



City of Vancouver *Zoning and Development By-law*

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CD-1 (414)

600 Granville Street and 602 Dunsmuir Street **By-law No. 8546**

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

Effective September 17, 2002

(Amended up to and including By-law No. 9674, dated June 24, 2008)

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.]

1A Definitions

1A.1 Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

General Office Live-Work means the use of premises for a dwelling unit, general office, or both uses in conjunction with one another, provided that:

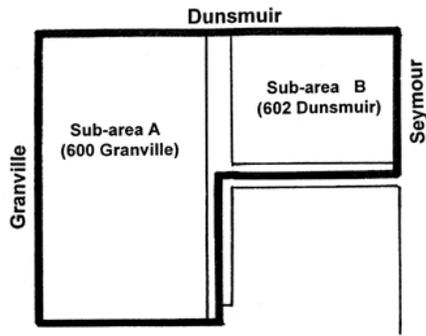
- (a) any such use must not include a health enhancement centre or any dating service, entertainment service, exotic dancer business, social escort service or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; and
- (b) any development permit for such premises will be for a dwelling unit, general office, and dwelling unit combined with general office.

[8689; 03 06 10]

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A will be CD-1 (414), which area will consist of two sub-areas as illustrated in Diagram 1.

Diagram 1



2.2 The only uses permitted within CD-1 (414), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this section 2.2, and the only uses for which the Director of Planning or Development Permit Board will issue development permits, are:

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio - Class A, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, and Museum or Archives;
- (b) Institutional Uses, not including Ambulance Station, Detoxification Centre, Hospital, School - Elementary or Secondary, Community Care Facility and Group Residence; [9674; 08 06 24]
- (c) Office Uses
- (d) Parking Uses;
- (e) Retail Uses, not including Gasoline Station - Full Serve, and Gasoline Station - Split Island;
- (f) Service Uses, not including Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Motor Vehicle Repair Shop, and Restaurant - Drive-in;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8546 or provides an explanatory note.

- (g) Dwelling Units or General Office Live-Work only in Sub-area A, only above the third storey, and only if they are the sole permitted principal uses above the third storey, which Dwelling Units or General Office Live-Work are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts; and [8689; 03 06 10]
- (h) Accessory Use customarily ancillary to any of the uses permitted by this section 2.

3 Floor Area and Density

3.1 The total floor area:

- (a) in Sub-area A must not exceed 37 681.3 m²; and
- (b) in Sub-area B must not exceed 6 088 m², of which the total floor area for all permitted uses must not exceed 4 593 m² and the total floor area of 1 495 m² will be available only for transfer off the site.

3.2 Computation of floor space ratio and floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, to be measured to the extreme outer limits of the building. [8890; 04 07 06] [9311; 06 06 13]

3.3 Computation of floor space ratio and floor area must exclude: [9311; 06 06 13]

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing and contribute to the amenity or environment of the Downtown District, except that the total area of all exclusions must not exceed 8% of the residential floor area;
- (b) patios or roof gardens, if the Director of Planning has approved any sunroofs or walls that form part of such patios or roof gardens;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) 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]
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence before March 14, 2000. [8890; 04 07 06]

3.4 Computation of floor space ratio and floor area may exclude: [9311; 06 06 13]

- (a) corridors, escalators, elevator shafts, and stairwells used for access to the Granville Street SkyTrain Station to a maximum of 820.2 m² in Sub-area A and to a maximum of 279 m² in Sub-area B;
- (b) enclosed residential balconies, if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area for dwelling units, and
 - (ii) the enclosed area of the excluded balcony floor area must not exceed 50%; and
- (c) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, but the total area being excluded must not exceed 929 m². [8890; 04 07 06]

- 3.5** The use of floor space excluded, under this By-law, from the computation of floor space ratio and floor area must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13]
- 4** Height
- 4.1** The maximum building height, measured above the base surface, and including all architectural and mechanical appurtenances:
- (a) in Sub-area A must not exceed 100 m; and
 - (b) in Sub-area B must not exceed 23 m.
- 4.2** Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law. [9311; 06 06 13]
- 5** Parking and Loading
- 5.1** Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, except that:
- (a) in Sub-area A, for commercial uses, parking must comply with section 4.3.1 of the Parking By-law;
 - (b) in Sub-area B, for commercial uses, parking must comply with section 4.4.2 of the Parking By-law;
 - (c) in Sub-area A, for dwelling units or general office live-work, based upon their gross floor area, parking must comply with the following:
 - (i) less than 44 m², a minimum of 0.3 space and a maximum of 0.5 space per dwelling unit or general office live-work,
 - (ii) 44 m² or more but less than 70 m², an increase above a minimum of 0.3 space per dwelling unit or general office live-work at a rate of 0.025 space per square metre above 44 m², and,
 - (iii) 70 m² or more, an increase above a minimum rate of 0.3 space per dwelling unit or general office live-work at a rate of 0.008 space per square metre;except that, in every case, the maximum number of required parking spaces per dwelling unit or general office live-work is 2.0, and the maximum number of permitted parking spaces per dwelling unit or general office live-work is 2.2;
 - (d) in Sub-area A, for dwelling units or general office live-work, based upon their number, loading space requirements must comply with the following:
 - (i) fewer than 99, there is no requirement,
 - (ii) 100 to 299, at least one Class B loading space, and
 - (iii) 300 or more, at least two Class B loading spaces, except that it will be permissible to meet the requirement to provide two Class B loading spaces by making one of the commercial loading bays available for residential or general office live-work use if there is access to it satisfactory to the Director of Planning in consultation with the General Manager of Engineering services;
 - (e) in Sub-area A, for commercial uses, there must be at least two Class A and two Class B loading spaces; and
 - (f) in Sub-area A, for commercial uses, there must be a minimum overhead clearance of 3.8 m for all Class B loading spaces and related manoeuvring and access aisles.
- 5.2** The Parking By-law including, without limitation, the design standards in section 4.8 thereof will apply. [8689; 03 06 10]

