



City of Vancouver *Zoning and Development By-law*

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planning@vancouver.ca

CD-1 (488)

887 Great Northern Way

By-law No. 10098

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

Effective July 20, 2010

1 Zoning District Plan amendment

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-615(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (488).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (488) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, not including Casino – Class 1, Casino – Class 2, Golf Course or Driving Range, Marina, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (b) High Technology Uses, limited to the research, development, assembly, and manufacturing functions of high technology industries including computers, software, telecommunications, bio-medical technologies, multimedia, film post-production, scientific and control instruments, and energy and environmental technologies;
- (c) Institutional Uses, limited to Child Day Care Facility, Public Authority Use, and School – University or College;
- (d) Manufacturing Uses, limited to Batteries Manufacturing, Brewing or Distilling, Electrical Products or Appliances Manufacturing, Paper Products Manufacturing, and Printing or Publishing;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, not including Gasoline Station – Full Serve, Gasoline Station – Split Island, and Vehicle Dealer;
- (h) Service Uses, 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;
- (i) Transportation and Storage Uses, limited to Storage Warehouse;
- (j) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station;
- (k) Wholesale Uses, limited to Wholesaling – Class A; and
- (l) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Density

3.1 The floor space ratio for all uses combined must not exceed 3.0.

3.2 Computation of floor space ratio must include all floors having a ceiling height of 1.2 m, both above and below ground, measured to the extreme outer limits of the building.

3.3 Computation of floor space ratio must exclude:

- (a) any portion of a floor used for heating and mechanical equipment or other uses which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) any 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;
- (c) areas of undeveloped floors located above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
- (d) amenity areas accessory to industrial and office uses, except that the total area excluded, which is at or above the base surface, must not exceed 6 000 m²;

- (e) child day care facility;
- (f) 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 does not apply to walls in existence prior to March 14, 2000; and
- (g) with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

4 Building height

The building height, except for the mechanical penthouse and roof, must not exceed 30.5 m, as measured from base surface.

