 290 m ²	9 290 m ²


6. From section 6, Council repeals Diagram 2 - Maximum Building Heights, and substitutes:

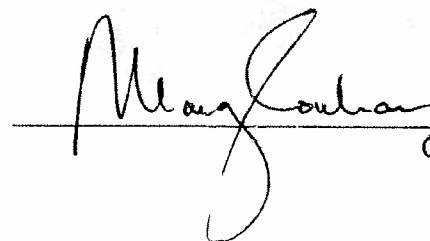


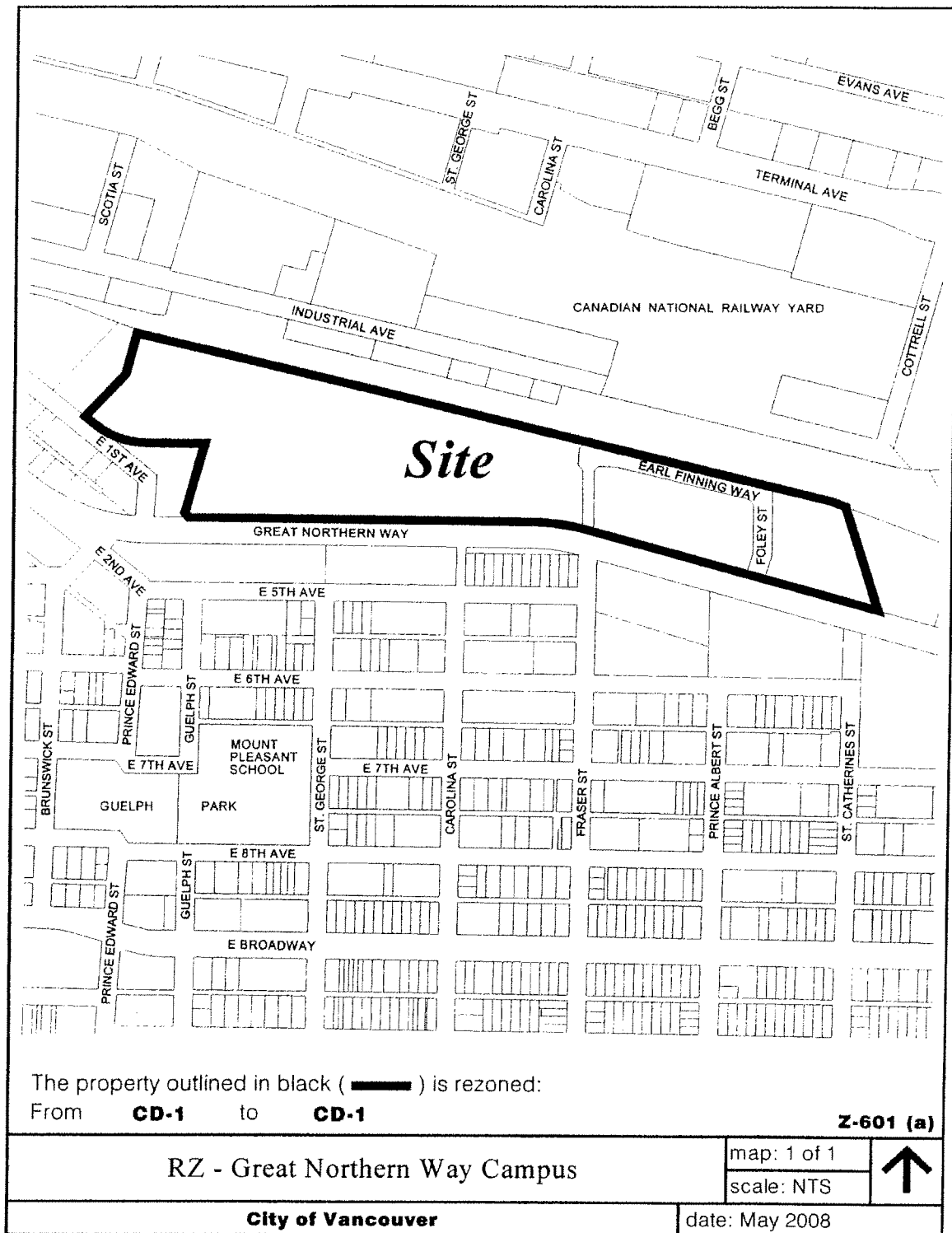
7. Council strikes out "555 Great Northern Way" wherever it appears, and substitutes "Great Northern Way Campus".