6 Acoustics

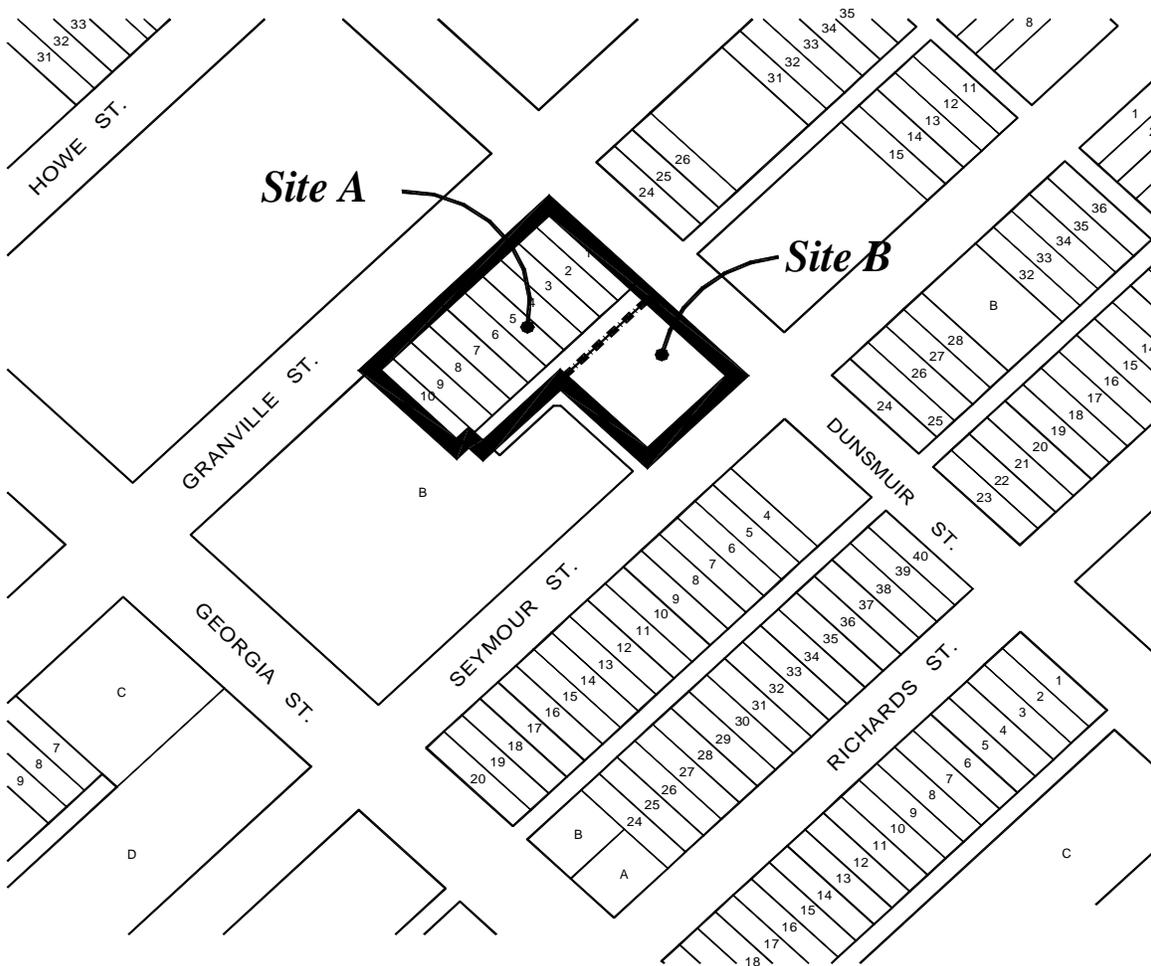
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level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

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

7 *[Section 7 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.]*

By-law No. 8546 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black () is rezoned:

From **DD** to **CD-1**

Z-533

RZ - 600 Granville Street

map: 1 of 1

scale: 1:2000



City of Vancouver



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

July 25, 2002

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 25, 2002, 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 Bylaw, False Creek North Official Development Plan, Sign By-law and Heritage By-law, and Heritage Revitalization Agreements.

PRESENT:	Mayor Philip Owen* Councillor Don Lee, Acting Chair (Item 4) Councillor Fred Bass Councillor Lynne Kennedy Councillor Tim Louis Councillor Sandy McCormick Councillor Gordon Price Councillor Sam Sullivan
ABSENT:	Councillor Jennifer Clarke (Leave of Absence) Councillor Daniel Lee (Sick Leave) Councillor George Puil (Leave of Absence)
CITY CLERK'S OFFICE:	Nancy Largent, Meeting Coordinator

** denotes presence for a portion of the meeting*

COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY

1. Text Amendment: 7250 Oak Street 1401-47/5306

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

Summary: The proposed text amendment would exclude a porte cochère from floor space calculations and correct a parking space reference.

The Director of Current Planning recommended approval.

Staff Comments

Dave Thomsett, Senior Planner, briefly introduced the application and offered to answer any questions.

Summary of Correspondence

No correspondence was received since this item was referred to Public Hearing.

Speakers

The Mayor called for any speakers and none came forward.

Council Decision

MOVED by Councillor McCormick

THAT the application by the Director of Current Planning to amend CD-1 By-law No. 8457 for 7250 Oak Street (Lot 2, LMP 53218, Block 16A, DL 526) to exclude a porte-cochère from the computation of floor space ratio and to correct a typographical error regarding parking uses be approved.

CARRIED UNANIMOUSLY

2. Rezoning: 600 Granville Street 1401-47/5304

An application by Malcolm Elliott, Architectura, was considered as follows:

Summary: The proposed rezoning would allow a mixed-use residential commercial development with rapid transit access and heritage building restoration. The Sign By-law will also be amended.

The proposed heritage designations and Heritage Revitalization Agreements would protect buildings at 600 and 648 Granville Street and 602 and 615 Seymour Streets. (For consideration after Public Hearing.)

The Director of Current Planning recommended approval, subject to conditions set out in the agenda of the Public Hearing, which were adopted this day by resolution of Council.

Also before Council were the following three memoranda from the Senior Rezoning Planner:

**Parking Requirement Clarification - 600 Granville Street
July 22, 2002:**

The draft by-law provisions dealing with parking requirements, as presented in the package submitted for 600 Granville Street, prescribe appropriate residential parking minimum and maximum standards which are based on research into nearby new residential buildings. For the commercial components, the parking standards of Section 4.3 of the Parking By-law, prescribing minimum and maximum standards for the downtown area, were viewed as appropriate, so no explicit alternative standards were specified. However, according to Section 4.1.5 of the Parking By-law, dealing with CD-1 district requirements, where no alternative standards are specified, the default is to Section 4.2, which deals with outlying areas of the city and prescribes no maximum and greater minimum standards compared with Section 4.3. This would require much more parking than should be provided and needs to be changed to the downtown commercial standard.

To remedy this, a housekeeping amendment report already in preparation will be presented for Council approval in September, prior to enactment of the 600 Granville text amendments. The housekeeping report will propose to modify the default for CD-1 zonings such that sites located within the downtown area will be governed by Section 4.3 rather than 4.2. This will ensure that henceforth the appropriate By-law section governs not just the 600 Granville site, but all others that are situated in the downtown area, and avoid any future mis-application of standards. Meanwhile, staff will work with the applicant on the basis that downtown standards apply to the commercial components of this site.

This is provided for Council's information. No action is required of Council at this time.

