

File No.: 04-1000-20-2020-581

April 28, 2021

s.22(1)

Dear ^{s.22(1)}

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request dated October 26, 2020 under the *Freedom of Information and Protection of Privacy Act, (the Act),* for:

Report regarding an illegal suite at 2007 61st Avenue. Date range: February 24, 2021 to March 15, 2021.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(I), and s.22(1) of the Act. You can read or download these sections here: <u>http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00</u>.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-581); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

Barbara J. Van Fraassen, BA Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca 453 W. 12th Avenue Vancouver BC V5Y 1V4 *If you have any questions, please email us at <u>foi@vancouver.ca</u> and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

From: To:	
Date: Subject:	9/23/2020 10:20:37 AM 380-390 West 8th Avenue - Presentation Prep - DRAFT
Attachments:	PDS - CD-1 Text Amendment - 380-390 West 8th Ave - Council Presentationpdf PDS - CD-1 Text Amendment 380-~W 8th Ave - Report - RTS 14017.docx 380-390 West 8th Avenue - Presentation Notes - DRAFT - 2020-09-23.docx

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034





CD-1 Text Amendment

380-390 West 8th Avenue

Public Hearing - October 6th, 2020



Proposal



To increase the maximum permitted floor from 1.10 to 1.17 FSR and increase the floor area limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m.





Policy Directions:

- Ensure a diversity of job space types to meet the needs of a growing and changing Metro Core economy.
- Support sustainable transportation objectives by focusing job growth in areas well-served by public transit.
- Support the increase of service and office uses.



	Public Benefit
Community Amenity Contribution – Commercial Linkage Contribution	\$13,371
Development Cost Levies	\$38,750
Total Value of Public Benefits	\$52,121 City of Vancouver - FOI 2020-581 - Page 6 of 169





CD-1 Text Amendment 380-390 West 8th Avenue END OF PRESENTATION City of Vancouver - F

City of Vancouver - FOI 2020-581 - Page 7 of 169

Employment Lands and Economy Review





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REFERRAL REPORT

Report Date:September 1, 2020Contact:Theresa O'DonnellContact No.:604.673.8434RTS No.:14017VanRIMS No.:08-2000-20Meeting Date:City Clerks Use Only

TO:	Vancouver City Council
FROM:	General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Text Amendment: 380-390 West	t 8th Avenue
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RECOMMENDATION

- A. THAT the application by JTA Development Consultants, on behalf of Y-8 Properties Ltd., to amend CD-1 (Comprehensive Development) District (330) By-law No. 7371 for 380-390 West 8th Avenue [*PID 019-000-626, Lot H Block 22 District Lot 302 Plan LMP19447*] to increase the total maximum permitted floor space ratio (FSR) from 1.10 to 1.17 to allow for mezzanines within existing double-height spaces, and to increase the limit for Restaurant Class 1 use from 65 sq. m to 150 sq. m to allow an existing restaurant/catering business to have a larger seating area, be referred to public hearing, together with:
 - (i) draft CD-1 By-law amendments, generally as presented in Appendix A; and
 - the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A for consideration at public hearing.

- B. THAT Recommendation A be adopted on the following conditions:
 - THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report assesses an application to amend the CD-1 (330) By-law for 380-390 West 8th Avenue. This CD-1 text amendment proposes an increase to the total maximum floor area by 118 sq. m (1,271 sq. ft.) from 1.10 to 1.17 FSR to allow for mezzanines in double-height spaces within the existing building on the site. The application also proposes to increase the floor area limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m to allow an existing restaurant/catering business to have a larger seating area. All changes resulting from the amendments would be contained inside the existing form of development.

Staff recommend that the application be referred to a public hearing with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (330) By-law No. 7371, (enacted January 10, 1995)
- I-1 District Schedule (2013 amendments)
- Metro Core Jobs and Economy Land Use Plan (2007)
- Community Amenity Contributions Through Rezonings (1999, last amended 2020)
- Development Cost Levy By-laws

REPORT

Background/Context

This application concerns an existing building located at the southeast corner of West 8th Avenue and Yukon Street, in the Mt. Pleasant Industrial Area (see Figure 1, page 3). The commercial/industrial building was built in 1987 under the I-1 (Industrial) District Schedule. In 1995, the site was rezoned to the CD-1 (330) By-law to allow for relaxation of a floor space limit for one of the commercial uses in the building. The CD-1 By-law mirrored the provisions of the I-1 District Schedule at the time, except for the floor space limit relaxation and for the floor space ratio (FSR), which was set at the total floor area of the building following the usual practice when an existing building is rezoned to CD-1.

The current FSR in the CD-1 By-law is 1.10, whereas the I-1 District Schedule allows a maximum of 3.00. "Restaurant - Class 1" use is limited to 65 sq. m, which was the limit in the I-1 District Schedule at the time of the CD-1 rezoning. In 2013, the limit in the I-1 District Schedule was increased to 150 sq. m. This increase did not apply to CD-1 (330).

In 2019, a restaurant and catering business (La Taqueria Pinche) was established in the building's commercial unit at 2450 Yukon Street. Seeking to optimize seating for its patrons, the business sought through its development application to have a Restaurant - Class 1 space larger than the 65 sq. m limit in the CD-1 By-law. An amendment to the by-law is needed to increase this limit, before a larger floor area for the restaurant can be approved.

While the renovation work for the restaurant/catering space was underway, it became apparent to City staff that there were mezzanines existing within other units in the building for which no records of permits existed. As the FSR was set in the CD-1 By-law to match to the total floor area of the building as it was known in 1995, there is not sufficient density in the by-law to currently allow issuance of permits for these mezzanines.



Figure 1 – Site and surrounding area

Strategic Analysis

1. Proposal

This text amendment application proposes to amend the CD-1 (330) By-law to increase the maximum permitted floor area by 118 sq. m, from 1,856 sq. m to 1,974 sq. m, or the floor space ratio (FSR) from 1.10 to 1.17 to allow for mezzanines in double-height spaces within the existing building, and to increase the limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m to allow an existing restaurant/catering business to have a larger seating area.

The two mezzanines are on the second floor of the building and contain office space, as shown in blue in Figure 2. The text amendment would allow the applicant to obtain permits for these spaces and ensure that any building code deficiencies are addressed. The floor area increase is supportable as it aligns with the directions outlined in the Broadway: Choice-of-Use Areas section of the *Metro Core Jobs and Economy Land Use Plan*, which supports creating opportunities for office and commercial space along and in proximity to Broadway. Moreover, the amended density of 1.17 FSR would still be well below that of the maximum 3.00 permitted in the neighbouring I-1 zoned properties within the industrial district.

The increase to the limit on Restaurant - Class 1 use is equally supportable as it would bring the CD-1 By-law into alignment with the current provision in the I-1 District Schedule for that use. The 2013 changes to the schedule recognized the evolving character of the Mt. Pleasant Industrial Area, with increased opportunities for employment bringing the need for more restaurants and services for workers.



Figure 2 – Location of mezzanines (In blue) on the second floor of building

2. Transportation and Parking

Parking and loading for the increase in floor area are to be in accordance with the Parking By-law. The site is well-connected to bus services along Broadway Avenue and the nearby Broadway-City Hall Station is serviced by the Canada Line and the future expansion of the Broadway Subway.

3. Public Input

The information regarding this text amendment was made available online and a comment form was provided on the City of Vancouver's Rezoning Centre webpage (vancouver.ca/rezoning). Staff received no public comments.

PUBLIC BENEFITS

Development Cost Levies (DCL) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

This site is subject to the City-wide DCL and the City-wide Utilities DCL. Based on the rates in effect as of September 30, 2020, the commercial floor area of the two mezzanines for which development permits would be sought — 175.9 sq. m (1,893 sq. ft.) — would be subject to approximately \$38,750 of DCLs.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. An application may quality for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CACs typically include either the provision of on-site amenities or a cash contribution toward other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

For this CD-1 text amendment the Metro Core commercial linkage contribution is applied at \$113.24 per sq. m. (\$10.52 per sq. ft.) to the new floor area being added of 118 sq. m (1,271 sq. ft.). This equates to a contribution in lieu of a negotiated Community Amenity Contribution of \$13,372. Staff recommend that the offering be accepted and that it be allocated toward funding of childcare facilities and/or affordable housing in and around the Metro Core area.

FINANCIAL IMPLICATIONS

The site is subject to both the City-wide DCL and City-wide Utilities DCL. Based on rates that are anticipated to be in effect as of September 30, 2020, it is anticipated that the project will generate approximately \$38,750 in DCLs from the additional commercial floor area.

As a commercial linkage contribution, the applicant has offered \$13,371 to be allocated towards childcare facilities and/or affordable housing in and around the Metro Core area.

CONCLUSION

The proposed increase to the floor area from 1.10 to 1.17 FSR and the increase to the floor area limit for Restaurant - Class 1 use from 65 sq. m. to 150 sq. ft. are supportable as it allows for an increase to job space within the city and because it brings the CD-1 By-law into closer alignment with the zoning of the Mt. Pleasant Industrial Area. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing, together with the draft by-law provisions generally as set out in Appendix A, and that it be approved, subject to the public hearing.

380-390 West 8th Avenue PROPOSED BY-LAW PROVISIONS

to amend CD-1 (330) By-law No. 7371

- Note: A By-law to amend CD-1 (330) By-law No. 7371 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.
- 1. This By-law amends the indicated provisions of By-law 7371.
- In section 2(f), Council strikes out "Restaurant Class 1, provided that the total floor area does not exceed 65 m²" and substitutes "Restaurant Class 1, provided that the total floor area does not exceed 150 m²".
- 3. In section 4.1, Council strikes out "1.10" and substitutes "1.17"

380-390 West 8th Avenue CONDITIONS OF APPROVAL

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.

CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the by-law to amend the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Commercial Linkage Contribution

1. Pay to the City a contribution of \$13,371 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

The \$13,371 is to be allocated toward childcare facilities and/or affordable housing in and around the Metro Core area.

Permit Application Process

2. Prior to by-law enactment, the applicant is to make application to the City for the necessary permits for the mezzanines and the altered restaurant space, for which the by-law amendments are intended to allow approval.

Note to Applicant: Approval and enactment of the zoning changes does not represent approval of the mezzanines and larger restaurant space. The further step of obtaining permits is required. Development permits cannot be issued until the above linkage contribution is paid and the by-law is enacted; however, the permit applications should be received by the City prior to the enactment.

380-390 West 8th Avenue PUBLIC BENEFITS SUMMARY

Project Summary:

Text amendment to increase the total maximum floor space ratio from 1.10 to 1.17 FSR, and to increase the limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m.

Public Benefit Summary:

The project would add additional employment space in the Metro Core area and would generate a DCL payment and CAC offering towards affordable housing, childcare, transportation, parks and utilities.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (330)	CD-1 (330)
FSR (site area = 18,159 sq. ft.)	1.10	1.17
Buildable Floor Space (sq. ft.)	19,975 sq. ft.	21,246 sq. ft.
Land Use	Retail/office/service uses	Increase limit for Restaurant - Class 1 Use

Summary of Development Contributions Expected from project

City-wide DCL ¹	\$28,793
City-wide Utilities DCL ¹	\$9,957
Commercial Linkage Contribution	\$13,371
TOTAL	\$52,121

¹ Based on rates that are anticipated to be in effect as at September 30, 2020; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection; see the City's DCL Bulletin for details.

380-390 West 8th Avenue APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	380-390 West 8th Avenue
Legal Description	PID 019-000-626, Lot H Block 22 District Lot 302 Plan LMP19447
Applicant/Architect	JTA Development Consultants
Property Owner	Y-8 Properties Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
Zoning	CD-1 (330)	Amended CD-1 (330)	
Site Area	1,687 sq. m. (18,159 sq. ft.)	No change	
Uses	Artist Studio Dwelling Uses Manufacturing General Office Retail Uses Service Uses Transportation and Storage Uses Utility and Communication Uses Wholesale Uses Accessory Uses	Limit for Restaurant – Class 1 increased from 65 sq. m. to 150 sq. m	
Floor Space Ratio	1.10	1.17	
Floor Area	1,856 sq. m (19,975 sq. ft.)	1,974 sq. m (21,246 sq. ft.)	
Parking, Loading and Bicycle Spaces	As per Parking By-Law	No change	

From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>	
To:	"Bosnjak, Joe" <joe.bosnjak@vancouver.ca></joe.bosnjak@vancouver.ca>	
CC:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>	
	"Castillo Urena, Miguel" < Miguel.CastilloUrena@vancouver.ca>	
Date:	3/4/2020 9:45:01 AM	
Subject:	388 W 8th Ave - Amend CD-1 (330) - Requesting Assignment for Plan Check	
Attachments:	Land Administration and Planning - Rezoning - Rezoning Application Casetr5	
	388 W 8th Ave - Rezoning Appli~ Letter of Intent - 2020-02-20.pdf	
	388 W 8th Ave - Distribution Memo - 2020-03-04.pdf	

Hello Joe,

We've received an application to amend the CD-1 (330) for 338 West 8th Avenue. Our team will require a Plan Check for the proposal. I've attached the Distribution Memo. The documents are currently on their way to you.