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 24th day of June, 2008


Mayor


City Clerk



ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee
SECONDED by Councillor Deal

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Anton
SECONDED by Councillor Stevenson

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, 2, 8, 11, 12, 14, 15, 17 and 18, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

1. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$5,722.78 for certain local improvement lane lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9671)
2. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$554,777.99 for certain local improvement street work projects, including pavement, curbs, trees and bulges, and lane pavement and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9672)
8. A By-law to amend Parking By-law No. 6059 (re special needs residential facilities) (By-law No. 9678)
11. A By-law to amend Subdivision By-law No. 5208 regarding miscellaneous amendments (By-law No. 9681)
12. A By-law to amend Parking By-law No. 6059 (re bicycle spaces) (By-law No. 9682)
14. A By-law to amend Sub division By-law No. 5208 (re 5475 Dunbar Street and 3625 and 3641 West 39th Avenue) (By-law No. 9684)
15. A By-law to amend CD-1 By-law No. 8131 (re Great Northern Way Campus) (By-law No. 9685)

17. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2978 West 5th Avenue) (By-law No. 9687)**
(Councillors Ball, Cadman and Louie ineligible to vote)
18. **A By-law to designate certain real property as protected heritage property (re 2978 West 5th Avenue) (By-law No. 9688)**
(Councillors Ball, Cadman and Louie ineligible to vote)

MOVED by Councillor Lee
SECONDED by Councillor Stevenson

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 3 to 7, 9, 10 and 16, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

3. **A By-law to amend Zoning and Development By-law No. 3575 (re special needs residential facilities) (By-law No. 9673)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
4. **A By-law to amend certain CD-1 By-laws re special needs residential facilities (By-law No. 9674)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
5. **A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re special needs residential facilities) (By-law No. 9675)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
6. **A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re special needs residential facilities) (By-law No. 9676)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
7. **A By-law to amend By-law No. 9488 Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts (re special needs residential facilities) (By-law No. 9677)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
9. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 125 Boundary Road) (By-law No. 9679)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
10. **A By-law to designate certain real property as protected heritage property (re 125 Boundary Road) (By-law No. 9680)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)

16. **A By-law to amend Zoning and Development By-law No. 3575 (re Great Northern Way Campus) (By-law No. 9686)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)

MOVED by Councillor Anton
SECONDED by Councillor Lee

THAT Council, except for those members excused as noted in the agenda, enact the by-law listed on the agenda for this meeting as number 13, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

13. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 5475 Dunbar Street and 3625 and 3641 West 39th Avenue)**
(By-law No. 9683)
(Councillors Cadman and Stevenson ineligible to vote)

MOTIONS

A. **Administrative Motions**

1. **Form of Development: 5475 Dunbar Street and 3625/3641 West 39th Avenue**

MOVED by Councillor Anton
SECONDED by Councillor Capri

THAT the form of development for the CD-1 zoned site known as 5475 Dunbar Street and 3625/3641 West 39th Avenue be approved generally as illustrated in Development Application No. 411517 prepared by Formwerks Architectural, and stamped "Received, City of Vancouver Planning Department, April 8, 2008", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and liveability of this site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)



CITY OF VANCOUVER

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

JUNE 10, 2008

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 10, 2008, at 7:35 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 Sign By-laws.

PRESENT:

Mayor Sam Sullivan
Councillor David Cadman
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
Councillor Tim Stevenson

ABSENT:

Councillor Suzanne Anton
Councillor Elizabeth Ball (Sick Leave)
Councillor Kim Capri
Councillor Raymond Louie

CITY CLERK'S OFFICE:

Nicole Ludwig, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Lee

SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the Zoning and Sign By-laws.

CARRIED UNANIMOUSLY

3. PLAN AND TEXT AMENDMENT: 396 EAST 1ST AVENUE/501 GREAT NORTHERN WAY

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

Summary: Plan amendments to CD-1 By-law No. 8131 (reference no. 402) and to the IC-3 District to accommodate new road alignments, with consequential text amendments to both schedules.

The Director of Planning recommended approval.

Staff Opening Comments

Michael Naylor, Planning Department, reviewed the application and responded to questions.

Summary of Correspondence

One e-mail opposing the application had been received since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Deal

THAT, as part of the implementation of the new structure plan for the Great Northern Way Campus, ("New Structure Plan"), approved by Council on April 29, 2008, the application to undertake the following consequential amendments:

- (i) rezone the easterly portion of Lot O District Lots 200A and 264A Group 1 New Westminster District Plan BCP_____, ("Lot O"), from CD-1 (Comprehensive Development) District to IC-3 (Industrial) District, so that all of this property is within the IC-3 District;
- (ii) amend the Floor Area and Density section of CD-1 By-law No. 8131 (#402) to decrease the floor area permitted by 8 244 m² and amend various other parts of the CD-1 By-law for consistency with the New Structure Plan;
- (iii) amend the IC-3 District Schedule to allow external design requirements to be relaxed for irregular-shaped lots; and
- (iv) amend the Great Northern Technology Park (555 Great Northern Way) CD-1 Guidelines,

all as set out in Appendix A, B and C to the policy report "Zoning Amendments to CD-1 #402 and to the IC-3 District related to the New Structure Plan for the Great Northern Way Campus", dated April 29, 2008, be approved.