**Parking Requirement Clarification - 600 Granville Street
July 25, 2002:**

Further to yellow memo of July 22, 2002 regarding the parking requirements for the 600 Granville Street project, in addition to the actions outlined in that memo, staff recommend that Section 5 of the by-law before Council tonight be amended to reflect the changes outlined in Appendix A* to this memo.

The changes would clarify that:

- for Sub-area A commercial uses, section 4.3.1, Area I of the Parking By-law would apply to provide for downtown parking standards;
- for Sub-area B commercial uses, section 4.4.2 of the Parking By-law would apply to provide parking standards for heritage buildings outside HA districts; and
- for Sub-area A residential uses, the parking requirements would be based upon gross floor area.

** Amendments set out in Appendix A were adopted by resolution of Council*

**600 Granville Street - Additional Instruction
July 25, 2002**

The rezoning referral report for 600 Granville Street should have included an instruction regarding an amendment to the Noise Control By-law. Therefore during consideration of this item the following instruction should be added:

FURTHER THAT the Director of Legal Services be instructed to bring forward the following amendments to the Noise Control By-law at the time of enactment of the zoning by-law.

Draft Amendment to Noise Control By-law No. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1#] [By-law #] 600 Granville Street"

Staff Opening Comments

Dave Thomsett, Senior Rezoning Planner, reviewed the application with reference to residential use, heritage issues, and improved public access to the Granville SkyTrain Station, and referenced the foregoing memoranda re the Noise Control By-law and parking requirements. A rezoning application was needed for this project because residential use is not permitted in Area A of the Central Business District where the site is located. However, the Central Area Plan allows for consideration of this rezoning application because it proposes significant heritage retention initiatives.

Mr. Thomsett noted that area businesses are generally supportive, although the Hudson's Bay Company has concerns regarding increased congestion in the lanes. A copy of a July 25, 2002 letter from Hudson's Bay Company Real Estate Limited (on file in the City Clerk's Office), outlining its concerns, was referenced. Mr. Thomsett explained how staff will be working with The Bay to ameliorate its concerns.

Larry Beasley, Director of Current Planning, Paul Pinsker, Parking and Development Engineer, Gerry McGeough, Heritage Planner, and Mr. Thomsett responded to questions about noise abatement and ensuring prospective residents' awareness of noise potential, parking standards, and heritage preservation and restoration.

Applicant Comments

Malcolm Elliott, applicant, cited benefits which the application will bring to this neglected portion of Granville Street: life and activity in the streets; handicapped access to the Granville SkyTrain Station; designation of four heritage buildings, protecting 86% of the block; and the addition of much-needed residential accommodation to this part of town.

Summary of Correspondence

No correspondence was received since this item was referred to Public Hearing.

Speakers

The following three speakers supported the application because it will provide access to the Granville SkyTrain Station for people with all kinds of disabilities, including visitors:

Bruce Chown, Special Advisory Committee on Seniors
 Brad McCannell
 Vince Miele, BC Paraplegic Association.

Dave Chard, Hudson's Bay Company Real Estate Limited, expressed concerns about possible congestion in the lane blocking access to the loading bay and requested that this receive further study.

Mr. Beasley pointed out that condition C (xii) covers the Hudson's Bay Company's concerns and instructs staff to work with the company and the applicant to solve the problem.

The Mayor called for any further speakers and none came forward.

Council Decision

MOVED by Councillor Price

A. THAT the application by Malcolm Elliot, Architectura, to rezone 600 Granville Street (Lots 1 to 9 inclusive, Block 23, DL 541, Plan 210 and Lot 10 [Reference Plan 2608], Block 43, DL 541, Plan 5428) and 602 Dunsmuir Street (Parcel A, Block 43, DL 541, Plan LMP 38754A) from DD to CD-1, to permit four levels of commercial use plus rapid transit access and a residential tower with retention of existing hotel and restaurant development, be approved generally as contained in Appendix A of the Policy report dated May 28, 2002, entitled "CD-1 Rezoning - 600 Granville Street and 602 Dunsmuir Street", subject to the following conditions:

(a) That for Site A, the proposed form of development be approved by Council in principle, generally as prepared by Malcolm Elliot, Architectura, and stamped "Received Planning Department", April 18, 2002 and May 16, 2002, provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (c) below.

(b) That for Site B, the proposed form of development be approved by Council in principle, being the plans of the St. Regis Hotel as prepared by W.A. Geppert and Associates, and stamped "Received Planning Department" April 26, 2002 and the plans of the Gotham Restaurant as

prepared by Darrell J. Epp, Architect Ltd, and stamped "Received Planning Department" April 25, 2002, provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving any future detailed scheme of development.

(c) That for Site A, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or the Development Permit Board, as the case may be, who shall have particular regard to the following:

DESIGN DEVELOPMENT

(i) design development to refine the overall building character;

Note to applicant: Areas to be reviewed include, among others, the following: roof top form and detailing; residential entrance identity; all exterior building materials and detailing; and material colours need to compliment the context;

(ii) design development to develop further all plan aspects of each level of the proposal;

(iii) design development to refine the semi-private open space systems and provide details of all aspects;

(iv) design development to define further the operation, function, and design of all the amenity areas;

(v) design development to upgrade the surface material of the City lane;

(vi) design development to visually improve the party wall of the Bay, adjacent to and above 648 Granville Street;

Note to applicant: options may include vertical on-site elements or arrangements with the Bay to apply new material to the wall;

(vii) provide a security plan for the whole project including residential, commercial and SkyTrain functions;

HERITAGE

(viii) Design development to explore making the proposed new canopies of BC Electric Showroom Building contemporary in character yet compatible with the two proposed historic character canopies;

(ix) Design development to sensitively integrate the historic 648 Granville Street facade in plan and section into the new development in a manner that maximizes the experience of it as a building, while balancing the need to achieve tenant circulation needs;

(x) Submit as part of the Development Permit Application, drawings and outline specification for the rehabilitation of the St Regis Hotel, BC Electric Showroom Building and 648 Granville;

(xi) A letter of assurance from an architect or engineer having substantive heritage conservation experience that the rehabilitation work executed will be consistent with the rehabilitation work

identified in the Development Permit and the Heritage Revitalization Agreement;

ENGINEERING SERVICES

(xii) A loading management plan and 4 party agreement addressing loading issues in the lane will be required prior to issuance of the D.P. including amendments to the applicable development permits for Parcel A to implement the loading plan, or other arrangements to the satisfaction of the General Manager of Engineering Services that address the loading management demands that this and the adjacent developments may place on the lane;

(xiii) Deletion of the proposed roof/canopy structure from encroaching into the lane;

(xiv) The bicycle storage facilities are to be designed to the requirements of the Vancouver Parking By-law, including separation to a maximum of 40 bicycles per room or unit;

(xv) A separate application to the General Manager of Engineering Services for use below the lane and road will be required; and

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

(xvi) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:

theft in the underground through separation of live/work and commercial elevators, parking areas and exiting;
break and enter;
mischief and vandalism such as graffiti; and
mischief in door alcoves on the lane and street, and by gating the loading bay.

