



City of Vancouver *Zoning and Development By-law*

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CD-1 (491)

1142 Granville Street

By-law No. 10127

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

Effective September 21, 2010

(Amended up to and including By-law No. 10185, dated December 14, 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-622(b) 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 (491).

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 (491) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Retail Uses;
- (b) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Body-rub Parlour, Cabaret, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self Improvement, School - Business, School - Vocational or Trade;
- (c) Dwelling Uses in conjunction with other uses in this section 2.2; and
- (d) Accessory Use customarily ancillary to any use permitted by this section 2.2.

3 Conditions of use

Dwelling units are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

4 Density

4.1 Computation of floor space ratio must assume that the site consists of 835.5 m², being the site size at the time of enactment of the rezoning evidenced by this By-law, and before any dedications. [10185; 10 12 14]

4.2 The floor space ratio for all uses must not exceed 5.72.

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

4.4 Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8 per cent of the residential floor area;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors 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, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) residential storage space above or below base surface;
- (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 shall not apply to walls in existence prior to March 14, 2000; and

- (f) 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 subsection (ii) meets the standards set out therein.

4.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony exclusions must not exceed 8 per cent of the residential floor area being provided, and
 - (ii) no more than 50 per cent of the excluded balcony floor area may be enclosed; and
- (b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 929 m².

4.6 The use of floor space excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

5 Height

5.1 The building height, measured above the base surface, must not exceed 28 m.

5.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that the Director of Planning may permit a greater height than otherwise permitted for:

- (a) mechanical appurtenances such as elevator machine rooms, and
- (b) access and infrastructure required to maintain green roofs or urban agriculture, or roof-mounted energy technologies including solar panels, wind turbines and similar items, if the Director of Planning first considers:
 - (i) all applicable policies and guidelines adopted by Council, and
 - (ii) the effects on public and private views, shadowing, privacy, and open spaces.

6 Parking, loading, and bicycle parking

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle parking, except that, there must be a minimum of one Class B loading space provided for shared dwelling and commercial uses.

7 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 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