CARRIED UNANIMOUSLY

Backup Notes

By-law No. 10097, dated July 20, 2010

1980 Foley Street
Great Northern Way Campus

BY-LAW NO. 10097

A By-law to amend CD-1 By-law No. 8131

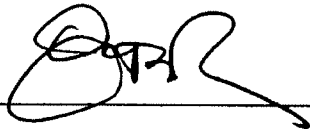
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. From the first row of the first column of Table 1 in section 5 of By-law No. 8131, Council strikes out "Office Use, but limited to Information Technology;" and substitutes:

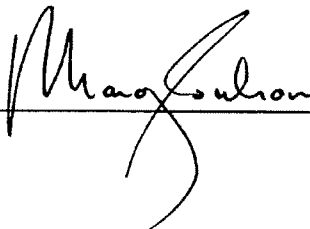
"Office Uses, limited to Information Technology, except for Sub-area 1 which is limited to Information Technology, Financial Institution, General Office, Health Care Office, and Health Enhancement Centre;"

2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 20th day of July, 2010



Mayor



City Clerk

BY-LAWS

Councillor Jang rose and confirmed he has received a report of the Public Hearing in regard to by-laws 3 and 4, and would therefore be voting on the enactment of the by-laws.

MOVED by Councillor Woodsworth
SECONDED by Councillor Cadman

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 2, 5, 11 and 13, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1, 3, 4, 6 through 10 and 12 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

1. **A By-law to amend CD-1 By-law No. 9195 (1133 West Georgia Street)**
(By-law No. 10092)
(Councillor Cadman ineligible to vote)
2. **A By-law to amend Vehicles for Hire By-law No. 6066 regarding chauffeur's permits**
(By-law No. 10093)
3. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2330-2372 Kingsway and 2319 East 30th Avenue) (By-law No. 10094)**
(Councillors Meggs, Reimer, Stevenson, Woodsworth and the Mayor ineligible to vote)
4. **A By-law to amend Sign By-law No. 6510 (2330-2372 Kingsway and 2319 East 30th Avenue) (By-law No. 10095)**
(Councillors Meggs, Reimer, Stevenson, Woodsworth and the Mayor ineligible to vote)
5. **A By-law to enact a Housing Agreement for 5498 Fraser Street (By-law No. 10096)**
6. **A By-law to amend CD-1 By-law No. 8131 (1980 Foley Street - Great Northern Way Campus) (By-law No. 10097)**
(Councillors Deal and Stevenson and the Mayor ineligible to vote)
7. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (887 Great Northern Way) (By-law No. 10098)**
(Councillors Deal and Stevenson and the Mayor ineligible to vote)

REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES

OCTOBER 6 AND 8, 2009

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 6, 2009, at 7:35 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Sign By-laws. Subsequently, the meeting was recessed, and re-convened in the Council Chamber at 7:40 pm on October 8, 2009. The minutes have been consolidated for ease of reference.

PRESENT:

Mayor Gregor Robertson*, Chair (October 8)
Councillor Suzanne Anton
Councillor David Cadman*
Councillor George Chow*
Councillor Heather Deal*
Councillor Kerry Jang
Councillor Raymond Louie, Acting Chair (October 6)
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson*
Councillor Ellen Woodsworth

ABSENT:

Mayor Gregor Robertson (Leave of Absence - Civic Business - **October 6**, Item 1, 2, 3 and a portion of Item 4)
Councillor David Cadman (**October 8** - Item 4)
Councillor Heather Deal (**October 6** - Items 1, 2, 3 and a portion of Item 4))
Councillor Tim Stevenson (**October 6** - Items 1, 2, 3 and a portion of Item 4))

CITY CLERK'S OFFICE:

Pat Boomhower, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Louie in the Chair, to consider proposed amendments to the Zoning and Sign By-laws.