It's a proposal regarding additional floor space for a mezzanine. Let us know when a Project Coordinator can be assigned. We'll eventually want to meet with them to discuss the applicant's proposal.

I've include the VanDocs and POSSE Link.

Thanks,

Austin Norrie | Planning Assistant III Planning, Urban Design & Sustainability | City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034



City of Vancouver Rezoning Centre Planning, Urban Design & Sustainability

Attn: Lex Dominiak,

Re: Text Amendment to CD-1(330) At 368 West 8th Avenue

Dear Mr. Lex Dominiak,

Through our correspondence with you and your team over the course of 2019, It was confirmed from Senior Rezoning Planner Michael Naylor, after internal discussions with Planning, Urban Design & Sustainability and Development Services, that Staff would support a Text Amendment Application at 388 West 8th Avenue.

In seeking a Text Amendment for 388 West 8th Avenue's current CD-1(330) District Schedule, we are requesting to amend the following items:

- Amend CD-1(330) to increase the maximum permitted floor area for Restaurant Class 1 from 65 m² to 150 m², to make it consistent with the current provision in the adjacent I-1 District; and
- 2 Amend CD-1(330) to increase the overall maximum permitted floor area from 1.10 to 1.23 to allow for interior additions (mezzanines) in existing double-height spaces. No exterior additions are being made with the additional floor area. There will be no change to the apparent form of development as seen from the outside.

Please find enclosed within this package Charge Summary & Title Search, and dimensioned drawings indicating increased floor area for the mezzanine and restaurant.

regards Development Consultants James Tod, Principal

JTA Development Consultants Ph Suite 202 – 111 West Broadway 60 Vancouver, BC V5Y 1P4

Phone 604.831.3790 E-mail projects@jtadevco.com accounting@jtadevco.com

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Dimas Craveiro | Architect

211 - 211 Columbia St, Vancouver, B.C. V6A 2R5 T: 604.484,0084

February 14, 2020 City of Vancouver Development Services Main Foor 515 West 10th Avenue Vancouver, BC V5Z 4A8

RE: Text Amendment to CD-1(330) 380-390 West 8th Avenue

To Whom It May Concern:

THIS IS TO CERTIFY that I, Dimas Craveiro, Architect AIBC, have calulated the area of the existing building at 380-390 West 8th Avenue using a combination of measurements on site and information from a previous survey.

The observations and measurements on site indicate two floor areas that are to be added to the areas on record. These two areas consist of an infill of the second floor and an office mezzanine.

The mesured areas are noted in the accompanying drawings and are tabulated here for convenience.

FIRST FLOOR	10,981.68	excludes 177.46 sq ft for electrical room (service space)
SECOND FLOOR	9,604.16	excludes open-to-below area
SECOND FLOOR MEZZANINE	696,98	
SUBTOTAL	21,28282	

Sincerely,	Same
5. c. a.	Chips-
Dimas Cra	veiro, Architect AIBC



PROPERTY ADDRESS(ES)	388 West 8th Avenue	
POSSE NUMBER	RZ-2020-00004	
VANDOCS CASE FOLDER	11-3600-10/0000680	
REZONING PLANNER	Austin Norrie	
APPLICATION INTAKE DATE	Feb 18th, 2020	

	TARGET DATES	
OPEN HOUSE	N/A	
URBAN DESIGN PANEL	N/A.	

REZONING PROPOSAL

Amend CD-1(330) to increase the maximum permitted floor area for Restaurant – Class 1 from 65 m² to 150 m², to make it consistent with the current provision in the adjacent I-1 District and to increase the overall maximum permitted floor area from 1.10 to 1.20 to allow for interior additions (mezzanines) in existing double-height spaces.

A plan check is required to determine the exact added floor area of the mezzanine.

	APPLICANT INFORMATION	
ARCHITECT/CONSULTANT	James Tod, JTA Development Consultants jamesgitadevco.com 604-875-6125	
DEVELOPER	Larry Rotta, Deecorp Properties Ltd. <u>larry@deecorp.ca</u> 604-683-0002 (Ext. 105)	

		DISTRIBUTION	
GROUP	STAFF CONTACT	DOCUMENT	COPIES
REVIEW GROUPS	5		
Rezoning Centre	Austin Norrie	 Distribution cover letter Letter of Intent Large-scale drawing set 	1 1 1
Urban Design	Miguel Castillo Urena	 Letter of Intent Large-scale drawing set 	1
Development Services	Joe Bosnjak (for assignment)	 Letter of Intent Large-scale drawing set 	1
Rezoning Centre	Michael Naylor	Large-scale drawing set	1

From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>
To:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>
Date:	4/1/2020 9:58:32 AM
Subject:	388 W 8th Avenue - La Taqueria Site - Site Sign & Website for Review
Attachments:	388 W 8th Avenue - Site Sign - 2020-03-30 - Draft.pdf
	388 W 8th Ave - Revised Drawing Package - 1st Floor.pdf
	388 W 8th Ave - Revised Drawing Package - 2nd Floor.pdf
	388 W 8th Ave - Revised Drawing Package - Mezzanine.pdf
	CD-1(330) District Schedule.pdf

Hi Michael,

You probably have been way too busy these days to review this material. Let me know if you can take a look. I could always get Thien to look it over. I'm hoping to get it out this week.

Attached is the site sign and here is the website that I've created: ^{s.15(1)(I)} s.15(1)(I)

I've created a graphic to show where in the mezzanine is located within the building. Its located in the upper left corner of the site. I've zoomed into that location and outlined the streets.

I've also includes the applicants drawings and the CD-1 By-law as a reference.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Norrie, Austin Sent: Monday, March 30, 2020 12:14 PM To: Naylor, Michael Subject: 388 W 8th Avenue - La Taqueria Site - Site Sign for Review

Hello Michael,

IVe been working on the site sign for the CD-1 text amendment for 388 W 8th Avenue (La Taqueria Site). The applicant has been finally getting in touch with us and Cody Profili will be the Plan Checker. Miguel is the Development Planner on the file.

Attached is the CD-1 (330) and the site sign that III want to get placed on the property. They II be no open house. I imagine we won I need a postcard distributed either. IIm thinking one site sign will be placed facing West 8th Avenue.

The applicant is proposing an increase to the FSR by 696.98 sq. ft. for the already constructed mezzanine. IV e rounded up slight to 700 sq. ft. for the site sign. Please review and IV then have a website created.

Thanks,

City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034



C: 2020 MARCH 20 COLOURED USES B: 2020 FEB 13 ISSUED FOR TEXT AMENDMENT A: 2020 JAN 30 ISSUED FOR REVIEW **REVISION:**

COPYRIGHT. ALL RIGHTS RESERVED.All ideas, designs, drawings and specifications are the exclusive property of Dimas Craveiro Architect. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of Dimas Craving Architect Craveiro Architect.

The Contractor shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepencies are to be reported immediately to the Architect.

Do not scale any dimension from this drawing. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE ARCHITECT.

> DIMAS CRAVEIRO ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5 T: 604 484 0084

Stamp

Project BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C. Title

FIRST FLOOR PLAN

Date 2020 JAN 30		Drawing
Job No. YUKON 2450		A2
Drawn DC	Checked	
Scale		Revision
AS N	OTED	C

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WHOLESALE - 367.7 SQ. FT.	
CATERING & ANCILLARY RESTAURANT - 0.0 SQ. FT.	
CIRCULATION - 391.3 SQ. FT	
OFFICE - 8,745.16 SQ. FT.	1 SECO
SERVICE ROOMS - 0.0 SQ. FT.	



C: MARCH 20 COLOURED USES

A: JAN 30 ISSUED FOR REV EW

REVISION:

Craveiro Architect.

ARCHITECT.

Stamp

Project

B: FEB 13, ISSUED FOR TEXT AMENDMENT

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designs, drawings and specifications are the exclusive property of Dimas Craveiro Architect. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of Dimas

The Contractor shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepencies are to be reported immediately to the Architect.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE

DIMAS CRAVEIRO

ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5

T: 604 484 0084

Do not scale any dimension from this drawing.

Date 2020 JAN 30 Job No. YUKON 2450		Drawing A3
Scale		Revision
AS	NOTED	С

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1 SECOND FLOOR MEZZANINE PLAN









UPPER FLOOR MEZZANINE FLOOR AREA (sq ft)

A1	432.87
A2	107.83
A3	128.78
A4	27.50

TOTAL: 696.98

C: MARCH 20 COLOURED USES B: FEB 13 ISSUED FOR TEXT AMENDMENT A: JAN 30 ISSUED FOR REV EW REVISION:

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THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE ARCHITECT.

> DIMAS CRAVEIRO ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. VGA 2R5 T: 604 484 0084

Stamp

Project BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C.

SECOND FLOOR MEZZANINE

Drawing A4
Revision

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City of Vancouver Zoning and Development By-law Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 \$\$ 604.873.7344 fax 873.7060

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

CD-1 (330)

380-390 West 8th Avenue By-law No. 7371 (Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective January 10, 1995 (Amended up to and including By-law No. 8169, dated March 14, 2000)

Consolidated for Convenience Only

- 1 [Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]
- 2 Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(330), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Artist Studio, subject to the provisions of section 11.18 of the Zoning and Development By-law
- (b) Dwelling Uses limited to the following: Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of the Zoning and Development By-law
- Manufacturing Uses limited to the following: (c) **Bakery Products Manufacturing Batteries Manufacturing** Brewing or Distilling Chemicals or Chemical Products Manufacturing - Class B **Clothing Manufacturing Dairy Products Manufacturing** Electrical Products or Appliances Manufacturing Food or Beverage Products Manufacturing - Class B Furniture or Fixtures Manufacturing Ice Manufacturing Jewellery Manufacturing Leather Products Manufacturing Machinery or Equipment Manufacturing Metal Products Manufacturing - Class B Miscellaneous Products Manufacturing - Class B Motor Vehicle Parts Manufacturing Non-metallic Mineral Products Manufacturing - Class B Paper Products Manufacturing Plastic Products Manufacturing Printing or Publishing **Rubber Products Manufacturing** Shoes or Boots Manufacturing Textiles or Knit Goods Manufacturing **Tobacco Products Manufacturing** Transportation Equipment Manufacturing Wood Products Manufacturing - Class B
- (d) General Office, but not including the offices of accountants, lawyers, and real estate, advertising, insurance, travel and ticket agencies
- (e) Retail Uses but limited to Vehicle Dealer

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7371 or provides an explanatory note.

(f)	Service Uses limited to the following: Animal Clinic
	Auction Hall
	Catering Establishment
	Laboratory
	Laundry or Cleaning Plant
	Motor Vehicle Repair Shop
	Motor Vehicle Wash
	Photofinishing or Photography Laboratory
	Photofinishing or Photography Studio
	Print Shop
	Production Studio
	Repair Shop - Class A
	Repair Shop - Class B
	Restaurant - Class 1, provided that the total floor area does not exceed 65 m ²
	School - Arts or Self-Împrovement
	School - Vocational or Trade
	Sign Painting Shop
(g)	Transportation and Storage Uses limited to the following:
	Cold Storage Plant
	Packaging Plant
	Storage Warehouse
	Taxicab or Limousine Station
	Truck Terminal or Courier Depot
	Works Yard or Works Shop
(h)	Utility and Communication Uses limited to the following:
	Public Utility
	Radiocommunication Station
	Recycling Depot
(i)	Wholesale Uses limited to the following:
	Lumber and Building Materials Establishment
	Wholesaling - Class A
	Wholesaling - Class B
(j)	Any other use which is not specifically listed and defined as a use in section 2 of the Zoning
	and Development By-law but which the Director of Planning considers comparable in nature

to the uses listed in this By-law
(k) Accessory Uses customarily ancillary to any of the uses listed in this By-law, including accessory retail and office, provided that the total area of all accessory uses is not greater than 49 percent of the total floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

3 Conditions of Use

- **3.1** No use listed in Section 2 shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.
- **3.2** No use listed in Section 2 shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares, radioactive material, rags or cotton waste, and compressed gas, petroleum, coal or tar products or derivatives.
- 4 Floor Space Ratio
- **4.1** The floor space ratio must not exceed 1.10, and the floor area in accessory retail uses must not exceed 1 000 m².
For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 687 m^2 , being the site size at time of application for rezoning, prior to any dedications.

- **4.2** The following will be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- **4.3** The following will be excluded in the computation of floor space ratio:
 - (a) where floors are used for off-street parking and loading, 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

5 Height

The maximum building height measured above the base surface is 11.0 m.

6 Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that, if the amount of floor area for uses accessory to Wholesaling - Class B is more than 33 1/3 percent of the floor area in Wholesaling - Class B use, the floor area of the accessory uses will be assessed on the basis of one parking space for each 50 m², or part thereof.

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



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 23, 1994, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law, and to consider other matters.

PRESENT:

Mayor Owen Councillors Bellamy, Clarke, Hemer, Ip, Kwan, Puil and Sullivan

ABSENT:

Councillor Chiavario (Civic Business) Councillor Kennedy (Civic Business) Councillor Price (Leave of Absence)

CLERK TO THE COUNCIL: Gary MacIsaac

CITY MANAGER'S OFFICE: Ken Dobell

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy, SECONDED by Cllr. Hemer,

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

- CARRIED UNANIMOUSLY

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Items 1(a) and 1(b) were read into the record and considered concurrently by Council.