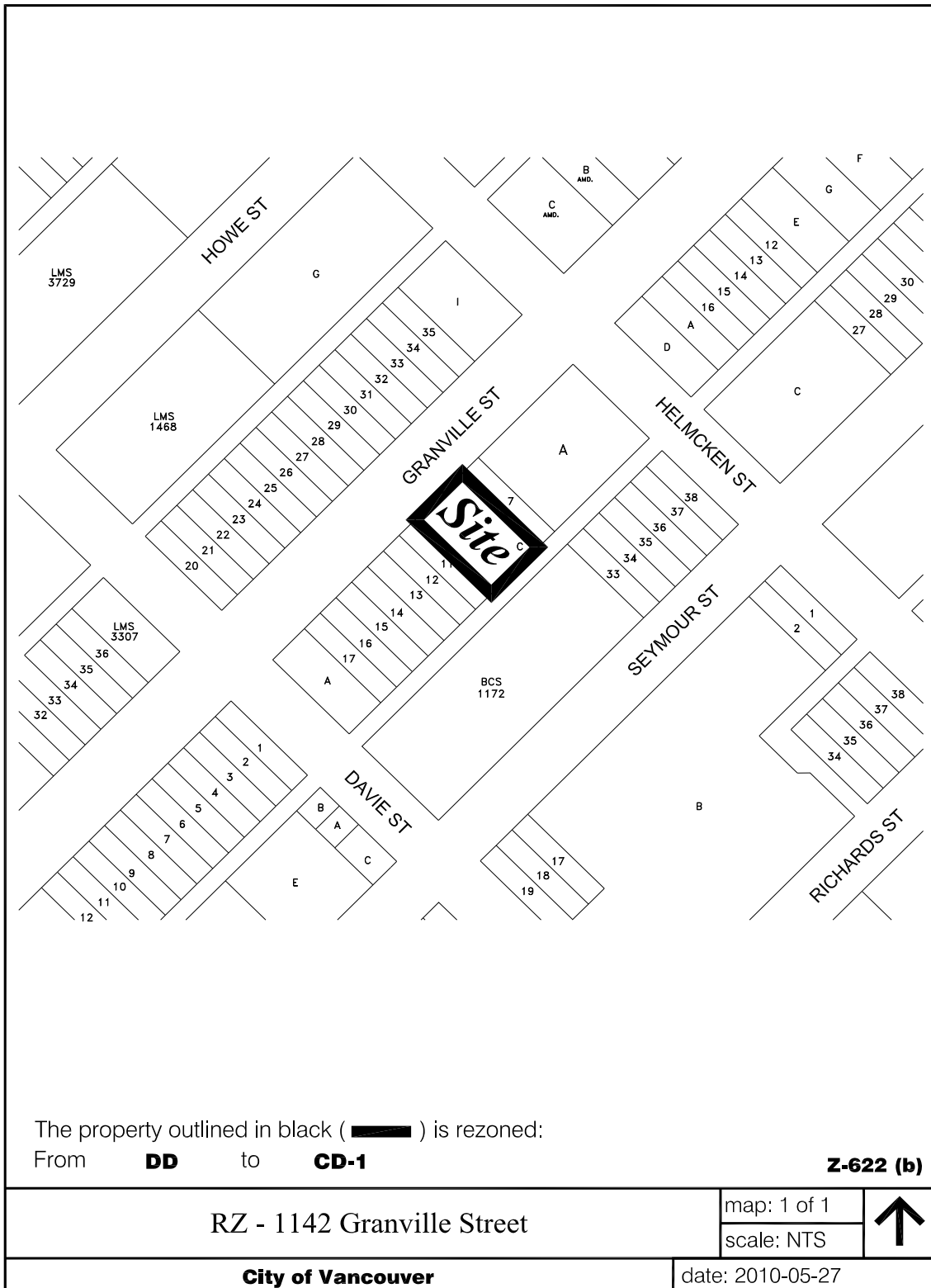
8 Severability

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.

9 Force and effect

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

ENACTED by Council this 21st day of September, 2010.



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

Z-622 (b)

RZ - 1142 Granville Street

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2010-05-27

Backup Notes

Backup Notes

By-law No. 10127, dated September 21, 2010

SPECIAL COUNCIL MEETING MINUTES

JUNE 22 AND 24, AND JULY 6, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 22, 2010, 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, official development plan, sign, and heritage by-laws. Subsequently, the meeting was recessed and reconvened on Thursday, June 24, 2010, at 7:39 pm, and on Tuesday, July 6, 2010, at 7:36 pm.

PRESENT:

- Mayor Gregor Robertson
- Councillor Suzanne Anton*
- Councillor David Cadman
- Councillor George Chow*
- Councillor Heather Deal*
- Councillor Kerry Jang*
- Councillor Raymond Louie*
- Councillor Geoff Meggs
- Councillor Andrea Reimer
- Councillor Tim Stevenson, Acting Chair (June 24, 2010)
- Councillor Ellen Woodsworth

ABSENT:

- Mayor Gregor Robertson (Civic Business - June 24, 2010 - portion of Item 8)
- Councillor Tim Stevenson (Sick Leave - June 22 and July 6, 2010 - Items 1-7, and portion of Item 8)

CITY CLERK'S OFFICE:

- Terri Burke, Meeting Coordinator (Minutes)
- Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the zoning, official development plan, sign, and heritage by-laws.

CARRIED UNANIMOUSLY
(Councillors Chow, Deal, and Louie absent for the vote)

- (ii) Maintain the existing greenery as screening between parking areas, at the west property line, if possible;
- (iii) Add durable curb edges, with a minimum height of 6 inches, to protect planted areas from moving vehicles in drive aisles and parking areas (illustrated on the Landscape Plan);

Engineering

- (iv) Delete 2 parallel parking spaces adjacent to the proposed landscaping area to provide the required manoeuvring aisle; and
- (v) Provide a landscape plan directly to Engineering Services showing in detail the proposed street tree locations along the Grandview Highway boulevard.

- B. THAT a consequential amendment to the Sign By-law, to establish regulations for the CD-1 in accordance with Schedule "B" (I-2), generally in accordance with Appendix C of the Policy Report dated May 4, 2010, entitled "CD-1 Rezoning - 2967 Grandview Highway (JR Furniture)", be approved.

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the consequential amendment to the Noise Control By-law to establish regulations for this CD-1 in accordance with Schedule "A" (Activity Zone), as set out in Appendix C of the above noted Report, for enactment by Council following approval and enactment of the CD-1 By-law.

CARRIED UNANIMOUSLY

(Councillor Chew absent for the vote)

5. REZONING: 1142 Granville Street

An application by Richard Bernstein, Chris Dikeakos Architects Inc., was considered as follows:

Summary: To rezone from DD (Downtown District) to CD-1 (Comprehensive Development District) to permit a 10-storey mixed-use residential development with rental housing under the STIR (Short Term Incentives for Rental Housing) Program.