(d) That, prior to enactment of the CD-1 By-law, the registered owners of Sites A and B shall, at no cost to the City:

ENGINEERING SERVICES

(i) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of lots 1 to 9 inclusive, Block 43, DL 541, Plan 210 and lot 10 (Reference Plan 2608), Block 43, DL 541, Plan 5428;

(ii) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for dedication of a 10' by 10' corner cut off from the southwest corner

of Parcel A (St. Regis Hotel/Gotham site) for lane purposes;

(iii) make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and Translink for a disability connection to the Granville Street SkyTrain platform;

(iv) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for removal of the existing areaways adjacent the site;

(v) make arrangements for all new hydro and Telus cables to be under grounded from the closest existing suitable service point;

HERITAGE

(vi) THAT the owners of the two "B" listed Heritage Register buildings at 600 Granville Street (BC Electric Showroom) and 648 Granville Street:

enter into a Heritage Revitalization Agreement with the City, and that the City can and does register such By-law, to secure the rehabilitation, protection and on-going maintenance of the heritage street facades and to vary the Development Cost Levy By-law to reduce the DCL rate from \$26.91 m² to \$24.37 m²;

enter into an associated agreement with the City to secure the temporary protection and the prompt rehabilitation of these facades;

agree to the City designating the street facades of the "B" listed Heritage Register buildings under Schedule "B" of the Heritage By-law, without further compensation;

all to the satisfaction of the Director of Legal Services;

(vii) THAT the owners of the two "C" listed Heritage Register buildings at 602 Dunsmuir Street (St. Regis Hotel) and 615 Seymour Street (Gotham Restaurant):

enter into a Heritage Revitalization Agreement with the City, and that the City can and does register such By-law, to secure the rehabilitation, protection and on-going maintenance of the two "C" listed buildings;

enter into an associated agreement with the City to secure the phased rehabilitation of the St. Regis Hotel street facades and to prohibit the transfer of associated density until completion of such rehabilitation; and

agree to the City designating the two "C" listed Heritage Register buildings under Schedule "A" of the Heritage By-law without further compensation;

all to the satisfaction of the Director of Legal Services.; and

FURTHER THAT the draft bylaw be amended as follows, as recommended in Appendix A of the memorandum from the Senior Rezoning Planner dated July 25, 2002 (deletions are shown as ~~strikeout~~, additions are ***bold italics***):

Parking and Loading

5.1 Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of the Parking By-law, of off-street parking, loading, and bicycle storage, except that:

(a) the relaxations and exemptions in the Parking By-law will be available;

(b) in Sub-area A, for commercial uses, the parking requirements will be as per section 4.3.1, Area I of the Parking By-law;

(c) in Sub-area B, for commercial uses, the parking requirement will be as per section 4.4.2 of the Parking By-law;

~~(b)~~***(d)*** in Sub-area A, for dwelling units, the following parking space requirements will apply ***based upon gross floor area***:

(i) for dwelling units less than 44 m², a minimum of 0.3 space per dwelling unit and a maximum of 0.5 space per dwelling unit,

(ii) for dwelling units 44 m² or more but less than 70 m², the requirement will increase at a rate of 0.025 space per square metre above 44 m², and

(iii) for dwelling units 70 m² or more, the requirement will increase at a rate of 0.008 space per square metre,

except that in no case will more than 2.0 parking spaces per dwelling unit be required or more than 2.2 parking spaces per dwelling unit be permitted;

~~(c)~~ ***(e)*** in Sub-area A, for dwelling units, the following loading space requirements will apply:

(i) for fewer than 99 dwelling units, no requirement,

(ii) for 100 to 299 dwelling units, at least one Class B loading space,

(iii) for 300 or more dwelling units, at least two Class B loading

spaces, except that it will be permissible to meet the requirement to provide two Class B loading spaces by making one of the commercial loading bays available for residential use if there is access thereto satisfactory to the Director of Planning in consultation with the General Manager of Engineering Services;

~~(d)~~ (f) in Sub-area A, for commercial uses, there must be at least two Class A and two Class B loading spaces; and

~~(e)~~ (g) in Sub-area A, there must be a minimum overhead clearance of 3.8 m for all Class B loading spaces and related manoeuvring and access aisles.

5.2 The Parking By-law including, without limitation, the design standards in section 4.8 thereof will apply.

B. THAT the Sign By-law be amended to establish regulations for this CD-1 in accordance with:

Schedule G (Granville Street) for Site A; and

Schedule B (DD) for Site B, including Section 1 (d) to not permit a billboard.

C. THAT the Director of Legal Services be instructed to bring forward the following amendments to the Noise Control By-law at the time of enactment of the Zoning By-law:

Draft Amendment to Noise Control By-law No. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #] [By-law #] 600 Granville Street".

D. THAT Council designate the following as protected heritage properties:

(i) designate the street facade of the "B" listed BC Electric Showroom Building at 600 Granville Street, and the street facade of 648 Granville Street under Schedule "B" of the Heritage By-law;

(ii) designate the St. Regis Hotel and Gotham Restaurant building under Schedule "A" of the Heritage By-law; and

E. THAT the Director of Legal Services be authorized to enter into Heritage Revitalization Agreements for the following properties:

(i) 600 and 648 Granville Street to:

secure the rehabilitation, protection and on-going maintenance of the street facades of the BC Electric Showroom Building and 648 Granville Street; and

vary the Development Cost Levy By-law to reduce the rate from \$26.91 m² to \$24.37 m²; and

(ii) 602 Dunsmuir and 615 Seymour to:

secure the rehabilitation, protection and on-going maintenance of the St. Regis Hotel and the protection and on-going maintenance of the Gotham Restaurant building.

CARRIED UNANIMOUSLY

3. Text Amendment: I-3 District Schedule 1401-47/5302

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

Summary: The proposed amendment would make Information Technology uses over a floor space ratio of 1.00 conditional. The amended I-3 District Guidelines False Creek Flats would also be adopted at time of enactment.

The Director of Current Planning recommended approval.

Staff Opening Comments

Ian Smith, Senior Planner, briefly introduced the application and offered to answer any questions.

Summary of Correspondence

No correspondence was received since this item was referred to Public Hearing.

Speakers

The Mayor called for any speakers and none came forward.