Special Council (Public Hearing), June 23, 1994 10

2. Rezoning: 380 - 390 West 8th Avenue

An application by Chercover Engineering Ltd. was considered as follows:

REZONING: 380-390 WEST 8TH AVENUE (Lots C of 2-3, and E, F and G, Block 22, D.L. 303, Plans 21222, 20508 and 5832)

This proposed rezoning from I-1 Industrial District to CD-1 Comprehensive Development District would:

- permit additional accessory retail use, in conjunction with wholesale uses which are presently permitted;
- permit a maximum height of 11.0 m (36 ft.);
- permit a maximum density of 1.1 floor space ratio;
- require the provision of parking generally in accordance with requirements of the Parking By-law, except that additional accessory retail use will require additional parking spaces;
- require amendment to the Sign By-law; and
- require possible consequential amendments.

The Director of Planning recommended approval, subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the form of development be approved by Council, as illustrated in plans prepared by Paul Leong Architects Ltd. and approved by the Director of Planning in Development Permit No. 205501 issued May 14, 1987 and subsequent minor amendments approved prior to December 10, 1993.
- (b) That, prior to enactment of the CD-1 By-law, the applicant shall obtain approval of a development application for a change of use by the Director of Planning, who shall have particular regard for the provision of adequate parking spaces.
- (c) That, prior to enactment of the CD-1 By-law, the property owner shall, at no cost to the City, consolidate the site.

There was no correspondence received on this matter.

cont'd..

Clause No. 2 (cont'd)

Mayor Owen called for speakers for and against this application and none were present.

MOVED by Cllr. Puil,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Text Amendment: Arbutus Street Building Line

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

TEXT AMENDMENT: ARBUTUS STREET BUILDING LINE

This proposed amendment to Schedule E of the Zoning and Development By-law, would reduce the existing building line requirement for Arbutus Street, between Broadway and 16th Avenue generally in accordance with either of two options: the Flexible Design - Split Dedication Option, or the Flexible Design - Limited East Side Dedication Option.

The Director of Planning recommended approval of this application.

There was no correspondence received on this matter.

Mr. Paul Pinsker, Engineering Department, advised in November 1992, Council adopted the Arbutus Neighbourhood Plan and endorsed the plan implementation program, which included review and revision of the existing building line on Arbutus Street to respond to Council's decision not to widen Arbutus Street to six lanes.

After staff review, four options were ultimately developed and considered, including two compromise options which are supportable by staff. The flexible design - split dedication option would generally reduce the building line by seven feet on the west side where properties are larger, and ten feet on the east side where properties are smaller. The flexible design - limited east side dedication option would not reduce the building line on the west side, and would maximize reductions on the east side to further enhance redevelopment potential on the east side of the street.

cont'd..

BY-LAW NO. 7371

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-430(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(330), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Artist Studio, subject to the provisions of section 11.18 of the Zoning and Development By-law
- (b) Dwelling Uses limited to the following:

Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment

Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of the Zoning and Development By-law

(c) Manufacturing Uses limited to the following:

Bakery Products Manufacturing

Batteries Manufacturing

Brewing or Distilling

Chemicals or Chemical Products Manufacturing - Class B Clothing Manufacturing Dairy Products Manufacturing Electrical Products or Appliances Manufacturing Food or Beverage Products Manufacturing - Class B Furniture or Fixtures Manufacturing Ice Manufacturing Jewellery Manufacturing Leather Products Manufacturing Machinery or Equipment Manufacturing Metal Products Manufacturing - Class B Miscellaneous Products Manufacturing - Class B Motor Vehicle Parts Manufacturing Non-metallic Mineral Products Manufacturing - Class B Paper Products Manufacturing Plastic Products Manufacturing Printing or Publishing Rubber Products Manufacturing Shoes or Boots Manufacturing Textiles or Knit Goods Manufacturing Tobacco Products Manufacturing Transportation Equipment Manufacturing Wood Products Manufacturing - Class B

(d) General Office, but not including the offices of accountants, lawyers, and real estate, advertising, insurance, travel and ticket agencies

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- (e) Retail Uses but limited to Vehicle Dealer
- (f) Service Uses limited to the following:

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Animal Clinic Auction Hall Catering Establishment Laboratory Laundry or Cleaning Plant Motor Vehicle Repair Shop Motor Vehicle Wash Photofinishing or Photography Laboratory Photofinishing or Photography Studio Print Shop Production Studio Repair Shop - Class A Repair Shop - Class B Restaurant - Class 1, provided that the total floor area does not exceed 65 m² School - Arts or Self-Improvement School - Vocational or Trade Sign Painting Shop (g) Transportation and Storage Uses limited to the following:

Cold Storage Plant

Packaging Plant

Storage Warehouse

Taxicab or Limousine Station

- 3 -

Truck Terminal or Courier Depot

Works Yard or Works Shop

(h) Utility and Communication Uses limited to the following:

Public Utility

Radiocommunication Station

Recycling Depot

(i) Wholesale Uses limited to the following:

Lumber and Building Materials Establishment

Wholesaling - Class A

Wholesaling - Class B

- (j) Any other use which is not specifically listed and defined as a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law
- (k) Accessory Uses customarily ancillary to any of the uses listed in this By-law, including accessory retail and office, provided that the total area of all accessory uses is not greater than 49 percent of the total floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

3. Conditions of Use

3.1 No use listed in Section 2 shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

3.2 No use listed in Section 2 shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares, radioactive material, rags or cotton waste, and compressed gas, petroleum, coal or tar products or derivatives.

4. Floor Space Ratio

4.1 The floor space ratio must not exceed 1.10, and the floor area in accessory retail uses must not exceed 1 000 m^2 .

- 4 -

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For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 687 m^2 , being the site size at time of application for rezoning, prior to any dedications.

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

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

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

- (a) where floors are used for off-street parking and loading, 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- 5. Height

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The maximum building height measured above the base surface is 11.0 m.

6. Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that, if the amount of floor area for uses accessory to Wholesaling -Class B is more than 33 1/3 percent of the floor area in Wholesaling - Class B use, the floor area of the accessory uses will be assessed on the basis of one parking space for each 50 m², or part thereof.

- 5 -

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

DONE AND PASSED in open Council this 10th day of January 1995.

"(signed) Philip W. Owen"

Mayor

5

"(signed) Maria C. Kinsella" City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 10th day of January 1995, and numbered 7371.

:

CITY CLERK"

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SCHEDULE A



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BY-LAW NO. 7403

A By-law to amend By-law No. 6510, being the <u>Sign By-law</u>

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

1. Schedule E to By-law No. 6510 is amended by adding the following:

"380-390 West 8th Avenue	CD-1(330)	7371	B(I-1)"
"2124-30 Burrard Street and 1798 West 5th Avenue	CD-1(332)	7389	B(C-3A) "

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

DONE AND PASSED in open Council this 28th day of March , 1995.

"(signed) Maggie Ip" Deputy Mayor

"(signed) Maria C. Kinsella" City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 28th day of March, 1995, and numbered 7403.

CITY CLERK"



TI CITY OF VANCOUVER



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

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

OFFICE:

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

http://iwww.city.vancouver.bc.ca/ctyclerk/cclerk/000224/phmin2.htm 03/20/2000 City of Vancouver - FOI 2020-581 - Page 48 of 169

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

Option `A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal;

letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke, SECONDED BY Cllr. Don Lee,

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

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

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Comments or questions? You can send us email.

CITY HOMEPAGE GET IN TOUCH COMMUNITIES SEARCH

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EXPLANATION

Zoning and Development Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services 14 March 2000

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BY-LAW NO. <u>8169</u>

A By-law to amend By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131 4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860 4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060 5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418 5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852 5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070 6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297 6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323 6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475 6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710 6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768 6779 6787 6817 6819 6827 6838 6876 6833 6884 6911 6919 6953 6962 6963 6965 7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7162 7173 7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230 7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425 7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601 7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675 7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879 7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088 8097 8109 8111 8116 8130 8131

> being By-laws which amended the Zoning and Development By-law by rezoning areas to CD-1

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

1. By-law No. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.". 2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

356837123885427143584634467448614900491849264928493049404958499950095011501450285060514551795184522954185477583658385863593759505975597649546041606460726117615561616180624562466260626362776297630563076394642064256427642864296448644964896538657765946564666367596760677968766911

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

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

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

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

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

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

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

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

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

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

- 15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:
 - "(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.".

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 22 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

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

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

43914049439745976421671067316738673967406768682768386919695369636965700670917092710171357155715771587163716671757189719371967198721072237224723073257340738175197551760276387639764776517655772379327948808276387639

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.". 27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29.

By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- "(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000.".
- 40. By-law No. 5705 is amended in Section 4 by adding the following section:

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

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

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

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

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

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

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

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

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.". 45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

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

3632 3706 4131 7649 7995 8073 8097

11

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- "(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.".
- 59. By-law No. 6169 is amended in Section 6 by adding the following section:
 - "6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Signed) Philip W. Owen Mayor

(Signed) Ulli S. Watkiss City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of March 2000, and numbered 8169.

CITY CLERK"

From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>	
To:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>	
Date:	4/21/2020 10:20:50 AM	
Subject:	FW: [EXT] Re: 388 W 8th Ave - Text Amendment (UPDATE)	
Attachments:	388 W 8TH revised drawing package-W Notes.pdf	

Hi Michael,

I wanted to give you an update on 388 West 8th Avenue (La Taqueria Site). I still haven't heard from the assigned Plan Checker, Cody Profili. Should I reach out someone else?

Andrew Hawryluk has let us know there are indeed two mezzanines. He's outlined that the two mezzanines would equal approximately 1,730 sq. ft. above what the approved CD-1 of 1.10 FSR. See his full message in the email thread. I've decided to go simple and not include a graphic or map on the website. We also won't be requiring a site sign. You can review the website link here **\$.15(1)(!)**

I'll be briefly in the office tomorrow and if your there we can chat then.

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Friday, April 3, 2020 4:40 PM To: Naylor, Michael Cc: Norrie, Austin Subject: [EXT] Re: 388 W 8th Ave - Text Amendment

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Afternoon Michael,

Definitely we can clear this up and I've attached a scribbled-on set below. The section in **BLUE** was the area that was previously flagged by the inspector. This was an added mezzanine space from a former tenant that did not have permits. Our architect measured this out to be 1,196 sf. Through this Text Amendment we are wishing to utilize the space's use as office and bringing it up to code for that use, and have labelled it as such on this drawing set.

The area in **RED** was identified to the team for the first time through this process that it is also without permits from a former tenant. This area is 696.98 sf and will be retained as mezzanine for that office unit and brought up to code for occupancy.

The Wholesale Mezzanine featured on the 2nd floor's page was existing from a permitted 1989 renovation, which I will provide drawings and documentation for all once I can get it consolidated together in decently scanned files that are easy to read / zoom in on a PDF file.

All areas in the building were measured and included by the architect and are in the total square footage and FSR of the drawings. The total FSR of the building in its current form today I believe is about 1,730 sf above that of the original approved CD-1 of 1.10 FSR.
Please let me know if you have any further questions and I'll try to get those old building drawings to you ASAP.