5 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

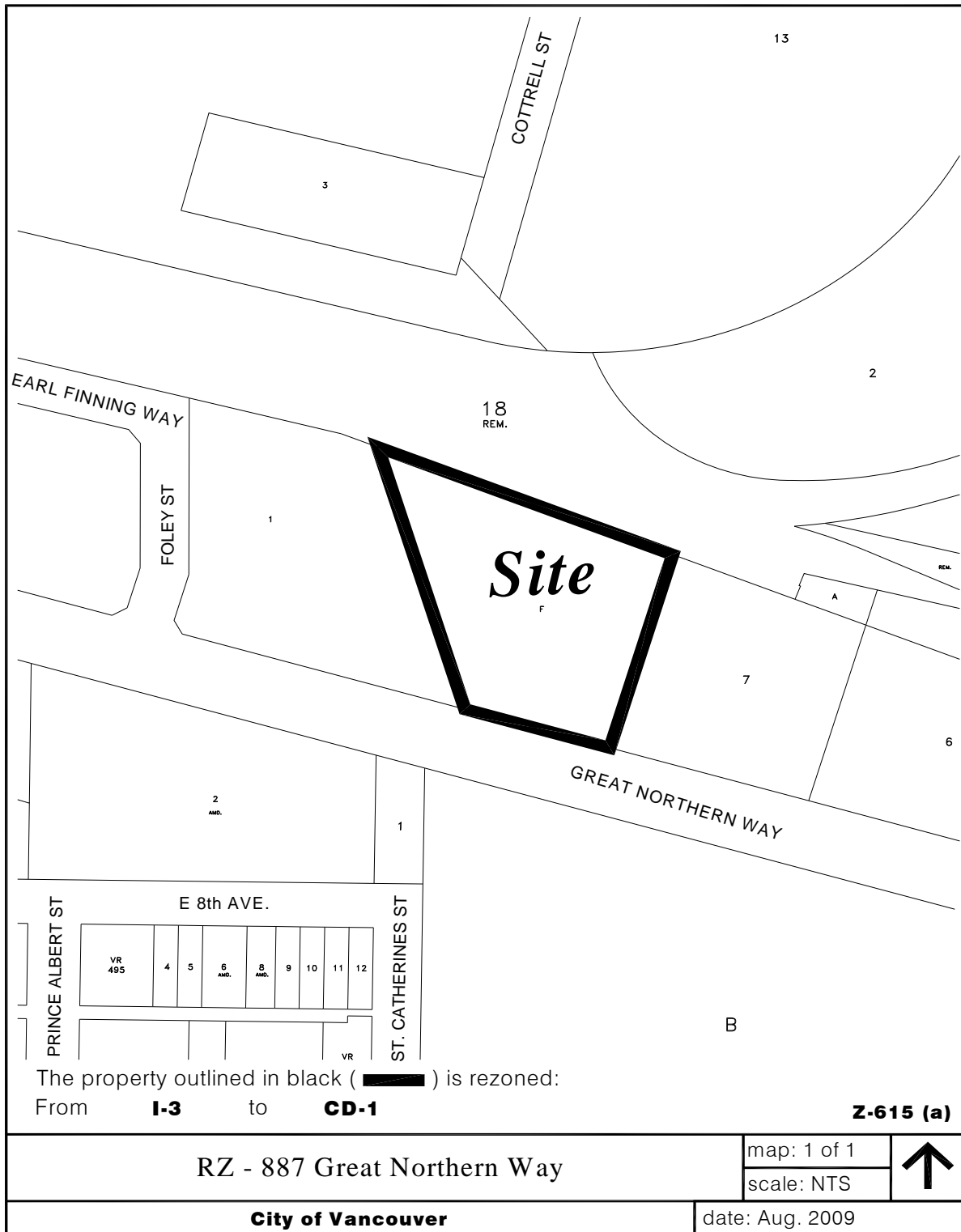
6 Severability

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.

7 Force and effect

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.



The property outlined in black () is rezoned:
 From **I-3** to **CD-1**

Z-615 (a)

RZ - 887 Great Northern Way

map: 1 of 1

scale: NTS



City of Vancouver

date: Aug. 2009

Backup Notes

By-law No. 10098, dated July 20, 2010

887 Great Northern Way

BY-LAW NO. 10098

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

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-615(a) 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 is CD-1 (488).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (488) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, not including Casino - Class 1, Casino - Class 2, Golf Course or Driving Range, Marina, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (b) High Technology Uses, limited to the research, development, assembly, and manufacturing functions of high technology industries including computers, software, telecommunications, bio-medical technologies, multimedia, film post-production, scientific and control instruments, and energy and environmental technologies;
- (c) Institutional Uses, limited to Child Day Care Facility, Public Authority Use, and School - University or College;
- (d) Manufacturing Uses, limited to Batteries Manufacturing, Brewing or Distilling, Electrical Products or Appliances Manufacturing, Paper Products Manufacturing, and Printing or Publishing;
- (e) Office Uses;

- (f) Parking Uses;
- (g) Retail Uses, not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (h) Service Uses, 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;
- (i) Transportation and Storage Uses, limited to Storage Warehouse;
- (j) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station;
- (k) Wholesale Uses, limited to Wholesaling - Class A; and
- (l) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Density

- 3.1 The floor space ratio for all uses combined must not exceed 3.0.
- 3.2 Computation of floor space ratio must include all floors having a ceiling height of 1.2 m, both above and below ground, measured to the extreme outer limits of the building.
- 3.3 Computation of floor space ratio must exclude:
 - (a) any portion of a floor used for heating and mechanical equipment or other uses which, in the opinion of the Director of Planning, are similar to the foregoing;
 - (b) any 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;
 - (c) areas of undeveloped floors located above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
 - (d) amenity areas accessory to industrial and office uses, except that the total area excluded, which is at or above the base surface, must not exceed 6 000 m²;
 - (e) child day care facility;
 - (f) 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 does not apply to walls in existence prior to March 14, 2000; and

(g) with respect to exterior:

- (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
- (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

Building height

4. The building height, except for the mechanical penthouse and roof, must not exceed 30.5 m, as measured from base surface.