CARRIED UNANIMOUSLY

(Councillors Chow, Deal and Stevenson and the Mayor absent for the vote)

- (ii) ~~the recommendation of the Director of Planning to approve the application, subject to the conditions contained in Appendix C as set out in the memorandum dated October 6, 2009, from Kent Munro, Assistant Director of Planning, with an amendment to C(a) (i) to indicate a term of twelve (12) months rather than nine (9); and~~

~~FURTHER THAT as part of enactment of the CD-1 By-law, staff be directed to provide clarity to Council of the nine-month to twelve-month term, as well as the number of operators of the space with respect to the Community Amenity Contribution Agreement.~~

2. TEXT AMENDMENT: 1980 Foley Street

An application by Mark Whitehead, Musson Cattell Mackey Partnership, was considered as follows:

Summary: To amend the existing Comprehensive Development (CD-1) By-law to permit the addition of General Office, Financial Institution, Health Care Office and Health Enhancement Centre uses in Sub-Area 1 under the False Creek Flats rezoning policy.

The Director of Planning recommended approval, subject to conditions as set out in the Agenda of the Public Hearing.

Also before Council was a Memorandum dated October 6, 2009, from Kent Munro, Assistant Director of Planning, Current Planning Division, which proposed an amendment to Appendix B of the Policy Report, "*CD-1 Text Amendment - Great Northern Way (1980 Foley Street)*", dated July 21, 2009, to add the following condition:

AGREEMENTS

- (c) That prior to enactment of the amending By-law, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services, Director of Real Estate Services and the Director of Planning, make arrangements for the following:

COMMUNITY AMENITY CONTRIBUTION

- (i) secure the registered owner's offer of an on-site community amenity contribution to lease approximately 5,000 sq. ft. of improved leasable area in the building located at 887 Great Northern Way for use by early stage technology companies, each for a period of nine (9) months, at no cost to these companies, over a 20-year term, having an equivalent potential value of \$2,100,000, such offer to be secured by way of a lease or such other mechanism as is satisfactory to the Director of Legal Services, including that if the 20-year term is shortened for whatever reason the registered owner will pay to the City the value of the unexpired term.

If required by the City, this obligation will be secured by a charge against title to both the Northern Way parcel and the 1980 Foley Street parcel.

Staff Opening Comments

Alison Higginson, Rezoning Planner, Rezoning Centre, Current Planning, explained the application.

A Summary of Correspondence

No correspondence had been received on this application since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Woodworth

- A. THAT the application by Musson Cattell Mackey Partnership, to amend CD-1 #402 (By-law No. 8131) to permit the addition of General Office, Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses in Sub-Area 1, generally as presented in Appendix A, of the Policy Report "*CD-1 Text Amendment - Great Northern Way Campus (1980 Foley Street)*", dated July 21, 2009, be approved, subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Musson Cattell Mackey Partnership, and stamped "Received City Planning Department, June 1, 2009", 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:

Sustainability:

- (i) identification on the building plans and elevations of sustainable design features in order to achieve LEED™ Gold certification, as described in the rezoning application; and
- (ii) design development to ensure the development is compatible with a future district energy system.

Note to Applicant: The development at Great Northern Way is of particular interest due to its location in the False Creek Flats,

which may host a district system in the future. An experienced consultant should be retained before making a development permit application; and

FURTHER THAT the following condition be added and included in Appendix B of the Policy Report, "*CD-1 Text Amendment - Great Northern Way (1980 Foley Street)*", dated July 21, 2009:

AGREEMENTS

- (c) That prior to enactment of the amending By-law, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services, Director of Real Estate Services and the Director of Planning, make arrangements for the following:

COMMUNITY AMENITY CONTRIBUTION

- (i) secure the registered owner's offer of an on-site community amenity contribution to lease approximately 5,000 sq. ft. of improved leasable area in the building located at 887 Great Northern Way for use by early stage technology companies, each for a period of twelve (12) months, at no cost to these companies, over a 20-year term, having an equivalent potential value of \$2,100,000, such offer to be secured by way of a lease or such other mechanism as is satisfactory to the Director of Legal Services, including that if the 20-year term is shortened for whatever reason the registered owner will pay to the City the value of the unexpired term.

If required by the City, this obligation will be secured by a charge against title to both the Northern Way parcel and the 1980 Foley Street parcel.

- B. THAT Staff be directed as part of enactment of the CD-1 By-law, to provide clarity to Council of the nine to twelve month term as well as the number of operators of the space with respect to the Community Amenity Contribution Agreement.

CARRIED UNANIMOUSLY

(Councillors Deal and Stevenson and the Mayor absent for the vote)

~~3 REZONING: 970 Union Street~~

An application by Joe Y. Wai, Joe Y. Wai Architect Inc. was considered as follows:

Summary: To rezone from RM-3A (Multiple Dwelling) District to CD-1 District to permit the expansion of the Villa Cathay Care Home with the construction of one additional storey above the existing three-storey building. Existing units in the facility would be renovated to meet current Vancouver Coastal Health Guidelines and requirements. The rezoning proposes a total of 148 rooms