Cheers,

Andrew Methodius Hawryluk

Assistant Development Manager

JTA Development Consultants

Suite 202 – 111 West Broadway

Vancouver, BC V5Y 1P4

E: andrew@jtadevco.com

C: 604-833-4517

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LEGAL DESCRIPTION

CIVIC ADDRESS

BUILDING ADDRESS: 380-390 WEST 8TH AVENUE 2450 YUKON ST. CATERING:

SITE DIMENSIONS & ZONING

SITE DIMENSION SITE AREA: SITE COVERAGE ZONING:

FLOOR AREA:

FIRST FLOOR: SECOND FLOOR: SECOND FLOOR

TOTAL FLOOR AREA:

FSR:

FLOOR AREAS BY USE

	WHOLESALE	CATERING & RESTAURANT	OFFICE	CIRCULATION	SERVICE ROOMS	SUBTOTAL
1ST FLOOR	7,805.08 sq ft	2,814.0 sq ft	73.6 sq ft	289.0 sq ft	177.2 sq ft (fsr excluded)	10,981.68 sq ft
2ND FLOOR	367.7 sq ft	0.00 sq ft	8,745.16 sq ft	391.3 sq ft	0.00 sq ft	9,504.16 sq ft
2ND FLOOR MEZZ	0.00 sq ft	0.00 sq ft	696.98 sq ft	0.00 sq ft	0.00 sq ft	696.98 sq ft
SUBTOTAL	8,172.78 sq ft	2,814.0 sq ft	9,515.74 sq ft	680.3 sq ft	177.2 sq ft (fsr excluded)	21,182.82 sq ft

PARKING

WHOLESALE & RESTAURANT: OFFICES:

TOTAL PARKING TOTAL PARKING

LOADING

TOTAL LOADING REQUIRED: TOTAL LOADING PROVIDED:

LOT F& G, BLOCK 22, DISTRICT LOT 302, PLAN 21222

NS:	144.836' / 144.895' X 122.00'	
	17,673.6 SQ. FT. (1,641.9 SQ. M.)	
E:	11,159.14 SQ. FT. / 17,673.6 SQ. FT. = 0.631	
	CD-1 (330)	

	10.981.68 SQ. FT. (EXC	LUDES 177.2 SQ. FT. FOR ELEC. ROOM)
R:		LUDES OPEN TO BELOW SPACES)
R MEZZANINE:	696.98 SQ. FT.	
AREA:	21,182.82 SQ. FT. RE	V. C

21,182.82 SQ. FT. / 17,673.6 SQ. FT. = 1.198

CATERING:	10,290.3 SQ. FT = 956 SQ. M / 93 SQ. M / SPACE	10.28 SPACES
	696.5 SQ. FT = 64.7 SQ. M / 50 SQ. M / SPACE	1.29 SPACES
	3,229.2 SQ. FT = 300 SQ. M / 100 SQ. M / SPACE	3.0 SPACES
	6,386.54 SQ. FT = 593.32 SQ. M / 50 SQ. M / SPACE	11.87 SPACES
NG REQUIRED:		26.44 (26) SPACES
NG PROVIDED:		22 SPACES

A: 2020 JAN30 ISSUED FOR REV EW **REVISION:** COPYRIGHT. ALL RIGHTS RESERVED.All ideas,

B: 2020 FEB13 ISSUED FOR TEXT AMENDMENT

C: 2020 MAR20 FLOOR AREAS BY USE

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WHOLESALE & RESTAURANT: 10,290.3 SQ FT + 696.5 SQ FT = 10,986.8 SQ FT (1,021 SQ M) WHOLESALE LOADING REQ'D = 1,021 SQ. M / 465 SQ. M + 1 / NEXT 1,860 SQ M : 2 OFFICE LOADING REQ'D = 1 SPACE PER 500 - 5000 SQ M) :

> 3 SPACES 2 SPACES (CLASS B)

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ARCHITECT.

DIMAS CRAVEIRO ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5 T: 604 484 0084

Stamp

Project

BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380-390 WEST 8TH AVENUE VANCOUVER, B.C. Title

SITE PLAN / DATA

Date 2020	Date 2020 JAN 30	
Job No. YUK	DN 2450	A1
Drawn DC	Checked	
Scale		Revision
AS ty of V ancouver	NOTED FOI 2020 581	C Page 72 of 169



C: 2020 MARCH 20 COLOURED USES B: 2020 FEB 13 ISSUED FOR TEXT AMENDMENT A: 2020 JAN 30 ISSUED FOR REVIEW **REVISION:**

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> DIMAS CRAVEIRO ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5 T: 604 484 0084

Stamp

Project BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C. Title

FIRST FLOOR PLAN

	Date 2020 JAN 30		Drawing
	Job No. YUK	DN 2450	A2
	Drawn DC	Checked	
	Scale	1.000	Revision
City of		NOTED FOI 2020 581	C Page 73 of 169



WHOLESALE - 367.7 SQ. FT.	
CATERING & ANCILLARY RESTAURANT - 0.0 SQ. FT.	
CIRCULATION - 391.3 SQ. FT	
OFFICE - 8,745.16 SQ. FT.	1 SECO
SERVICE ROOMS - 0.0 SQ. FT.	



C: MARCH 20 COLOURED USES

A: JAN 30 ISSUED FOR REV EW

REVISION:

Craveiro Architect.

ARCHITECT.

Stamp

Project

B: FEB 13, ISSUED FOR TEXT AMENDMENT

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DIMAS CRAVEIRO

ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5

T: 604 484 0084

Do not scale any dimension from this drawing.

Date 2020 JAN 30		Drawing
Job No. YUKON 2450		A3
Drawn DC	Checked	
Scale	NOTED	Revision

City of Vancouver FOI 2020 581 Page 74 of 169



1 SECOND FLOOR MEZZANINE PLAN









UPPER FLOOR MEZZANINE FLOOR AREA (sq ft)

A1	432.87
A2	107.83
A3	128.78
A4	27.50

TOTAL: 696.98

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Stamp

Project BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C.

SECOND FLOOR MEZZANINE

	Date 2020 JAN 30		Drawing
	Job No. YUK	ON 2450	A4
	Drawn DC	Checked	
	Scale		Revision
City of		NOTED FOI 2020 581	C Page 75 of 169



1.50		
A1a	65.89	
A1b A2	359.55	
AZ A3a	78.63 51.96	
A3b	8.06	
ASD A4	0.63	
A5a	56.50	
A5b	8.06	
AG	0.69	
A7a	56.76	
A7b	8.06	
A9	3.72	
A10a	8.06	
A10b		
A11a	275.09	
A11b	7.75	
A12	3,185.00	
A13	4,293.49	
A14	281.83	
A15	293.50	
A16	177.46	(SER
A17	10.87	NOT
A18	1.65	
A19	2.20	
A20	604.11	
A21	11.80	
A22	17.23	
A23a	89.67	
A23b	7.84	
A24	973.19	
A25	160.02	
A26	0.52	
A27	0.52	
A28 A29	0.52 0.52	
A29 A30	0.52	
A31	0.32	
A31	0.18	
A32	0.18	
A34	0.18	
A35	0.22	
A36	0.25	
A37	0.22	

ERVICE AREA; OT INCLUDED)

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Stamp

BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C. Title

FIRST FLOOR AREA PLAN

Date 2018	MARCH 14	Drawing
Job No. YUKON 2450 Drawn Checked DC		A5
Scale	NOTED	Revision

City of Vancouver FOI 2020 581 Page 76 of 169



and the second second		
A1a A1b	65.89 359.55	
A1D A2	78.63	
A3a	51.96	
A3b	8.06	
A4	0.63	
A5a	56.50	
A5b	8.06	
A6	0.69	
A7a	56.76	
A7b	8.06	
A9	3.72	
A10a	8.06	
A10b		
A11a		
A11b		
	3,185.00	
A13 A14	4,293.49 281.83	
A14	293.50	
A15	177.46	(SER
AIU	177.40	NOT
A17	10.87	Nor
A18	1.65	
A19	2.20	
A20	604.11	
A21	11.80	
A22	17.23	
A23a	89.67	
A23b	7.84	
A24 A25	973.19 160.02	
A25	0.52	
A27	0.52	
A28	0.52	
A29	0.52	
A30	0.52	
A31	0.22	
A32	0.18	
A33	0.18	
A34	0.22	
A35	0.22	
A36 A37	0.25	

ERVICE AREA; OT INCLUDED)

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> **DIMAS CRAVEIRO** ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5 T: 604 484 0084

Stamp

BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C. Title

FIRST FLOOR AREA PLAN

Date 2018	MARCH 14	Drawing
Job No. YUK	ON 2450	A5
Drawn DC	Checked	
Scale	NOTED	Revision

City of Vancouver FOI 2020 581 Page 77 of 169

From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>
To:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>
Date:	7/22/2020 12:39:22 PM
Subject:	FW: [EXT] Re: 388 W 8th Ave - Text Amendment
Attachments:	CD-1 (330).pdf

Hello Michael,

I've received some updates from Bryce regarding the plan check for this item. I had a chart in the works but Bryce has spelled it out nicely below. He's also made a suggestion that if we want to update the site area we'd have to ask the applicant to submit a survey plan. This applicant has been already waiting a very long time.

Submitting a survey plan might not be necessary as we could go with the applicant's numbers, which Bryce has listed below. Which site area would you prefer to go with? The difference between the site areas is 485.12 square feet.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Casidy, Bryce Sent: Tuesday, July 14, 2020 1:54 PM To: Norrie, Austin Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

My apologies, I had made a slight error in my floor area totals; they should be as follows:

1st: 10,981.68 sq.ft. 2nd: 9,504.16 sq.ft. Mezz: 696.98 sq.ft. Total: 21,182.82 sq.ft / 18,158.72 sq.ft (Site area from CD-1)= 1.167 FSR /17,673.6 sq.ft (site area from applicant's drawings) = 1.198 FSR

The site area would be roughly what they are showing but we determine official Site Area from survey drawings. If you were to update the Site Area, you should have the applicant have a current Survey Plan done.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Norrie, Austin Sent: Tuesday, July 7, 2020 11:42 AM To: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

City of Vancouver - FOI 2020-581 - Page 78 of 169

Hello Bryce, thanks for digging up these numbers for us.

It sounds like were going to use the original site area, which would mean they are currently at 1.171 FSR.

In the existing CD-1 on page 2 it says the FSR must not exceed 1.10 and the total site area as 1,687 m2. Notably the 1,687 m2 is prior to any dedications. What is the site area become with the dedication?

From the applicant's drawings their numbers say they are increasing the FSR to 1.198. As you mentioned, if you use the current site area with the dedications they are at a FSR of 1.204. This is a higher FSR than what they are requesting in their proposal.

Maybe crafting a chart would help. Let me know if one can be devised. Thanks and much appreciated.

Austin

From: Norrie, Austin Sent: Thursday, July 2, 2020 12:03 PM To: Casidy, Bryce Cc: Naylor, Michael Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Nice catch. Let me get back to you on this once I have a few conversations with others on my team. Likely get back to you on Monday.

We'll figure out the best option to take. Thanks,

AN

From: Casidy, Bryce Sent: Thursday, July 2, 2020 10:54 AM To: Norrie, Austin Cc: Naylor, Michael; Bosnjak, Joe Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

I took a look at VanMaps and turns out there is a Building Line on Yukon so it looks like there was a Road Widening to go along with the initial rezoning. The 4 ft. difference from where the Building Line is and where the property across the lane starts matches exactly with the difference in site area.



When approaching this CD-1 amendment, would you keep the Site Area as originally presented for FSR purposes, or would you reduce the site area to the current size since they have now done additions that put them beyond the original rezoning application?

If you were to use the original site area, they are at 1.172 FSR If you use the current site area, they are at 1.204 FSR (as per the drawings)

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Casidy, Bryce Sent: Thursday, July 2, 2020 9:28 AM To: Norrie, Austin Cc: Naylor, Michael; Bosnjak, Joe Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

I've looked at their overlays and I'm happy with the numbers they have. They should be distributing the "circulation" area amongst the uses that it serves but that shouldn't affect the CD-1 amendment at all. One discrepancy I've noticed is City of Vancouver - FOI 2020-581 - Page 80 of 169 that the Site Area they are showing is different from the Site Area listed on the CD-1 so I'm going to need to do a little digging when I get a chance when I'm in the office. I should be able to do more research tomorrow, unless you already know why they have that discrepancy.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Norrie, Austin Sent: Thursday, July 2, 2020 8:46 AM To: Bosnjak, Joe; Profili, Cody Cc: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Thank for getting someone on this Joe and Cody.

I've received quite a number of emails from the applicant team lately. We'd like to get on this as soon as possible. The applicant is eager to have this application to Public Hearing. I've attached the VanDocs and POSSE links.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Bosnjak, Joe Sent: Monday, June 29, 2020 1:08 PM To: Naylor, Michael; Norrie, Austin; Profili, Cody Cc: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Cody,

Can you please coordinate a transfer with Bryce.

Thanks

Joe

From: Naylor, Michael Sent: Thursday, June 25, 2020 11:37 AM To: Norrie, Austin; Profili, Cody; Bosnjak, Joe Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

We don't need the restaurant floor area checked because, in the amendment, we are giving them the maximum which is in the neighbouring I-1 District Schedule – 150 sq. m. If they have more than that, they'll have to reduce it because we won't give them more than I-1 has.

We just need overall floor area checked, including mezzanines, as that figure in the by-law is increasing to what they need to legalize what they have built w/o permit.

City of Vancouver - FOI 2020-581 - Page 81 of 169

Michael Naylor | Senior Rezoning Planner Planning, Urban Design & Sustainability 86269 Mobile 778-885-2164

From: Norrie, Austin Sent: Thursday, June 25, 2020 11:20 AM To: Profili, Cody; Bosnjak, Joe Cc: Naylor, Michael Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Cody and Joe,

Well the things is we received this text amendment at the end of February. So ideally it would be going to Council right now. 4 months is a typical window for a CD-1 text amendment of this complexity. I realize due to COVID some projects have temporarily been delayed. My hope is to have a report ready for the September referral.

I don't believe this item would be work intensive. Notably the property owner has already built the additional FSR. Were simply correcting the FSR in the CD-1 by-law, however, we'd like to know the exact amount of FSR and not reply on the applicant's numbers. The floor area increase is approximately 1,730 sq. ft. (160.7 sq. m) and the proposal is also increasing the maximum floor space for Restaurant - Class 1 use from 65 sq. m to 150 sq. m.

You can see the proposal here: https://rezoning.vancouver.ca/applications/388w8ave/index.htm

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Profili, Cody Sent: Thursday, June 25, 2020 10:56 AM To: Bosnjak, Joe; Norrie, Austin Subject: FW: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Joe and Austin,

As per discussion this morning, below and attached is the technical check for CD-1 text amendment that I need help with. Austin has been waiting since early April and I just haven't had time to look into it for him. I have drawings at my desk and can hand them off tomorrow or Tuesday (my next office days)

Austin, could you please confirm when this scheduled for council?