Parking, loading, and bicycle spaces

5. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

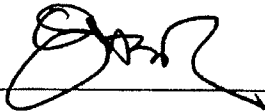
Severability

6. 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.

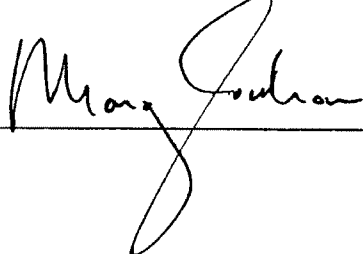
Force and effect

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

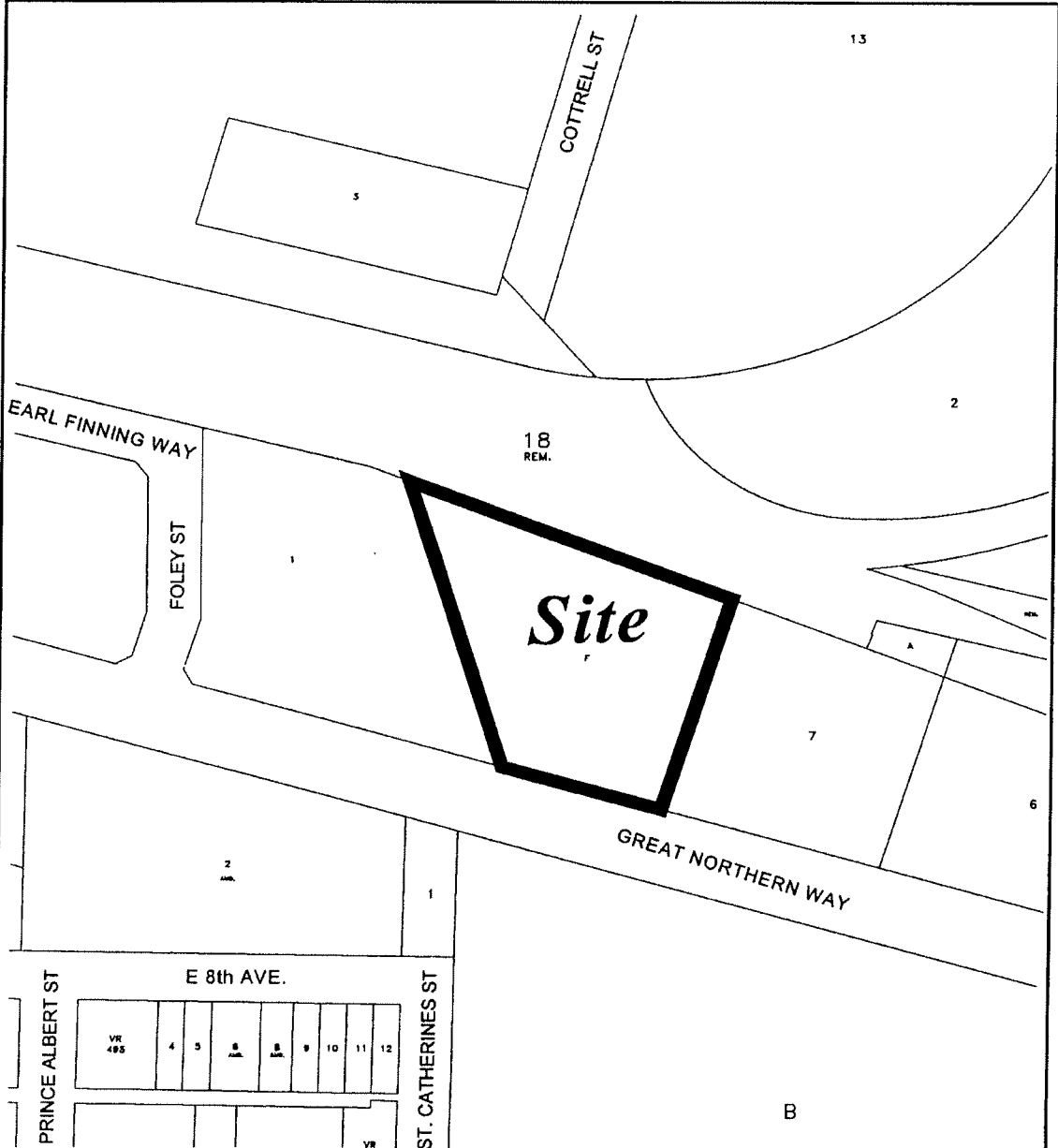
ENACTED by Council this 20th day of July, 2010