Council Decision

MOVED by Councillor Bass

THAT the I-3 District Schedule be amended to require conditional approval of Information Technology uses over 1.0 FSR, generally as contained in Appendix A of the Policy Report dated May 28, 2002, entitled "Text Amendment: I-3 District - Conditional Density Provision"; and

FURTHER THAT the draft I-3 District Guidelines for the False Creek Flats, generally as contained in Appendix B of the Policy Report dated May 28, 2002, entitled "Text Amendment: I-3 District - Conditional Density Provision", be approved.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

SEPTEMBER 17, 2002

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 17, 2002, in the Council Chamber, Third Floor, City Hall.

- PRESENT:** Mayor Philip Owen
- Councillor Fred Bass
- Councillor Jennifer Clarke
- Councillor Lynne Kennedy
- Councillor Daniel Lee
- Councillor Don Lee
- Councillor Tim Louis
- Councillor Sandy McCormick
- Councillor Gordon Price
- Councillor George Puil
- Councillor Sam Sullivan
- CITY MANAGER'S OFFICE:** Judy Rogers, City Manager
- CITY CLERK'S OFFICE:** Syd Baxter, City Clerk
Nancy Largent, Meeting Coordinator

PRAYER

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

"IN CAMERA" MEETING

MOVED by Councillor Clarke
SECONDED by Councillor Don Lee

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):

- (a) personal information about an identifiable individual who holds or is being considered

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Price
SECONDED by Councillor Kennedy

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

CARRIED UNANIMOUSLY

BY-LAWS

1. A By-law to amend Zoning and Development By-law No. 3575 (600 Granville Street/602 Dunsmuir Street) (By-law No. 8546)

MOVED by Councillor Price
SECONDED by Councillor Don Lee

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

CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Councillor Price
SECONDED by Councillor Don Lee

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

CARRIED UNANIMOUSLY
(Councillors Clarke, Daniel Lee and Puil excused from voting)

2. A By-law to amend Sign By-law No. 6510 (600 Granville Street/602 Dunsmuir Street) (By-law No. 8547)

MOVED by Councillor Price
SECONDED by Councillor Don Lee

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

CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Councillor Price
SECONDED by Councillor Don Lee

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

CARRIED UNANIMOUSLY
(Councillors Clarke, Daniel Lee and Puil excused from voting)

3. By-law to amend Noise Control By-law No. 6555 (600 Granville Street/602 Dunsmuir Street) (By-law No. 8548)

MOVED by Councillor Price
SECONDED by Councillor Don Lee

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

CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Councillor Price
SECONDED by Councillor Don Lee

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

CARRIED UNANIMOUSLY
(Councillors Clarke, Daniel Lee and Puil excused from voting)

~~4. A By-law to amend Street and Traffic By-law No. 2849 re truck safety and enforcement (By-law No. 8549)~~

~~MOVED by Councillor Clarke
SECONDED by Councillor McCormick~~

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

600 Granville Street/602 Dunsmuir Street

BY-LAW NO. 8546

**A By-law to amend
Zoning and Development By-law No. 3575**

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

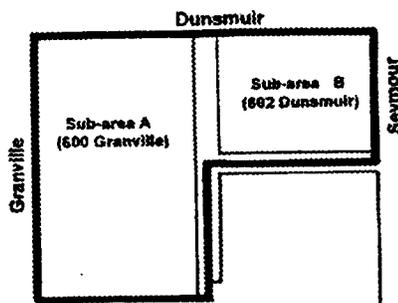
Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-533 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A will be CD-1(414), which area will consist of two sub-areas as illustrated in Diagram 1.

Diagram 1



2.2 The only uses permitted within CD-1(414), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this section 2.2, and the only uses for which the Director of Planning or Development Permit Board will issue development permits, are:

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio - Class A, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, and Museum or Archives;
- (b) Institutional Uses, not including Ambulance Station, Detoxification Centre, Hospital, School - Elementary or Secondary, and Special Needs Residential Facility;

- (c) Office Uses;
- (d) Parking Uses;
- (e) Retail Uses, not including Gasoline Station - Full Serve, and Gasoline Station - Split Island;
- (f) Service Uses, not including Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Motor Vehicle Repair Shop, and Restaurant - Drive-in;
- (g) Dwelling Units only in Sub-area A and only if such Dwelling Units are located above the third storey and are the only permitted principal use above the third storey, which Dwelling Units will be in an "activity zone" as defined in the Noise Control By-law and, as a result, will be subject to the noise levels permitted in industrial and downtown districts; and
- (h) Accessory Use customarily ancillary to any of the uses permitted by this section 2.

Floor Area and Density

3.1 The total floor area:

- (a) in Sub-area A must not exceed 37 681.3 m²; and
- (b) in Sub-area B must not exceed 6 088 m², of which the total floor area for all permitted uses must not exceed 4 593 m² and the total floor area of 1 495 m² will be available only for transfer off the site.

3.2 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing and contribute to the amenity or environment of the Downtown District, except that the total area of all exclusions must not exceed 8% of the residential floor area;
- (b) patios or roof gardens, if the Director of Planning has approved any sunroofs or walls that form part of such patios or roof gardens;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

- (d) storage space associated with dwelling uses, except that if the storage space is at or above base surface, the maximum exclusion will be 3.71 m² for each dwelling unit; and
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence before March 14, 2000.

3.3 Computation of floor space ratio may exclude:

- (a) corridors, escalators, elevator shafts, and stairwells used for access to the Granville Street SkyTrain Station to a maximum of 820.2 m² in Sub-area A and to a maximum of 279 m² in Sub-area B;
- (b) enclosed residential balconies, if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area for dwelling units, and
 - (ii) the enclosed area of the excluded balcony floor area must not exceed 50%; and
- (c) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, but the total area being excluded must not exceed 929 m².

3.4 The use of floor space excluded under section 3.2 must not include any purpose other than that which justified the exclusion.

Height

4.1 The maximum building height, measured above the base surface, and including all architectural and mechanical appurtenances:

- (a) in Sub-area A must not exceed 100 m; and
- (b) in Sub-area B must not exceed 23 m.