Thank you and apologies for the delay,

Cody Profili | Project Coordinator – Development Review Branch CITY OF VANCOUVER | West Annex, 515 West 10th Av cody.profili@vancouver.ca | 604.829.9237

From: Norrie, Austin Sent: Tuesday, April 21, 2020 10:27 AM To: Profili, Cody Subject: FW: [EXT] Re: 388 W 8th Ave - Text Amendment

City of Vancouver - FOI 2020-581 - Page 82 of 169

Hello Cody,

I haven't heard from you yet. I hope all is well. I believe you've been assigned to support us on this plan check for 388 West 8th Avenue. The applicant has provided information and drawings that will help in the review. There are two mezzanines that have already been built on the property. We're doing the text amendment after their construction, because they were completed without permits or approvals. See Applicant's (Andrew Hawrlrluk) full email below.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Friday, April 3, 2020 4:40 PM To: Naylor, Michael Cc: Norrie, Austin Subject: [EXT] Re: 388 W 8th Ave - Text Amendment

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Afternoon Michael,

Definitely we can clear this up and I've attached a scribbled-on set below. The section in **BLUE** was the area that was previously flagged by the inspector. This was an added mezzanine space from a former tenant that did not have permits. Our architect measured this out to be 1,196 sf. Through this Text Amendment we are wishing to utilize the space's use as office and bringing it up to code for that use, and have labelled it as such on this drawing set.

The area in **RED** was identified to the team for the first time through this process that it is also without permits from a former tenant. This area is 696.98 sf and will be retained as mezzanine for that office unit and brought up to code for occupancy.

The Wholesale Mezzanine featured on the 2nd floor's page was existing from a permitted 1989 renovation, which I will provide drawings and documentation for all once I can get it consolidated together in decently scanned files that are easy to read / zoom in on a PDF file.

All areas in the building were measured and included by the architect and are in the total square footage and FSR of the drawings. The total FSR of the building in its current form today I believe is about 1,730 sf above that of the original approved CD-1 of 1.10 FSR.

Please let me know if you have any further questions and I'll try to get those old building drawings to you ASAP.

Cheers,

Andrew Methodius Hawryluk

Assistant Development Manager

JTA Development Consultants

Suite 202 – 111 West Broadway

Vancouver, BC V5Y 1P4

E: andrew@jtadevco.com

C: 604-833-4517

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City of Vancouver Zoning and Development By-law Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 @ 604.873.7344 fax 873.7060 planning@city.vancouver.bc.ca

CD-1 (330)

380-390 West 8th Avenue By-law No. 7371 (Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective January 10, 1995 (Amended up to and including By-law No. 8169, dated March 14, 2000)

Consolidated for Convenience Only

- 1 [Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]
- 2 Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(330), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Artist Studio, subject to the provisions of section 11.18 of the Zoning and Development By-law
- (b) Dwelling Uses limited to the following: Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of the Zoning and Development By-law
- Manufacturing Uses limited to the following: (c) **Bakery Products Manufacturing Batteries Manufacturing** Brewing or Distilling Chemicals or Chemical Products Manufacturing - Class B **Clothing Manufacturing Dairy Products Manufacturing** Electrical Products or Appliances Manufacturing Food or Beverage Products Manufacturing - Class B Furniture or Fixtures Manufacturing Ice Manufacturing Jewellery Manufacturing Leather Products Manufacturing Machinery or Equipment Manufacturing Metal Products Manufacturing - Class B Miscellaneous Products Manufacturing - Class B Motor Vehicle Parts Manufacturing Non-metallic Mineral Products Manufacturing - Class B Paper Products Manufacturing Plastic Products Manufacturing Printing or Publishing **Rubber Products Manufacturing** Shoes or Boots Manufacturing Textiles or Knit Goods Manufacturing **Tobacco Products Manufacturing** Transportation Equipment Manufacturing Wood Products Manufacturing - Class B
- (d) General Office, but not including the offices of accountants, lawyers, and real estate, advertising, insurance, travel and ticket agencies
- (e) Retail Uses but limited to Vehicle Dealer

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7371 or provides an explanatory note.

(f)	Service Uses limited to the following: Animal Clinic
	Auction Hall
	Catering Establishment
	Laboratory
	Laundry or Cleaning Plant
	Motor Vehicle Repair Shop
	Motor Vehicle Wash
	Photofinishing or Photography Laboratory
	Photofinishing or Photography Studio
	Print Shop
	Production Studio
	Repair Shop - Class A
	Repair Shop - Class B
	Restaurant - Class 1, provided that the total floor area does not exceed 65 m ²
	School - Arts or Self-Împrovement
	School - Vocational or Trade
	Sign Painting Shop
(g)	Transportation and Storage Uses limited to the following:
	Cold Storage Plant
	Packaging Plant
	Storage Warehouse
	Taxicab or Limousine Station
	Truck Terminal or Courier Depot
	Works Yard or Works Shop
(h)	Utility and Communication Uses limited to the following:
	Public Utility
	Radiocommunication Station
	Recycling Depot
(i)	Wholesale Uses limited to the following:
	Lumber and Building Materials Establishment
	Wholesaling - Class A
	Wholesaling - Class B
(j)	Any other use which is not specifically listed and defined as a use in section 2 of the Zoning
	and Development By-law but which the Director of Planning considers comparable in nature

to the uses listed in this By-law
(k) Accessory Uses customarily ancillary to any of the uses listed in this By-law, including accessory retail and office, provided that the total area of all accessory uses is not greater than 49 percent of the total floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

3 Conditions of Use

- **3.1** No use listed in Section 2 shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.
- **3.2** No use listed in Section 2 shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares, radioactive material, rags or cotton waste, and compressed gas, petroleum, coal or tar products or derivatives.
- 4 Floor Space Ratio
- **4.1** The floor space ratio must not exceed 1.10, and the floor area in accessory retail uses must not exceed 1 000 m².

For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 687 m^2 , being the site size at time of application for rezoning, prior to any dedications.

- **4.2** The following will be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- **4.3** The following will be excluded in the computation of floor space ratio:
 - (a) where floors are used for off-street parking and loading, 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

5 Height

The maximum building height measured above the base surface is 11.0 m.

6 Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that, if the amount of floor area for uses accessory to Wholesaling - Class B is more than 33 1/3 percent of the floor area in Wholesaling - Class B use, the floor area of the accessory uses will be assessed on the basis of one parking space for each 50 m², or part thereof.

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



From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>	
To:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>	
Date:	9/23/2020 12:33:02 PM	
Subject:	PDS - 380-390 West 8th Avenue Council Presentation - RTS 14017	
Attachments:	PDS - CD-1 Text Amendment - 38~uncil Presentation - RTS 14017.pptx	

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034





CD-1 Text Amendment 380-390 West 8th Avenue

Public Hearing – October 6th, 2020^{ty of Vancouver - FOI 2020-581 - Page 91 of 169}



Proposal



- Increase the floor area limit for Restaurant Class 1 use from 65 sq. m to 150 sq. m
- Increase the total maximum permitted floor from 1.10 to 1.17 FSR





Policy Directions:

- Ensure a diversity of job space types to meet the needs of a growing and changing Metro Core economy.
- Support sustainable transportation objectives by focusing job growth in areas well-served by public transit.
- Support the increase of office and services uses.



	Public Benefit
Community Amenity Contribution – Commercial Linkage Contribution	\$13,371
Development Cost Levies	\$38,750
Total Value of Public Benefits	\$52,121 City of Vancouver - FOI 2020-581 - Page 95 of 169





CD-1 Text Amendment 380-390 West 8th Avenue **END OF PRESENTATION**

City of Vancouver - FOI 2020-581 - Page 96 of 169

Employment Lands and Economy Review





City of Vancouver - FOI 2020-581 - Page 97 of 169



From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>
To:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>
Date:	9/22/2020 1:05:12 PM
Subject:	PDS - CD-1 Text Amendment - 380-390 West 8th Ave - Council Presentation - RTS 14017
Attachments:	PDS - CD-1 Text Amendment - 38~uncil Presentation - RTS 14017.pdf

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034





CD-1 Text Amendment

380-390 West 8th Avenue

Public Hearing - October 6th, 2020





To increase the maximum permitted floor from 1.10 to 1.17 FSR and increase the floor area limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m.







	Public Benefit
Community Amenity Contribution – Commercial Linkage Contribution	\$13,371
Development Cost Levies	\$38,750
Total Value of Public Benefits	\$52,121 City of Vancouver - FOI 2020-581 - Page 104 of 169





CD-1 Text Amendment 380-390 West 8th Avenue END OF PRESENTATION City of Vancouver - FOI

City of Vancouver - FOI 2020-581 - Page 105 of 169

From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>	
To:	"Andrew Hawryluk" <andrew@jtadevco.com></andrew@jtadevco.com>	
CC:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>	
Date:	4/22/2020 9:36:41 AM	
Subject:	RE: [EXT] Re: [EXT] Re: 388 W 8th Ave - Text Amendment	

Hello Andrew,

This CD-1 text amendment is currently in the process of undergoing a Plan Check by DBL. I can provide you with information once I get feedback from that staff review.

In the meantime, I'll be writing the Council Report and be integrating the findings of the Plan Check once they are received. The information you've provided so far has helped us understand the proposal and I'll let you know if additional information is required to support the review.

In addition, we've decided no site sign is needed on the property, as the changes resulting from the text amendment will be entirely contained inside the existing building and will not be apparent to the public. A webpage however has been created outlining the proposal. Please take a look and let me know if you have any comments. You will be able to find the webpage on the City's RZ App Website::

https://rezoning.vancouver.ca/applications/388w8ave/index.htm

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Tuesday, April 21, 2020 12:44 PM To: Norrie, Austin Cc: Naylor, Michael Subject: [EXT] Re: [EXT] Re: 388 W 8th Ave - Text Amendment

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Afternoon,

Hope you two are well and thanks again for working on this during this time.

Is your team able to give us any feedback by the end of the month for me to relay to our architect. Highly appreciate any updates in the interim that are possible.

Much obliged,

Andrew.

On Mon, Apr 6, 2020 at 8:36 AM Norrie, Austin <Austin.Norrie@vancouver.ca> wrote:

Hi Andrew,

City of Vancouver - FOI 2020-581 - Page 106 of 169
Thank you for providing this information. It's quite helpful. Michael and I will look over the drawings.

Well be in touch if we have any follow up questions. Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Friday, April 3, 2020 4:40 PM To: Naylor, Michael Cc: Norrie, Austin Subject: [EXT] Re: 388 W 8th Ave - Text Amendment

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Afternoon Michael,

Definitely we can clear this up and I've attached a scribbled-on set below. The section in **BLUE** was the area that was previously flagged by the inspector. This was an added mezzanine space from a former tenant that did not have permits. Our architect measured this out to be 1,196 sf. Through this Text Amendment we are wishing to utilize the space's use as office and bringing it up to code for that use, and have labelled it as such on this drawing set.

The area in **RED** was identified to the team for the first time through this process that it is also without permits from a former tenant. This area is 696.98 sf and will be retained as mezzanine for that office unit and brought up to code for occupancy.

The Wholesale Mezzanine featured on the 2nd floor's page was existing from a permitted 1989 renovation, which I will provide drawings and documentation for all once I can get it consolidated together in decently scanned files that are easy to read / zoom in on a PDF file.

All areas in the building were measured and included by the architect and are in the total square footage and FSR of the drawings. The total FSR of the building in its current form today I believe is about 1,730 sf above that of the original approved CD-1 of 1.10 FSR.

Please let me know if you have any further questions and I'll try to get those old building drawings to you ASAP.

Cheers,

Andrew Methodius Hawryluk

Assistant Development Manager

JTA Development Consultants

Suite 202 – 111 West Broadway

Vancouver, BC V5Y 1P4

E: andrew@jtadevco.com

C: 604-833-4517

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Andrew Methodius Hawryluk

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From:	"McDonald, Amy" < Amy.McDonald@vancouver.ca>
To:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>
Date:	9/22/2020 2:34:03 PM
Subject:	RE: [EXT] Re: [EXT] Re: Referred to Public Hearing and Required Steps - 380-390 West 8th Avenue

Thanks, Austin!

From: Norrie, Austin Sent: Tuesday, September 22, 2020 2:17 PM To: McDonald, Amy Subject: FW: [EXT] Re: [EXT] Re: Referred to Public Hearing and Required Steps - 380-390 West 8th Avenue

Hi Amy,

My applicant provided me their contacts for the Public Hearing. They should have emailed you directly. See Andrew® message below for the info,

Thanks,

AN

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Tuesday, September 22, 2020 2:16 PM To: Norrie, Austin Cc: james@jtadevco.com Subject: [EXT] Re: [EXT] Re: Referred to Public Hearing and Required Steps - 380-390 West 8th Avenue

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Austin.