Mayor



City Clerk



The property outlined in black () is rezoned:
 From **I-3** to **CD-1**

Z-615 (a)

RZ - 887 Great Northern Way

map: 1 of 1
 scale: NTS



City of Vancouver

date: Aug. 2009

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)

1. REZONING: 887 Great Northern Way

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

Summary: To rezone from I-3 (Industrial) to CD-1 (Comprehensive Development) District to allow the existing bio-technology building to convert to General Office, Financial Institution, Health Care Office and Health Enhancement Centre uses 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 amended Recommendation A of the Policy Report *CD-1 Rezoning - 887 Great Northern Way*, dated July 21, 2009, and provided Appendix C with respect to Community Amenity Contribution arrangements.

Staff Opening Comments

Alison Higginson, Rezoning Planner, Rezoning Centre, Current Planning, explained the application and along with Brent Toderian, Director of Planning, and Michael Flanigan, Director, Real Estate Services, responded to questions.

Applicant Comments

Mark Whitehead, Musson Cattell Mackey Partnership, and Tom Douglas, Discovery Park Inc. responded to questions.

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 Meggs

THAT the application by Musson Cattell Mackey Partnership to rezone 887 Great Northern Way (Lot F, D.L. 264A and D.L. 2037, Plan LMP38193 PID: 024 175 650) from I-3 to CD-1, to allow an existing bio-technology building to convert to General Office use and to add Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses, be approved, together with;

- (i) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated July 21, 2009, entitled "Rezoning: 887 Great Northern Way"; and

- (ii) the recommendation of the Director of Planning to approve the application, subject to the condition contained in Appendix C, as set out in the memorandum dated October 6, 2009, from Kent Munro, Assistant Director of Planning; and

FURTHER THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (I-3), as set out in Appendix B of the above-noted Policy Report, also be approved.

amended

AMENDMENT MOVED by Councillor Woodsworth

THAT Appendix C(a)(i) be amended by striking out nine (9) months and inserting the term of twelve (12) months.

amended

AMENDMENT TO THE AMENDMENT

THAT the following be added at the end of the amendment:

FURTHER THAT as part of enactment of the CD-1 By-law, staff are 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.

CARRIED

(Councillor Anton opposed)

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

The amendment to the amendment having carried, the amendment was put and CARRIED UNANIMOUSLY.

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY with Councillors Deal and Stevenson and the Mayor absent for the vote.

FINAL MOTION AS ADOPTED

THAT the application by Musson Cattell Mackey Partnership to rezone 887 Great Northern Way (Lot F, D.L. 264A and D.L. 2037, Plan LMP38193 PID: 024 175 650) from I-3 to CD-1, to allow an existing bio-technology building to convert to General Office use and to add Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses, be approved, together with;

- (i) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated July 21, 2009, entitled "Rezoning: 887 Great Northern Way"; and

- (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.~~