Parking and Loading

5.1 Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of the Parking By-law, of off-street parking, loading, and bicycle storage, except that:

- (a) the relaxations and exemptions in the Parking By-law will be available;
- (b) in Sub-area A, for dwelling units, the following parking space requirements will apply:
 - (i) for dwelling units less than 44 m², a minimum of 0.3 space per dwelling unit and a maximum of 0.5 space per dwelling unit,
 - (ii) for dwelling units 44 m² or more but less than 70 m², the requirement will increase at a rate of 0.025 space per square metre above 44 m², and
 - (iii) for dwelling units 70 m² or more, the requirement will increase at a rate of 0.008 space per square metre,

except that in no case will more than 2.0 parking spaces per dwelling unit be required or more than 2.2 parking spaces per dwelling unit be permitted;

- (c) in Sub-area A, for dwelling units, the following loading space requirements will apply:
 - (i) for fewer than 99 dwelling units, no requirement,
 - (ii) for 100 to 299 dwelling units, at least one Class B loading space,
 - (iii) for 300 or more dwelling units, at least two Class B loading spaces, except that it will be permissible to meet the requirement to provide two Class B loading spaces by making one of the commercial loading bays available for residential use if there is access thereto satisfactory to the Director of Planning in consultation with the General Manager of Engineering Services;
- (d) in Sub-area A, for commercial uses, there must be at least two Class A and two Class B loading spaces; and
- (e) in Sub-area A, there must be a minimum overhead clearance of 3.8 m for all Class B loading spaces and related maneuvering and access aisles.

5.2 The Parking By-law including, without limitation, the design standards in section 4.8 thereof will apply.

Acoustics

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

<u>Portions of dwelling units</u>	<u>Noise levels (Decibels)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

Force and Effect

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

ENACTED by Council this 17th day of September, 2002.

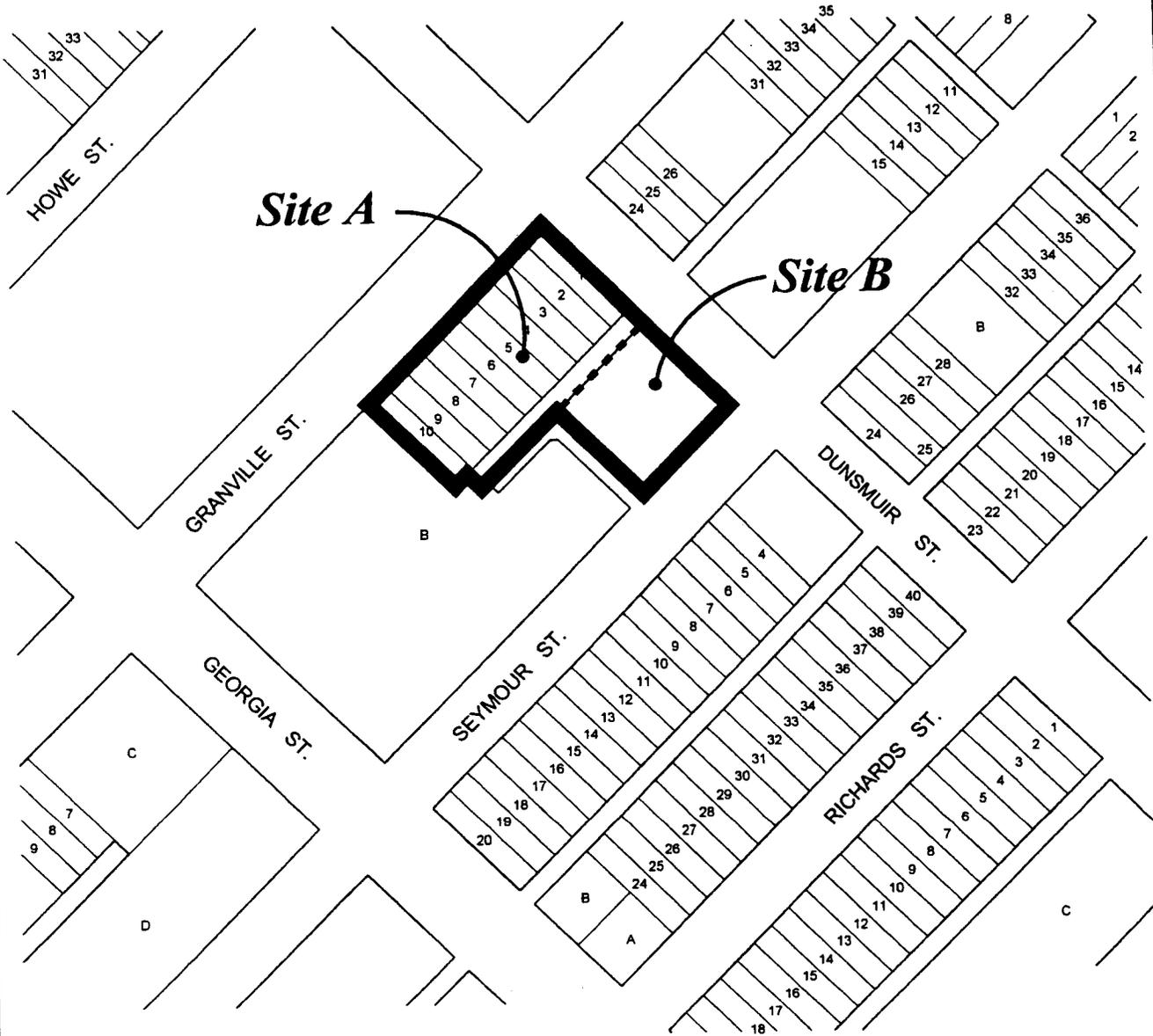


Mayor



City Clerk

By-law No. 8546 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



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

Z-533

RZ - 600 Granville Street

map: 1 of 1
scale: 1:2000



600 Granville Street/602 Dunsmuir Street

BY-LAW NO. 8547

**A By-law to amend
Sign By-law No. 6510**

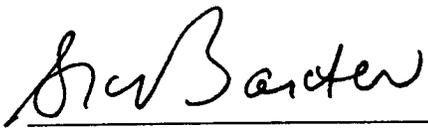
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. To section 1.0(d)(ii)(E) of Schedule B to By-law No. 6510, add:
“• CD-1 (414) - 600 Granville Street/602 Dunsmuir Street (Sub-area B);”.
2. To Schedule E to By-law No. 6510, add:
“600 Granville Street/602 Dunsmuir Street CD-1 (414) 8546 B (DD)”.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 17th day of September, 2002.



Mayor



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)

GM

Miscellaneous text

BY-LAW NO. 8890

**A By-law to amend By-law No.'s 8536, 8546, and 8740 which amended
Zoning and Development By-law No. 3575
by rezoning certain areas to CD-1**

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

1. In each of By-law No.'s 8536 and 8546, Council:
 - (a) from section 3.4, strikes out "3.2", and substitutes "3.3";
 - (b) re-numbers sections 3.2, 3.3, 3.4, and 3.5 as 3.3, 3.4, 3.5, and 3.6; and
 - (c) after section 3.1, adds:

"3.2 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, to be measured to the extreme outer limits of the building."

2. In By-law No. 8740, Council:
 - (a) from section 4.8, strikes out "4.5", and substitutes "4.6";
 - (b) re-numbers sections 4.5, 4.6, 4.7, and 4.8 as 4.6, 4.7, 4.8, and 4.9; and
 - (c) after section 4.4, adds:

"4.5 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, to be measured to the extreme outer limits of the building."