Please include the following below as well:

Client - Jay Lirag: jay@liragland.com

On Tue, Sep 22, 2020 at 11:44 AM Andrew Hawryluk <andrew@jtadevco.com> wrote:

Hi Austin,

Replying to the above requests for contact information. Please use the following below for our project's legal contact:

Karim Jiwa E: karim@deecorp.ca P: 604-683-0002

Please see below for all contact details as requested by our Client for the Public Hearing:

Client - Larry Rotta: larry@deecorp.ca Project Manager - James Tod: james@jtadevco.com Project Manager - Andrew Hawryluk: andrew@jtadevco.com City of Vancouver - FOI 2020-581 - Page 109 of 169

Architect - Dimas Craveiro: dimascraveiro@gmail.com Affected Tenant - Christian Diaz: christian@lataqueria.ca

Let me know in advance of the Hearing if you have nay questions.

Cheers,

Andrew.

On Thu, Sep 17, 2020 at 1:28 PM Norrie, Austin <Austin.Norrie@vancouver.ca> wrote:

Yes, it will be hosted through WebEx.

A live stream will be available on the City B Website for non-participants. Public speakers will be allowed to call in of course. The City Clerks will send out the WebEx invite the Friday before the Public Hearing.

Regards,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Thursday, September 17, 2020 1:23 PM To: Norrie, Austin Cc: james@jtadevco.com Subject: [EXT] Re: Referred to Public Hearing and Required Steps - 380-390 West 8th Avenue

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Afternoon Austin,

Thanks for this info, and we look forward to October 6th. Please send james and myself the attendance info / link for the virtual Public Hearing when it becomes available. I understand the City is using WebEx?

Regards,

Andrew.

On Thu, Sep 17, 2020 at 11:54 AM Norrie, Austin <Austin.Norrie@vancouver.ca> wrote:

Hello Andrew and James,

As mentioned this item has now been referred. I'll be giving the presentation to City Council on Oct 6th. It should be pretty straight forward text amendment. I don't anticipate public speakers. There could however be questions from Council.

I'm happy to answer any questions about the Public Hearing. Thanks,

Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin norrie@vancouver.ca Work: 604-871-6034

From: McDonald, Amy Sent: Tuesday, September 15, 2020 2:52 PM To: andrew@jtadevco.com; james@jtadevco.com Cc: Norrie, Austin Subject: Referred to Public Hearing and Required Steps - 380-390 West 8th Avenue

Hi Andrew and James,

At the September 15, 2020 Council Meeting, the rezoning report for CD-1 Text Amendment: 380-390 West 8th Avenue was referred to the October 6 Public Hearing, beginning at 6:00 pm. The hearing will be convened by electronic means.

Please find below two requests prior to the Public Hearing:

1. Legal Representative

Following Public Hearing, pending approval of the rezoning by Council, a City lawyer will be assigned to your project and will contact your legal representative to begin by-law enactment procedures. By **Friday**, **September 25**, please provide your legal representatives contact information for staff to follow up with after the Public Hearing.

2. Attendees at Public Hearing

Please provide me with the names, affiliations, and contact details of everyone on your team who will be speaking/available to answer questions during the Public Hearing on October 6, by **Friday, September 25**. WebEx, a web conference tool, will be used to host the virtual Public Hearing. Details and an invitation will be provided by City Clerks closer to the time of the hearing. If you have any questions regarding this process, please ask your Rezoning Planner for further information.

Kind regards,

Amy

Amy McDonald | Planning Analyst Planning, Urban Design & Sustainability | City of Vancouver T. 604-871-6321 amy.mcdonald@vancouver.ca

Andrew Methodius Hawryluk Assistant Development Manager

JTA Development Consultants

Suite 202 – 111 West Broadway Vancouver, BC V5Y 1P4

E: andrew@jtadevco.com C: 604-833-4517

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Andrew Methodius Hawryluk Assistant Development Manager

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From:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>	
To:	"Norrie, Austin" < Austin.Norrie@vancouver.ca>	
Date:	4/21/2020 11:53:22 AM	
Subject:	RE: [EXT] Re: 388 W 8th Ave - Text Amendment (UPDATE)	

Hi Austin,

Remember that the amendment is also to increase (double) the maximum floor space for restaurant use. You need to add that too to your webpage. -MN

From: Norrie, Austin Sent: Tuesday, April 21, 2020 10:21 AM To: Naylor, Michael Subject: FW: [EXT] Re: 388 W 8th Ave - Text Amendment (UPDATE)

Hi Michael,

I wanted to give you an update on 388 West 8th Avenue (La Taqueria Site). I still haven't heard from the assigned Plan Checker, Cody Profili. Should I reach out someone else?

Andrew Hawryluk has let us know there are indeed two mezzanines. He's outlined that the two mezzanines would equal approximately 1,730 sq. ft. above what the approved CD-1 of 1.10 FSR. See his full message in the email thread. I've decided to go simple and not include a graphic or map on the website. We also won't be requiring a site sign. You can review the website link here: http://rezoning.internal.vancouver.ca/applications/388w8ave/index.htm

I'll be briefly in the office tomorrow and if your there we can chat then.

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Friday, April 3, 2020 4:40 PM To: Naylor, Michael Cc: Norrie, Austin Subject: [EXT] Re: 388 W 8th Ave - Text Amendment

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Afternoon Michael,

Definitely we can clear this up and I've attached a scribbled-on set below. The section in **BLUE** was the area that was previously flagged by the inspector. This was an added mezzanine space from a former tenant that did not have permits. Our architect measured this out to be 1,196 sf. Through this Text Amendment we are wishing to utilize the space's use as office and bringing it up to code for that use, and have labelled it as such on this drawing set.

The area in **RED** was identified to the team for the first time through this process that it is also without permits from a former tenant. This area is 696.98 sf and will be retained as mezzanine for that office unit and brought up to code for occupancy. City of Vancouver - FOI 2020-581 - Page 113 of 169 The Wholesale Mezzanine featured on the 2nd floor's page was existing from a permitted 1989 renovation, which I will provide drawings and documentation for all once I can get it consolidated together in decently scanned files that are easy to read / zoom in on a PDF file.

All areas in the building were measured and included by the architect and are in the total square footage and FSR of the drawings. The total FSR of the building in its current form today I believe is about 1,730 sf above that of the original approved CD-1 of 1.10 FSR.

Please let me know if you have any further questions and I'll try to get those old building drawings to you ASAP.

Cheers,

Andrew Methodius Hawryluk

Assistant Development Manager

JTA Development Consultants

Suite 202 – 111 West Broadway

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E: andrew@jtadevco.com

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From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>
To:	"Casidy, Bryce" <bryce.casidy@vancouver.ca></bryce.casidy@vancouver.ca>
Date:	10/7/2020 2:59:40 PM
Subject:	RE: [EXT] Re: 388 W 8th Ave - Text Amendment

No worries Bryce! I was able to get some of the information I needed.

The item passed at Council yesterday and Council had no questions for us.

Thanks for the help on this one s.22(1)

AN

From: Casidy, Bryce Sent: Wednesday, October 7, 2020 2:57 PM To: Norrie, Austin Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

s.22(1)

. Looks like this slipped my mind. If this information would still be helpful, let me know and I will take a look for you.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Norrie, Austin Sent: Monday, September 28, 2020 3:30 PM To: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hello Bryce,

It's been a little while. This item is going to the Public Hearing next week on Oct 6th. I wanted to touch base with you before the date. I'm seeking some background information.

Do you know the circumstances of how DBL uncovered the illegally built mezzanines? Was any charge applied since they were built without permits? Would you know if they were uncovered during an inspection or when the applicant came in for a development permit?

Any additional info from DBL will be helpful. Much appreciated.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca

City of Vancouver - FOI 2020-581 - Page 115 of 169

From: Norrie, Austin Sent: Friday, August 7, 2020 12:30 PM To: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hello Bryce,

We've decided go with the FSR increase to 1.17 as you've indicated. This makes the most sense. The Council Report is nearing completion. Thanks for your help on this!

It was much appreciated. Have a good weekend.

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Naylor, Michael Sent: Thursday, August 6, 2020 4:50 PM To: Casidy, Bryce; Norrie, Austin Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

We should only give them as much floor area as they need to legalize the mezzanines. If we gave them extra, they should be illustrating where they would add it, as it would become part of the form of development. (We might not want it on the roof, for example.) They are not asking for extra. Their CAC will be less.

From: Casidy, Bryce Sent: Thursday, August 6, 2020 4:36 PM To: Norrie, Austin; Naylor, Michael Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

The 1,208.23 SF is the amount over the allowable that they are currently sitting. As I've mentioned, I haven't been able to track down the old floor plans to compare with the current ones to identify the difference, but I imagine floor area was added elsewhere at some point. I can go into the office on Tuesday if you can wait that long for a possible clarification. I may not have any better luck tracking down drawings than I already have though.

The applicant is saying they currently have 21,182.82 which I have confirmed from their drawings so you should probably be changing it to that number (and 1.17 FSR) if you want to allow what they currently have.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Norrie, Austin Sent: Thursday, August 6, 2020 4:13 PM To: Casidy, Bryce; Naylor, Michael Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

City of Vancouver - FOI 2020-581 - Page 116 of 169

Can you confirm is that the floor area increase of 1,208.23 sf is correct?

The applicant has mentioned that one of the mezzanines is 1,196 sq. ft. and the other is 696 sq. ft., which adds to 1,893 sq. ft. (See their email for further details).

Are we going to simply add this 1,893 sq. ft. to the floor area identified in the DE416758 of 18,606.2 sq. ft.? This gets them to 20,499 sq. ft. at 1.13 FSR.

Thanks,

AN

From: Casidy, Bryce Sent: Thursday, August 6, 2020 4:04 PM To: Naylor, Michael; Norrie, Austin Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Michael,

That is correct, and as Austin has mentioned, that would be keeping the site area in the CD-1 original despite the dedication for the road widening.

Sincerely,

Bryce Casidy Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Naylor, Michael Sent: Thursday, August 6, 2020 3:52 PM To: Norrie, Austin; Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

So, in the table below, 21,182.82 sf is the plan-checked actual total floor area of the building, including the two mezzanines that the architect is saying were constructed without permits?

And 19,974.59 sf is what CD-1 (330) currently permits? If so, the building with its illegal mezzanines is 1,208.23 sf over the permitted total floor area?

So, we have to add at least 1,208.23 sf to the by-law to allow the mezzanines to be legalized through a DP application?

Please confirm that I have it right. Thanks.

-Michael

From: Norrie, Austin Sent: Thursday, August 6, 2020 11:13 AM To: Naylor, Michael Subject: FW: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Michael, we've received a response from Bryce about FSR at the time of the most recent DP. This information might be useful.

I haven't told him yet that were thinking of going with your numbers. I'll be in the office in a couple hours and can sort this out then.

AN

From: Casidy, Bryce Sent: Wednesday, August 5, 2020 8:31 PM To: Norrie, Austin Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

The most recently approved DP for the site with FSR changes was DE416758 and it had a total of 18,606.2 SF, a difference of 2,576 SF from the current drawings. As part of that permit, they were supposed to remove the area in blue in the drawings you sent me. I don't know where the additional 683 SF comes from (2,576 SF difference – 1,893 SF of mezzanines) as I was unable to find any of the original drawings.

If you can wait until next week, I will try again to track down the previous drawings when I'm in the office again. Otherwise, use the following information:

	Allowable Per CD-1 (330) - (SF)	Approved Per DE416758 - (SF)	Actual - (SF)
Site Area	18,158.72	18,158.72	17,673.6
FSR*	1.10	1.02	1.17
Floor Area	19,974.59	18,606.2	21,182.82

*FSR totals are all based on Site Area from CD-1 (330)

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Norrie, Austin Sent: Tuesday, August 4, 2020 11:40 AM To: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hello Bryce,

No worries there. s.22(1)

Were curious to know the building's total floor area before their construction of the two mezzanines. A portion of the mezzanines appears to be built under the FSR of 1.10 allowed in the CD-1 By-law.

Is there an old DP with this information or a way we can calculate this figure?

We can grant them a FSR increase to 1.167 (or 1.17) as you've indicated in your formula below, but we'd like to show that difference from what the building original floor area.

I've attached an email with drawings from the applicant that they submitted awhile back. They'll be useful in understanding the mezzanine situation. Yes, there are two mezzanines and they didn't specify this in their original drawings. I hope their mezzanine floor area calculations are correct. For the area with the state of the

695 sq. ft. (Total: 1,893 sq. ft.). If we added this amount of floor area onto the FSR 1.10 then they'd be at 1.204 FSR. This is obviously too much FSR. We need to determine how much floor area was built under the CD-1 and then apply extra floor area to get to 1.167 FSR.

Let me know if I'm on the right track! Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Casidy, Bryce Sent: Tuesday, August 4, 2020 9:35 AM To: Norrie, Austin Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

Sorry, last week was a crazy one for me. I should be able to take another look shortly.

s.22(1)

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Norrie, Austin Sent: Tuesday, August 4, 2020 9:24 AM To: Casidy, Bryce Subject: FW: [EXT] Re: 388 W 8th Ave - Text Amendment

Hello Bryce,

I want to catch you before you may take any holidays. Do you mind helping us out and looking over those numbers I sent? I want to wrap everything up for the Plan Check. I've got the Council Report written and the last step is to make sure everything adds up before I send it along to Finance and Law.

Much appreciated. Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034 To: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hello Bryce,

Thanks for confirming these numbers. I meant to get back to you but got pretty preoccupied with Public Hearings.