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

Council also had before it a Memorandum dated June 22, 2010, from Kent Munroe, Assistant Director of Planning, Current Planning Division, which recommended a minor wording change to Appendix B of the Policy Report dated May 3, 2010, entitled "CD-1 Rezoning - 1142 Granville Street", to provide greater clarity regarding the requirement, as follows:

THAT the conditions of zoning by-law enactment, (C)3, as presented in Appendix B of the Policy Report dated May 3, 2010, entitled "CD-1 Rezoning - 1142 Granville Street", be replaced with the following:

“Engineering

(C)3. provision of four shared vehicles and shared vehicle parking spaces as per Section 3.2.2(b) of the Parking By-law. This will require the owner to make a one-time cash contribution of \$100,000 to enable the purchase of four new car share vehicles and \$38,000 as a contribution towards the cost of insuring, operating, repairing and maintaining them;”

Summary of Correspondence

The following correspondence was received regarding the application since referral to Public Hearing:

Opposition - 2

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application:

Jutta Ahmed
Mohamed Ahmed

Applicant Closing Comments

Richard Bernstein, Chris Dikeakos Architects, provided closing comments and responded to questions.

Council Decision

MOVED by Councillor Louie

- A. THAT the application by Chris Dikeakos Architects Inc., to rezone 1142 Granville Street, (PID: 027-581-527, Block 93, Plan BCP37419, D.L. 541 NWD, Parcel C, Group 1) from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the density from 3.5 to 5.72 FSR to permit construction of a ten-storey market rental residential building with commercial uses at grade, generally as presented in Appendix A of the Policy Report dated May 3, 2010, entitled “CD-1 Rezoning - 1142 Granville Street”, be approved, subject to the following conditions:

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Chris Dikeakos Architects Inc., and stamped “Received City Planning Department, January 13, 2009”, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

1. design development to increase the number of private open spaces;

(Note to Applicant: Incorporating decks to the 2nd floor units facing Granville Street and providing more balconies, including French balconies, particularly on the sunny lane side should be pursued.)

2. introduction of narrow, slit windows in blank south and north walls of Units 10 and 13 respectively, in a varied pattern, to improve facade interest and livability to these end units;
3. design development to add visual interest to party walls, particularly the fully exposed south wall, through a more dynamic pattern of reveals and colour, taking into account the Granville Street context;
4. design development to provide a more exuberant colour palette adding more contemporary colour accents;
5. identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, including at least 3 optimize energy performance points, 1 water efficiency point and 1 storm water point;

(Note to Applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in this development. Both checklist and description should be incorporated into the drawing set. The use of electric baseboard heating should be reconsidered.)

6. design development to improve the overlook of the roof level by providing an extensive green roof;
7. consideration to relocate the laundry room to level 9, adjacent to the amenity space;

Environmental Health

8. the City's acoustical criteria shall form part of the Zoning By-law, and an Acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:

Social Development

1. make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure the designated units as rental for 60 years or life of the building, whichever is greater, subject to a no-separate-sales covenant and a non-stratification covenant, and subject to such rentals being made available as rental housing units pursuant to the Short Term Incentives for Rental Housing (STIR) Program;

Engineering

Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

2. undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
 3. provision of four shared vehicles and shared vehicle parking spaces as per Section 3.2.2(b) of the Parking By-law, together with a one-time cash contribution of \$100,000 to enable the purchase of four new car share vehicles and \$38,000 as a contribution towards the cost of insuring, operating, repairing and maintaining them; and
 4. provision of a shared loading agreement allowing for residential and retail tenants access to and use of the Class B loading facility.
- B. THAT the application to amend Schedule E of the Sign By-law to add the CD-1 and to assign regulations in accordance with Schedule "G1" (DD), generally in accordance with Appendix C of the Policy Report dated May 3, 2010, entitled "CD-1 Rezoning - 1142 Granville Street", be approved.
- C. THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law to include this Comprehensive Development District in Schedule A to the Noise Control By-law generally in accordance with Appendix C of the Policy Report dated May 3, 2010, entitled "CD-1 Rezoning - 1142 Granville Street", for enactment by Council following the approval and enactment of the CD-1 By-law.
- D. THAT, to provide greater clarity, section C(3) of Appendix B of the Policy Report dated May 3, 2010, entitled "CD-1 Rezoning - 1142 Granville Street", be amended to read as follows:

Engineering

(C)3. provision of four shared vehicles and shared vehicle parking spaces as per Section 3.2.2(b) of the Parking By-law. This will require the owner to make a one-time cash contribution of \$100,000 to enable the purchase of four new car share vehicles and \$38,000 as a contribution towards the cost of insuring, operating, repairing and maintaining them.