BY-LAWS

MOVED by Councillor Bass
SECONDED by Councillor Louis

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 Parking By-law No. 6059 (By-law No. 8883)
2. A By-law to amend Building By-law No. 8057 regarding energy utilization (By-law No. 8884)
3. A By-law to enact a Housing Agreement for 2001 Cassiar Street (By-law No. 8885)
4. A By-law to designate certain real property as protected heritage property (re 2036 West 15th Avenue (By-law No. 8886)
(Councillors Bass, Ladner and Sullivan 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 (re 2036 West 15th Avenue) (By-law No. 8887)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 5)
6. A By-law to amend Central Waterfront Official Development Plan By-law No. 5261 and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law No. 8888)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 6)
7. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and plan amendments) (By-law No. 8889)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 7)
8. A By-law to amend By-law No.'s 8536, 8546, and 8740 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8890)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 8)
9. A By-law to amend By-law No. 6744 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (By-law No. 8891)
(Councillors Bass, Ladner and Sullivan excused from voting on By-law 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1402-1436 Kingsway and 4050 Knight Street (By-law No. 8892)
11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 3837 Point Grey Road) (By-law No. 8893)
(Councillors Cadman, Green, Louie and Roberts excused from voting on By-law No. 11)

2. TEXT AMENDMENTS: Zoning & Development By-law, CD-1s & Official Development Plans

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

Summary: Miscellaneous text amendments to the Zoning & Development By-law, CD-1 By-laws, and Official Development Plans to provide clarity regarding existing regulations.

The Director of Current Planning recommended approval.

Staff Comments

Rob Jenkins, Assistant Director, Current Planning, Initiatives Branch, was present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor 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 Appendix A of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, Official Development Plans and Policies and Guidelines" dated April 21, 2004 be approved.

CARRIED UNANIMOUSLY
(Councillors Bass and Sullivan absent for the vote)

DD

Miscellaneous text amendments

BY-LAW NO. 9311

A By-law to amend CD-1 By-law No.'s 7679, 8536, 8546, 8587, 8592, 8740, 8819, 8896, 8943, 8978, 8993, 9081, 9088, 9116, 9154, 9167, 9170, 9173, 9184, 9190, 9195, and 9204

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

1. Council repeals section 3.5 of By-law No.'s 8536 and 8546, and section 4.9 of By-law No. 8740.
2. To By-law No. 7679 as section 6.8, By-law No.'s 8587, 9154 and 9167 as section 4.6, By-law No.'s 8592, 8536, 8546, 8978 and 9116 as section 3.5, By-law No. 8740 as section 4.9, By-law No.'s 8819, 8896, 9184, 9190 and 9195 as section 5.5, By-law No.'s 8993, 9088 and 9204 as section 4.5, and By-law No. 9173 as section 5.6, Council adds:

"The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion."
3. To Section 3 of By-law No.'s 8536 and 8546, Section 4 of By-law No.'s 8587, 9088, 9170 and 9204, and Section 5 of By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190 and 9195, after "Computation of floor space ratio", wherever it appears, Council adds "and floor area".
4. To section 5.4(c) of By-law No. 9173, section 5.3(c) of By-law No.'s 9190 and 9195, and section 4.3(c) of By-law No. 9204, after "bicycle storage,", wherever it appears, Council adds "heating and mechanical equipment,".
5. Council repeals section 6.2 of By-law No.'s 8943 and 9195.
6. Council re-numbers section 7 of By-law No. 8740 as section 7.1, section 6 of By-law No.'s 8896, 9081, 9173, 9184 and 9190 as section 6.1, section 4 of By-law No. 8978 as section 4.1, and section 5 of By-law No.'s 9088, 9170 and 9204 as section 5.1.
7. To By-law No. 7679 as section 7.6, By-law No. 8536 as section 4.3, By-law No.'s 8546, 8592 and 8978 as section 4.2, By-law No. 8587 as section 5.3, By-law No. 8740 as section 7.2, By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190, and 9195 as section 6.2, and By-law No.'s 9088, 9170 and 9204 as section 5.2, Council adds:

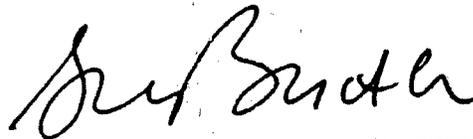
"Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law."

8. To section 6.1 of By-law No. 8943, after "191.7 m", Council adds:
", except that mechanical appurtenances and decorative roof may increase the building height to no more than 196.9 m".
9. To section 6.1 of By-law No. 9195, after "178 m", Council adds:
", except that mechanical appurtenances and decorative roof may increase the building height to no more than 182.9 m".
10. Council repeals section 7(a)(ii) and (iii) of By-law No. 9190 and section 6(a)(ii) and (iii) of By-law No. 9204, and substitutes:
"(ii) for dwelling units of more than 80 m² of gross floor area, a minimum of one parking space for each unit plus one additional parking space for each 125 m² of gross floor area in excess of the initial 80 m², except that there need not be more than two spaces for each unit, and
(iii) for all dwelling units, the maximum permitted parking must not exceed 0.2 spaces for each unit more than the required minimum number of parking spaces;"
11. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
12. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 13th day of June, 2006



Mayor



City Clerk

7. **CD-1 Rezoning: 311 West 2nd Avenue
May 31, 2006 (VanRIMS.No. 11-3600-03)**

The Policy Report *CD-1 Rezoning: 311 West 2nd Avenue*, dated May 31, 2006, is postponed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Chow

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

BY-LAWS

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

CARRIED UNANIMOUSLY

1. **A By-law to amend Parking Meter By-law No. 2952 to implement a pay by phone system (By-law No. 9309)**
2. **A By-law to amend Development Permit Board and Advisory Panel By-law No. 5869 regarding designation of members (By-law No. 9310)**
3. **A By-law to amend CD-1 By-law No.'s 7679, 8536, 8546, 8587, 8592, 8740, 8819, 8896, 8943, 8978, 8993, 9081, 9088, 9116, 9154, 9167, 9170, 9173, 9184, 9190, 9195 and 9204 (By-law No. 9311)**
(Councillors Ball, Chow and the Mayor ineligible to vote)
4. **A By-law to amend Sign By-law No. 6510 (re 798 Granville Street) (By-law No. 9312)**
(Councillors Ball, Chow and the Mayor ineligible to vote)

4. Text Amendment: Miscellaneous Text Amendments

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

Summary: To amend various downtown CD-1 By-laws to add missing standard provisions and to correct an error in the Sign By-law

The Director of Current Planning recommended approval.

Staff Comments

Phil Mondor, Rezoning Planner, was present to respond to questions.