We've decided to go with the CD-1's site area and not the applicant's site area. I've created an excel table so I could calculate everything easily and determine the CACs and DCLs. Notably the mezzanine is 697 sq. ft., but there is office space from a previous renovation that makes the entire floor area get to 1.17 FSR. I rounded up and I hope that's alright. Notably in the CD-1 By-law the FSR only goes to the second decimal place.

Would you have a second to look these calculations over? Everything should make sense. The council report for this is almost complete and we just need to finalize the numbers. Let me know if you have questions.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Casidy, Bryce Sent: Tuesday, July 7, 2020 1:54 PM To: Norrie, Austin Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

My apologies, I had made a slight error in my floor area totals; they should be as follows:

1st: 10,981.68 sq.ft. 2nd: 9,504.16 sq.ft. Mezz: 696.98 sq.ft. Total: 21,182.82 sq.ft / 18,158.72 sq.ft (Site area from CD-1)= 1.167 FSR /17,673.6 sq.ft (site area from drawings) = 1.198 FSR

The site area would be roughly what they are showing but we determine official Site Area from survey drawings. If you were to update the Site Area, you should have the applicant have a current Survey Plan done.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Norrie, Austin Sent: Tuesday, July 7, 2020 11:42 AM To: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

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Hello Bryce, thanks for digging up these numbers for us.

It sounds like were going to use the original site area, which would mean they are currently at 1.171 FSR.

In the existing CD-1 on page 2 it says the FSR must not exceed 1.10 and the total site area as 1,687 m2. Notably the 1,687 m2 is prior to any dedications. What is the site area become with the dedication?

From the applicant's drawings their numbers say they are increasing the FSR to 1.198. As you mentioned, if you use the current site area with the dedications they are at a FSR of 1.204. This is a higher FSR than what they are requesting in their proposal.

Maybe crafting a chart would help. Let me know if one can be devised. Thanks and much appreciated.

Austin

From: Norrie, Austin Sent: Thursday, July 2, 2020 12:03 PM To: Casidy, Bryce Cc: Naylor, Michael Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Nice catch. Let me get back to you on this once I have a few conversations with others on my team. Likely get back to you on Monday.

We'll figure out the best option to take. Thanks,

AN

From: Casidy, Bryce Sent: Thursday, July 2, 2020 10:54 AM To: Norrie, Austin Cc: Naylor, Michael; Bosnjak, Joe Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

I took a look at VanMaps and turns out there is a Building Line on Yukon so it looks like there was a Road Widening to go along with the initial rezoning. The 4 ft. difference from where the Building Line is and where the property across the lane starts matches exactly with the difference in site area.



When approaching this CD-1 amendment, would you keep the Site Area as originally presented for FSR purposes, or would you reduce the site area to the current size since they have now done additions that put them beyond the original rezoning application?

If you were to use the original site area, they are at 1.172 FSR If you use the current site area, they are at 1.204 FSR (as per the drawings)

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Casidy, Bryce Sent: Thursday, July 2, 2020 9:28 AM To: Norrie, Austin Cc: Naylor, Michael; Bosnjak, Joe Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

I've looked at their overlays and I'm happy with the numbers they have. They should be distributing the "circulation" area amongst the uses that it serves but that shouldn't affect the CD-1 amendment at all. One discrepancy I've noticed is City of Vancouver - FOI 2020-581 - Page 122 of 169 that the Site Area they are showing is different from the Site Area listed on the CD-1 so I'm going to need to do a little digging when I get a chance when I'm in the office. I should be able to do more research tomorrow, unless you already know why they have that discrepancy.

Sincerely,

Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707 Email: bryce.casidy@vancouver.ca

From: Norrie, Austin Sent: Thursday, July 2, 2020 8:46 AM To: Bosnjak, Joe; Profili, Cody Cc: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Thank for getting someone on this Joe and Cody.

I've received quite a number of emails from the applicant team lately. We'd like to get on this as soon as possible. The applicant is eager to have this application to Public Hearing. I've attached the VanDocs and POSSE links.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Bosnjak, Joe Sent: Monday, June 29, 2020 1:08 PM To: Naylor, Michael; Norrie, Austin; Profili, Cody Cc: Casidy, Bryce Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Cody,

Can you please coordinate a transfer with Bryce.

Thanks

Joe

From: Naylor, Michael Sent: Thursday, June 25, 2020 11:37 AM To: Norrie, Austin; Profili, Cody; Bosnjak, Joe Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

We don't need the restaurant floor area checked because, in the amendment, we are giving them the maximum which is in the neighbouring I-1 District Schedule – 150 sq. m. If they have more than that, they'll have to reduce it because we won't give them more than I-1 has.

We just need overall floor area checked, including mezzanines, as that figure in the by-law is increasing to what they need to legalize what they have built w/o permit.

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Michael Naylor | Senior Rezoning Planner Planning, Urban Design & Sustainability 86269 Mobile 778-885-2164

From: Norrie, Austin Sent: Thursday, June 25, 2020 11:20 AM To: Profili, Cody; Bosnjak, Joe Cc: Naylor, Michael Subject: RE: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Cody and Joe,

Well the things is we received this text amendment at the end of February. So ideally it would be going to Council right now. 4 months is a typical window for a CD-1 text amendment of this complexity. I realize due to COVID some projects have temporarily been delayed. My hope is to have a report ready for the September referral.

I don't believe this item would be work intensive. Notably the property owner has already built the additional FSR. Were simply correcting the FSR in the CD-1 by-law, however, we'd like to know the exact amount of FSR and not reply on the applicant's numbers. The floor area increase is approximately 1,730 sq. ft. (160.7 sq. m) and the proposal is also increasing the maximum floor space for Restaurant - Class 1 use from 65 sq. m to 150 sq. m.

You can see the proposal here 5.15(1)(I)

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Profili, Cody Sent: Thursday, June 25, 2020 10:56 AM To: Bosnjak, Joe; Norrie, Austin Subject: FW: [EXT] Re: 388 W 8th Ave - Text Amendment

Hi Joe and Austin,

As per discussion this morning, below and attached is the technical check for CD-1 text amendment that I need help with. Austin has been waiting since early April and I just haven't had time to look into it for him. I have drawings at my desk and can hand them off tomorrow or Tuesday (my next office days)

Austin, could you please confirm when this scheduled for council?

Thank you and apologies for the delay,

Cody Profili | Project Coordinator – Development Review Branch CITY OF VANCOUVER | West Annex, 515 West 10th Av cody.profili@vancouver.ca | 604.829.9237

From: Norrie, Austin Sent: Tuesday, April 21, 2020 10:27 AM To: Profili, Cody Subject: FW: [EXT] Re: 388 W 8th Ave - Text Amendment

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Hello Cody,

I haven't heard from you yet. I hope all is well. I believe you've been assigned to support us on this plan check for 388 West 8th Avenue. The applicant has provided information and drawings that will help in the review. There are two mezzanines that have already been built on the property. We're doing the text amendment after their construction, because they were completed without permits or approvals. See Applicant's (Andrew Hawrlrluk) full email below.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Friday, April 3, 2020 4:40 PM To: Naylor, Michael Cc: Norrie, Austin Subject: [EXT] Re: 388 W 8th Ave - Text Amendment

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Afternoon Michael,

Definitely we can clear this up and I've attached a scribbled-on set below. The section in **BLUE** was the area that was previously flagged by the inspector. This was an added mezzanine space from a former tenant that did not have permits. Our architect measured this out to be 1,196 sf. Through this Text Amendment we are wishing to utilize the space's use as office and bringing it up to code for that use, and have labelled it as such on this drawing set.

The area in **RED** was identified to the team for the first time through this process that it is also without permits from a former tenant. This area is 696.98 sf and will be retained as mezzanine for that office unit and brought up to code for occupancy.

The Wholesale Mezzanine featured on the 2nd floor's page was existing from a permitted 1989 renovation, which I will provide drawings and documentation for all once I can get it consolidated together in decently scanned files that are easy to read / zoom in on a PDF file.

All areas in the building were measured and included by the architect and are in the total square footage and FSR of the drawings. The total FSR of the building in its current form today I believe is about 1,730 sf above that of the original approved CD-1 of 1.10 FSR.

Please let me know if you have any further questions and I'll try to get those old building drawings to you ASAP.

Cheers,

Andrew Methodius Hawryluk

Assistant Development Manager

JTA Development Consultants

Suite 202 – 111 West Broadway

Vancouver, BC V5Y 1P4

E: andrew@jtadevco.com

C: 604-833-4517

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	From:	"Andrew Hawryluk" <andrew@jtadevco.com></andrew@jtadevco.com>	
	To:	"Norrie, Austin" < Austin.Norrie@vancouver.ca>	
	CC:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>	
	Date:	4/1/2020 4:01:03 PM	
S	ubject:	Re: [EXTERNAL] Re: 388 W 8th Ave - Text Amendment	
	and the second second		

Hi Austin,

Still working with the architect to break out the square footage of that added "office" component that were bringing to compliance - the former storage mezzanine located on the 2nd floor just to the east of the common corridor along the south of the building. All areas are accounted for in our total FSR for the Text Amendment of 1.198.

As to the "hatch", are you referring to Office Unit #240? Please call for clarification if need be. Would your team prefer all mezzanine to be on a separate page? On the 2nd floor page you provided the wholesale mezzanine is at the same rough elevation as the rest of the building's second floor and the office mezzanine for Unit #240 is at 2/12 levels. I think our architect didn't want to throw anyone off, but please call to verify the request.

Please call to clarify further and in the meantime I'll round up the total FSR of the non-compliant sections we are bringing in line as well as further pursuing the former drawings.

Andrew.

On Wed, Apr 1, 2020 at 2:56 PM Norrie, Austin <<u>Austin.Norrie@vancouver.ca</u>> wrote: Hello Andrew,

I hope all is well. I've just learnt that we'll only need a website created for the application. Installing a site sign won't be necessary. This is due to the mezzanine already being constructed.

I do however have some additional questions. There is also a wholesale storage mezzanine located on the 2nd floor of the building (I've attached the drawings). Can you confirm that this was already an existing mezzanine and is included within the maximum floor area outlined under the CD-1 (330)? From the drawings this mezzanine is identified as being 367.7 square feet. Any additional floor space will need to be included in the proposal.

Notably, can you place a hatch where the office mezzanine is located and indicate its location on the 2nd floor drawings? This will help when I share the drawings for review.

We want to ensure all the new FSR is accounted for. It would also be good to get a copy of the building's drawings prior to the construction of the office mezzanine. That way our Plan Checker can see before and after the changes that were made.

Much appreciated. Thank you,

Austin Norrie | Planning Analyst

Rezoning Centre | Planning, Urban Design & Sustainability

City of Vancouver

Email: austin.norrie@vancouver.ca

Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Wednesday, April 1, 2020 11:02 AM To: Norrie, Austin Subject: Re: [EXTERNAL] Re: 388 W 8th Ave - Text Amendment

Austin,

Please retain myself as the POC for this project and our future applications. Looking forward to hearing back by week's end and thanks for keeping these engines running!

Andrew.

On Tue, Mar 31, 2020 at 2:47 PM Norrie, Austin <Austin.Norrie@vancouver.ca> wrote:

Hi Andrew,

Is there someone on your team that wants to be the main point of contact regarding this applications? I require putting their contact info on the City's website. The site sign PDF and website should be ready by the end of the week.

Thanks,

Rezoning Centre | Planning, Urban Design & Sustainability

City of Vancouver

Email: austin.norrie@vancouver.ca

Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Thursday, March 26, 2020 3:00 PM To: Norrie, Austin Subject: Re: [EXTERNAL] Re: 388 W 8th Ave - Text Amendment

Austin,

Excellent to hear and we look forward to getting the site sign details for printing as soon as it's ready.

Andrew.

On Thu, Mar 26, 2020 at 2:48 PM Norrie, Austin <Austin.Norrie@vancouver.ca> wrote:

Thanks Andrew,

I'll get this information where it needs to go. In the upcoming weeks I'll have a site sign to be installed on the site, as well as website created outlining the proposal.

We'll be in touch then.

Thanks,

Austin Norrie | Planning Analyst

Rezoning Centre | Planning, Urban Design & Sustainability

City of Vancouver

Email: austin.norrie@vancouver.ca

Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Thursday, March 26, 2020 10:17 AM To: Norrie, Austin Subject: Re: [EXTERNAL] Re: 388 W 8th Ave - Text Amendment

Morning Austin,

Please see below package update from our architect. Please let me know of any more changes from him in the meantime.

Regards,

Andrew.

On Tue, Mar 24, 2020 at 5:32 PM Norrie, Austin < Austin.Norrie@vancouver.ca> wrote:

Hello Andrew,

Feel free to send the digital copies to me. I'll then send them to Miguel Castillo Urena. As mentioned he's the assigned Development Planner.

Myself and other City Staff are currently working from home and will be coordinating with each other to perform the review.

Thanks,

Austin Norrie | Planning Analyst

Planning, Urban Design & Sustainability | City of Vancouver

City of Vancouver - FOI 2020-581 - Page 130 of 169

Email: austin.norrie@vancouver.ca

Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Friday, March 20, 2020 4:29 PM To: Norrie, Austin Subject: Re: [EXTERNAL] Re: 388 W 8th Ave - Text Amendment

Hi Austin,

Noted on the delay. As for the added elements to the drawings you stated they'd help your team as they review of the CD-1 and we have digital copies ready, which I'll send in the meantime.