E. THAT the following be added after A.(b).8. above:

9. to improve light access to the adjacent neighbour building through the use of light, color, materials and treatments; and
10. to improve neighbourliness and privacy between the buildings shared lightwell by introducing a security fence including landscape treatment if appropriate.

carried

AMENDMENT MOVED by Councillor Woodsworth

THAT section E.9 be amended by adding the words “and enhanced setbacks” at the end.

LOST

(Councillors Anton, Deal, Jang, Louie, Meggs, Reimer and the Mayor opposed)
(Councillor Chow absent for the vote)

The amendment having lost, the motion was put and CARRIED with Councillor Anton opposed and Councillor Chow absent for the vote.

~~6. REZONING: 2885 Renfrew Street~~

~~An application by Craig Birston, Musson Cattell Mackey Partnership, was considered as follows:~~

~~Summary: To rezone from I-2 to CD-1 to allow a phased development with a retained vocational school (Phase 1), an 8-storey office/retail building at the corner of 12th Avenue and Renfrew Street (Phase 2); and two additional office buildings (Phases 3 and 4) on the northwest portion of the site. An overall density of 3.0 FSR (floor space ratio) and a maximum building height of 110 ft. (Phase 2) are proposed.~~

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

~~*****~~

~~At 9:05 pm Councillor Anton declared Conflict of Interest on Item 6 as she has a family member associated with the applicant. Councillor Anton left the meeting, did not participate in discussion or voting on this item, and returned when the item was completed at 9:45 pm.~~

~~*****~~

BY-LAWS

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 4, 6, 8 to 10, 12, 14 and 17 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)


Councillor Jang rose and declared he had received a report of the Public Hearing in relation to By-law No. 15, and would therefore be voting on the By-law enactment.

MOVED by Councillor Deal
SECONDED by Councillor Jang

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 5, 7, 11, 13, 15, 16, and 18 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

1. A By-law to amend By-law No. 9935 regarding miscellaneous amendments
2. A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding 2010 rate adjustments
3. A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding 2010 rate adjustments
4. A By-law to amend Noise Control By-law No. 6555 (2330-2372 Kingsway & 2319 East 39th Avenue)
5. A By-law to amend Sign By-law 6510 (1201-1215 Bidwell Street & 1702-1726 Davie Street)
(Councillor Cadman and the Mayor ineligible for the vote)
6. A By-law to amend Noise Control By-law No. 6555 (1201-1215 Bidwell Street & 1702-1726 Davie Street)
7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2304 West 8th Avenue)
(Councillors Louie, Reimer, and Stevenson ineligible for the vote)
8. A By-law to enact a Housing Agreement for 2304 West 8th Avenue

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9. A By-law to enact a Housing Agreement for 1772 Comox Street
 10. A By-law to amend Energy Utility System By-law No. 9552 regarding miscellaneous amendments
 11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1142 Granville Street)
(Councillors Chow and Stevenson ineligible for the vote)
 12. A By-law to enact a Housing Agreement for 1142 Granville Street
 13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5912-5970 Oak Street)
(Councillor Meggs ineligible for the vote)
 14. A By-law to amend Subdivision By-law No. 5208 (5912-5970 Oak Street)
 15. A By-law to amend the Zoning and Development By-law No. 3575 to rezone an area to CD-1 (745 Thurlow Street)
(Councillors Chow, Meggs, Reimer, Woodsworth, and the Mayor ineligible for the vote)
 16. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (538-560 West Broadway)
(Councillor Reimer ineligible for the vote)
 17. A By-law to provide for the imposition of interest on delinquent property taxes for 2011
 18. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3333 Main Street)
(Councillor Cadman ineligible for the vote)

MOTIONS

A. Administrative Motions

1. Expropriation of 4824 Knight Street for the Construction of Left Turn Bays on Knight Street at 33rd Avenue

MOVED by Councillor Woodsworth
SECONDED by Councillor Anton

WHEREAS

- A. The City of Vancouver requires:

Parcel Identifier: 013-635-832, Lot 4, Except: Firstly: The West 7 Feet Now Road, Secondly: Part Plan BCP9378; Block 7, District Lot 705, Plan 2571;