Summary of Correspondence

No correspondence was received on this application since it was referred to Public Hearing.

Speakers

The Deputy Mayor called for speakers 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 several CD-1 By-laws and the Sign By-law generally as described in Appendix A to Policy Report "Miscellaneous Text Amendments" dated April 4, 2006, be approved.

CARRIED UNANIMOUSLY

These minutes will be adopted by Council on May 30, 2006.

CITY OF VANCOUVER

5



SPECIAL COUNCIL MEETING MINUTES

MAY 16, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 2006, at 7:38 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to various CD-1 By-laws, the Sign By-law, and the Heritage By-law.

PRESENT:

Deputy Mayor David Cadman
Councillor Suzanne Anton
Councillor Kim Capri
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT:

Mayor Sam Sullivan (Sick Leave)
Councillor Elizabeth Ball (Sick Leave)
Councillor George Chow (Leave of Absence)

CITY CLERK'S OFFICE:

Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Cadman in the Chair, to consider proposed amendments to various CD-1 By-laws, the Sign By-law, and the Heritage By-law.

CARRIED UNANIMOUSLY

1. Heritage Revitalization Agreement/Heritage Designation: 73-91 East 27th Avenue

An application by Robert Brown, Resource Rethinking Building Inc., was considered as follows:

Summary: Heritage Revitalization Agreement and designation to permit strata titling in exchange for rehabilitation and conservation of five houses on this lot.

The Director of Current Planning recommended approval.

Special needs residential facilities

BY-LAW NO. 9674

A By-law to amend CD-1 By-law No.'s 3869, 3897, 4271, 4580, 4634, 4671, 5343, 6041, 6070 6072, 6919, 7114, 7193, 7196, 7204, 7210, 7461, 7647, 7679, 7682, 7723, 7852, 8055, 8088, 8111, 8326, 8369, 8457, 8479, 8546, 8880, 9190, 9204, 9454, 9463, 9573, 9594, and 9600

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

- From each of the CD-1 by-laws listed in Column 1 of Table 1, Council strikes out, from each of the sections listed in Column 2, the words set out in Column 3, and variations of those words, and substitutes the words set out in Column 4:

Table 1

Column 1	Column 2	Column 3	Column 4
3869	2 (b) 5.1 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
3897	2 (c) 6 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
4271	2 (a)	special needs residential facility (Community Care Facility)	Community Care Facility
4580	3.1	Special Needs Residential Facility: Community Care Facility	Community Care Facility
4634	2 (e)	special needs residential facility (community care facility)	community care facility
	3 Table A	Special Needs Residential Facilities (Community Care Facilities)	Community Care Facilities
	4(c)	special needs residential facility	community care facility
4671	2.2 (a)	Special Needs Residential Facility - Community Care - Class B, and Special Needs Residential Facility - Group Living	Community Care Facility - Class B and Group Residence
5343	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

6041	2 (c)	Special needs residential facility - community care - Class B	Community care facility - class B
6070	2 (a) (iii)	special - needs residential facility	community care facility or group residence
6072	2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
6919	2 (a)	Special Needs Residential Facility (Community Care Facility)	Community Care Facility
7114	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7193	2 (a)	Special Needs Residential Facility - Community Care	Community Care Facility
7196	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7204	10 (b) (iv)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7210	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7461	6.4 (b)	and special needs residential uses	community care facilities and group residences
7647	2.1 (a)	Special Needs Residential Facilities	of the following: Community Care Facilities or Group Residences
7679	4.1 (d)	and Special Needs Residential Facility	, Community Care Facility and Group Residence
7682	2 (e)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
	10 (d)	Special Needs Residential Facility	Community Care Facility
7723	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7852	2.1 (b)	Special Needs Residential Facility - Class B	Community Care Facility - Class B
	5	Special Needs Residential Facility	Community Care Facility
8055	2 (a)	Special Needs Residential Facility	Community Care Facility and Group Residence
8088	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

8111	2 (a) 5.1	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8326	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8369	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8457	2 (b)	Special Needs Residential Facility - Community care - Class B	Community Care Facility - Class B
8479	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8546	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
8880	3	Special Needs Residential Facility	Community Care Facility, Group Residence
9190	3 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9204	3 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9454	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9463	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9573	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9594	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9600	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence

2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

3. 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

EXPLANATION

A By-law to amend certain CD-1 By-laws re special needs residential facilities

After the public hearing on June 10, 2008, Council resolved to amend certain CD-1 By-laws to refer to community care facilities rather than special needs residential facilities. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
June 24, 2008

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)

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 Subdivision 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)**

4. TEXT AMENDMENT: SNRF ZONING AND DEVELOPMENT BY-LAW REVISIONS

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

Summary: To amend the definitions of Special Need Residential Facilities (SNRF) in the Zoning & Development By-law and make consequential changes to the Zoning & Development By-law and relevant CD-1 By-laws; amend references in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws; and amend the Parking By-law. These are housekeeping amendments to update the definitions.

The Directors of Social Planning, Planning, Development Services, Housing Centre, Legal Services, and General Manager of Engineering Services recommended approval.

Also before Council was a memorandum from Anne Kloppenborg, Social Planning, dated May 20, 2008, which noted an addition to Appendix B of the Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines" dated April 15, 2008, in order to conform with the draft By-laws prepared by staff.

Staff Opening Comments

Anne Kloppenborg, Social Planning, reviewed the application, including the memo distributed with the agenda package for the Public Hearing.

Summary of Correspondence

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

Speakers

Sister Elizabeth Kelliher and Johnn Olldym spoke in opposition to the application.

Council Decision

MOVED by Councillor Chow

- A. THAT the application to:
 - i) amend the definitions of Special Needs Residential Facilities in section 2 of the Zoning and Development By-law, and make the necessary consequential changes to the Zoning and Development By-law and to the CD-1 By-laws listed in Appendix A; and
 - ii) amend references to "Special Needs Residential Facilities" in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws,

generally in accordance with Appendix A and B to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008, be approved with the following changes to Appendix B noted in the Memorandum dated May 20, 2008, from Anne Kloppenborg, Social Planning:

In Section 1.1 of the Official Development Plan Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts, delete *special needs residential facility* and substitute *community care facility or group residence*; and in Section 2.5, delete the reference to *Special Needs Residential Facility Guidelines* and substitute *Community Care Facility and Group Residence Guidelines*.

- B. THAT Council approve amendments to the Parking By-law, generally in accordance with Appendix C to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.
- C. THAT if approved at Public Hearing, the by-laws be accompanied at the time of enactment by the Community Care Facilities and Group Residences Guidelines and the Application Procedures for Development Permits for Community Care Facilities and Group Residences, as outlined in Appendix D to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.

CARRIED UNANIMOUSLY