Backup Notes

By-law No. 10185, dated December 14, 2010

1142 Granville Street

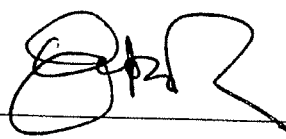
BY-LAW NO. 10185

A By-law to amend CD-1 By-law No. 10127

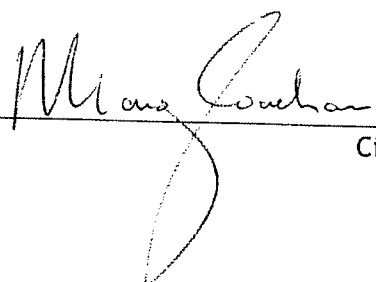
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of CD-1 By-law No. 10127.
2. In section 4.1, Council strikes out "2 741" and substitutes: "835.5".
3. 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.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 14th day of December, 2010



Mayor



City Clerk

SPECIAL COUNCIL MEETING MINUTES

DECEMBER 14, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 2010, at 7:44 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the zoning, sign, and heritage by-laws.

PRESENT:

- Mayor Gregor Robertson
- Councillor Suzanne Anton
- Councillor David Cadman
- Councillor George Chow*
- Councillor Heather Deal
- Councillor Kerry Jang
- Councillor Raymond Louie
- Councillor Geoff Meggs
- Councillor Andrea Reimer
- Councillor Tim Stevenson
- Councillor Ellen Woodsworth

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the zoning, sign, and heritage by-laws.

CARRIED UNANIMOUSLY
(Councillor Chow absent for the vote)

1. **TEXT AMENDMENT: Miscellaneous Text Amendments to CD-1 By-laws - 651 Expo Boulevard, 1201-1215 Bidwell Street & 1702-1726 Davie Street, 1142 Granville Street and 5912-5970 Oak Street**

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

Summary: To amend Comprehensive Development By-laws: CD-1 (415) By-law No. 8587 for 651 Expo Boulevard, CD-1 (489) By-law No. 10101 for 1201-1215 Bidwell Street and 1702-1726 Davie Street, CD-1 (491) By-law No. 10127 for 1142 Granville Street, and CD-1 (492) By-law No. 10129 for 5912-5970 Oak Street, for miscellaneous text amendments.

The Director of Planning recommended approval.

Summary of Correspondence

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

Speakers

The Mayor called for speakers for and against the application.

The following delegations expressed concern regarding the tree removal permit process and By-law:

Michelle Mathias
Laurent Farley

Staff Comments

Michael Naylor, Senior Rezoning Planner, and Kent Munro, Assistant Director, Current Planning, responded to questions regarding the Protection of Trees By-law.

Council Decision

MOVED by Councillor Louie

THAT the application to amend the following CD-1 (Comprehensive Development) Districts:

- (i) CD-1 #415 (By-law No. 8587) for 651 Expo Boulevard,
- (ii) CD-1 #489 (By-law No. 10101) for 1201-1215 Bidwell Street and 1702-1726 Davie Street,
- (iii) CD-1 #491 (By-law No. 10127) for 1142 Granville Street, and
- (iv) CD-1 #492 (By-law No. 10129) for 5912-5970 Oak Street,

for miscellaneous text amendments generally as presented in Appendix A of the Policy Report dated November 3, 2010, entitled "Miscellaneous Text Amendments: CD-1 By-laws #415, #489, #491 and #492 and Protection of Trees By-law" be approved.

CARRIED UNANIMOUSLY

~~2. TEXT AMENDMENT: 1277 Robson Street (Pacific Palisades)~~

~~An application by Wing Leung, W.T. Leung Architects Inc. was considered as follows:~~

~~Summary: To amend the Downtown Official Development Plan (ODP) to remove the density restrictions on non-residential uses in Area J.~~

~~The Director of Planning recommended approval.~~

~~ADOPT REPORT OF COMMITTEE OF THE WHOLE~~

~~MOVED by Councillor Cadman
SECONDED by Councillor Jang~~

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

~~CARRIED UNANIMOUSLY~~

BY-LAWS

MOVED by Councillor Reimer
SECONDED by Councillor Deal

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 - 6 inclusive and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 By-Law No. 10101 regarding 1201 -1215 Bidwell Street and 1702 - 1726 Davie Street (By-law No. 10183)
2. A By-law to amend CD-1 By-law No. 8587 regarding 651 Expo Boulevard (By-law No. 10184)
3. A By-law to amend CD-1 By-law No. 10127 regarding 1142 Granville Street (By-law No. 10185)
4. A By-law to amend CD-1 By-law 10129 regarding 5912 - 5970 Oak Street (By-law No. 10186)
5. A By-law to amend Downtown Official Development Plan By-law No. 4912 regarding specific density restrictions in Area J for 1277 Robson Street (By-law No. 10187)

The Special Council adjourned at 10:29 pm