Look forward to hearing back in a couple weeks as this evolve.

Andrew.

On Fri, Mar 20, 2020 at 4:16 PM Norrie, Austin <Austin.Norrie@vancouver.ca> wrote:

Hello Andrew,

I would just wait on getting this task completed for now. The information I've requested will support the review by the Development Planner and Project Coordinator. Due to COVID-19 our staff have been quite pre-occupied.

I'm currently still waiting on a few some more staff assignments for the review of this CD-1 Text Amendment. This will likely take a few more weeks.

We can maybe touch base in a couple weeks and maybe set up a conference call.

Have a great weekend!

City of Vancouver - FOI 2020-581 - Page 131 of 169

Austin Norrie | Planning Analyst

Planning, Urban Design & Sustainability | City of Vancouver

Email: austin.norrie@vancouver.ca

Work: 604-871-6034

From: Andrew Hawryluk [mailto:andrew@jtadevco.com] Sent: Thursday, March 19, 2020 10:55 AM To: Norrie, Austin Subject: [EXTERNAL] Re: 388 W 8th Ave - Text Amendment

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Austin,

For this revision and update what formats are acceptable or would you require?

Best,

Andrew.

On Fri, Feb 28, 2020 at 1:59 PM Norrie, Austin <Austin.Norrie@vancouver.ca> wrote:

Hello Andrew and the rest of the team,

I be taking over for Lex on your application to amend CD-1 (330). To assist in the review our team will require some additional drawings and information.

Can you provide a breakdown to the total sq. ft. (sq. m) to the different land uses currently within in the building? You can provide this information as a table and highlight the different land use areas within your drawings. You• d done already this to an extent. Please also identify all floor space uses including the circulation and shared spaces.

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Could you also show the built mezzanine as a hatch or coloured layer on your drawings and confirm that the mezzanine is exactly 696.98 sq. ft. as you• ve outlined? Please confirm If there are other additions that have been made to the FSR.

I m currently arranging for a Development Planner to be assigned to your file. I H let you know when one is confirmed.

Much appreciated and have a good weekend.

Thanks,

Austin Norrie | Planning Assistant III

Planning, Urban Design & Sustainability City of Vancouver

Email: austin.norrie@vancouver.ca

Work: 604-871-6034

From: Dominiak, Lex Sent: Wednesday, February 26, 2020 11:53 AM To: Andrew Hawryluk; Larry Rotta; James Tod Cc: Norrie, Austin Subject: 388 W 8th Ave - Text Amendment

Hi Andrew and company,

I wanted to give you a heads up that I have taken a new position in Rezoning and will be passing your application to Austin Norrie (CC• d).

Austin will be in touch shortly as we have a few questions about your application package.

It has been great working with you so far and please be in to her in the plan with you so far and please in the plan of the pl

further from me.

Best regards,

Lex Dominiak | Planner

Rezoning Centre | Planning, Urban Design & Sustainability

City of Vancouver

604.829.4396 | lex.dominiak@vancouver.ca

--

Andrew Methodius Hawryluk

Assistant Development Manager

JTA Development Consultants

Suite 202 - 111 West Broadway

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Andrew Methodius Hawryluk

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-

Andrew Methodius Hawryluk

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Andrew Methodius Hawryluk

Assistant Development Manager

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Suite 202 - 111 West Broadway

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E: andrew@jtadevco.com

C: 604-833-4517

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--

Andrew Methodius Hawryluk

Assistant Development Manager

JTA Development Consultants

Suite 202 - 111 West Broadway

Vancouver, BC V5Y 1P4

E: andrew@jtadevco.com

C: 604-833-4517

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Andrew Methodius Hawryluk

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Suite 202 - 111 West Broadway

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From: "Norrie, Austin" <austin.norrie@vancouver.ca>
To: "Profili, Cody" <cody.profili@vancouver.ca>
Date: 4/8/2020 12:12:39 PM
Subject: RE: 388 W 8th Ave - Amend CD-1 (330) - Requesting Assignment for Plan Check

Hi Cody, how are things going? I was wondering if you've thought about this plan check at all? Is there information I can provide you or additional information from the applicant that is needed?

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Norrie, Austin Sent: Thursday, March 26, 2020 3:03 PM To: Profili, Cody Subject: RE: 388 W 8th Ave - Amend CD-1 (330) - Requesting Assignment for Plan Check

Hello Cody,

I hope you's doing well. It looks like we got another mezzanine. I think this one will go fairly smoothly. The applicant has already built the mezzanine and were just applying the text amendment changes to the floor area afterwards. They built it without having the density under the CD-1. We's still need a plan check on it. Is attached the VanDocs link where the files are kept.

I imagine you are busy and I don expect things to happen too quickly given the circumstances were in.

Thanks,

Austin Norrie | Planning Analyst Planning, Urban Design & Sustainability | City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034 Cell: \$.15(1)(I)

From: Bosnjak, Joe Sent: Thursday, March 26, 2020 12:00 PM To: Norrie, Austin Cc: Profili, Cody Subject: RE: 388 W 8th Ave - Amend CD-1 (330) - Requesting Assignment for Plan Check

Hello Austin,

I have assigned Cody Profili to be the PC.

Thanks

Joe

From: Norrie, Austin Sent: Tuesday, March 17, 2020 11:13 AM To: Bosnjak, Joe Subject: RE: 388 W 8th Ave - Amend CD-1 (330) - Requesting Assignment for Plan Check

Hello Joe,

Do you know the status of getting a plan check assigned for this amendment? Let me know when we might get one.

Thanks,

Austin Norrie | Planning Assistant III Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Norrie, Austin Sent: Wednesday, March 4, 2020 9:45 AM To: Bosnjak, Joe Cc: Naylor, Michael; Castillo Urena, Miguel Subject: 388 W 8th Ave - Amend CD-1 (330) - Requesting Assignment for Plan Check

Hello Joe,

Welle received an application to amend the CD-1 (330) for 338 West 8th Avenue. Our team will require a Plan Check for the proposal. Ile attached the Distribution Memo. The documents are currently on their way to you.

It a proposal regarding additional floor space for a mezzanine. Let us know when a Project Coordinator can be assigned. We eventually want to meet with them to discuss the applicant proposal.

Is include the VanDocs and POSSE Link.

Thanks,

Austin Norrie | Planning Assistant III Planning, Urban Design & Sustainability | City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>
To:	"Andrew Hawryluk" <andrew@jtadevco.com></andrew@jtadevco.com>
	"Larry Rotta" <larry@deecorp.ca></larry@deecorp.ca>
	"James Tod" <james@jtadevco.com></james@jtadevco.com>
CC:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>
	"Castillo Urena, Miguel" < Miguel.CastilloUrena@vancouver.ca>
Date:	3/4/2020 1:22:47 PM
Subject:	RE: 388 W 8th Ave - Text Amendment

Hello Andrew,

I'm hoping that you were able to receive my last email correspondence. Miguel Castillo Urena has been assigned as the Development Planner.

Thanks,

Austin Norrie | Planning Assistant III Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Norrie, Austin Sent: Friday, February 28, 2020 1:59 PM To: Andrew Hawryluk; Larry Rotta; James Tod Cc: Naylor, Michael; Dominiak, Lex Subject: RE: 388 W 8th Ave - Text Amendment

Hello Andrew and the rest of the team,

I be taking over for Lex on your application to amend CD-1 (330). To assist in the review our team will require some additional drawings and information.

Can you provide a breakdown to the total sq. ft. (sq. m) to the different land uses currently within in the building? You can provide this information as a table and highlight the different land use areas within your drawings. You done already this to an extent. Please also identify all floor space uses including the circulation and shared spaces.

Could you also show the built mezzanine as a hatch or coloured layer on your drawings and confirm that the mezzanine is exactly 696.98 sq. ft. as you've outlined? Please confirm If there are other additions that have been made to the FSR.

Im currently arranging for a Development Planner to be assigned to your file. III let you know when one is confirmed.

Much appreciated and have a good weekend.

Thanks,

Austin Norrie | Planning Assistant III Planning, Urban Design & Sustainability | City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Dominiak, Lex

Sent: Wednesday, February 26, 2020 11:53 AM To: Andrew Hawryluk; Larry Rotta; James Tod Cc: Norrie, Austin Subject: 388 W 8th Ave - Text Amendment

Hi Andrew and company,

I wanted to give you a heads up that I have taken a new position in Rezoning and will be passing your application to Austin Norrie (CC¹).

Austin will be in touch shortly as we have a few questions about your application package.

It has been great working with you so far and please be in touch if you need anything further from me.

Best regards,

Lex Dominiak | Planner

Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver 604.829.4396 | lex.dominiak@vancouver.ca

From:	"Naylor, Michael" <michael.naylor@vancouver.ca></michael.naylor@vancouver.ca>
To:	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>
Date:	4/1/2020 1:36:05 PM
Subject:	RE: 388 W 8th Avenue - La Taqueria Site - Site Sign & Website for Review

HI Austin,

I'm not sure we need a sign for this one. Give me a call at s.22(1) and we'll chat about this file. -Michael

From: Norrie, Austin Sent: Wednesday, April 01, 2020 9:59 AM To: Naylor, Michael Subject: 388 W 8th Avenue - La Taqueria Site - Site Sign & Website for Review

Hi Michael,

You probably have been way too busy these days to review this material. Let me know if you can take a look. I could always get Thien to look it over. Im hoping to get it out this week.

Attached is the site sign and here is the website that II/ve created: s.15(1)(I) s.15(1)(I)

I've created a graphic to show where in the mezzanine is located within the building. Its located in the upper left corner of the site. I've zoomed into that location and outlined the streets.

I've also includes the applicants drawings and the CD-1 By-law as a reference.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034

From: Norrie, Austin Sent: Monday, March 30, 2020 12:14 PM To: Naylor, Michael Subject: 388 W 8th Avenue - La Taqueria Site - Site Sign for Review

Hello Michael,

I've been working on the site sign for the CD-1 text amendment for 388 W 8th Avenue (La Taqueria Site). The applicant has been finally getting in touch with us and Cody Profili will be the Plan Checker. Miguel is the Development Planner on the file.

Attached is the CD-1 (330) and the site sign that I'll want to get placed on the property. They'll be no open house. I imagine we won't need a postcard distributed either. I'm thinking one site sign will be placed facing West 8th Avenue.

The applicant is proposing an increase to the FSR by 696.98 sq. ft. for the already constructed mezzanine. I've rounded up slight to 700 sq. ft. for the site sign. Please review and I'll then have a website created.

Thanks,

Austin Norrie | Planning Analyst Rezoning Centre | Planning, Urban Design & Sustainability City of Vancouver Email: austin.norrie@vancouver.ca Work: 604-871-6034
From:	"McDonald, Amy" <amy.mcdonald@vancouver.ca></amy.mcdonald@vancouver.ca>	
To:	andrew@jtadevco.com	
	james@jtadevco.com	
CC:	"Greenberg, Jeff" <jeff.greenberg@vancouver.ca></jeff.greenberg@vancouver.ca>	
	"Chan, Ryan" <ryan.chan@vancouver.ca></ryan.chan@vancouver.ca>	
	"Bosnjak, Joe" <joe.bosnjak@vancouver.ca></joe.bosnjak@vancouver.ca>	
	"Norrie, Austin" <austin.norrie@vancouver.ca></austin.norrie@vancouver.ca>	
BCC:	"Jay, Simon" <simon.jay@vancouver.ca></simon.jay@vancouver.ca>	
Date:	10/19/2020 3:35:43 PM	
Subject:	Rezoning Next Steps - 380-390 West 8th Avenue	
Attachments:	380-390 W 8th Ave - Rezoning Conditions Letter.pdf	

Hi James and Andrew,

Please find attached the letter detailing the next steps following approval of your rezoning application at 380-390 West 8th Avenue.

For any questions on the development permit application process, please contact Joe Bosnjak, 604-873-7755 or joe.bosnjak@vancouver.ca, for assistance.

Kind regards, Amy

Amy McDonald | Planning Analyst Planning, Urban Design & Sustainability | City of Vancouver T. 604-871-6321 amy.mcdonald@vancouver.ca



October 19, 2020

James Tod JTA Development Consultants 202-111 West Broadway Vancouver, BC V5Y 1P4

Dear James Tod:

RE: Rezoning Application – 380-390 West 8th Avenue

This letter will advise you of what now needs to happen in order to complete your rezoning application.

Council, in approving your application "in principle" following Public Hearing on October 6, 2020, established a condition which must be met prior to the CD-1 By-law being sent for final approval (enactment). Enactment must occur prior to any development or building permits being issued for your project.

The details of the enactment condition are outlined in Appendix B, page 1 of the <u>referral report</u>. The record of the decision is contained within the attached <u>Public Hearing minutes</u>. The condition may require you to provide additional information to various departments.

Below are the names and contact information for staff from specific departments available to assist and provide information regarding the rezoning enactment conditions:

FinancialRyan Chan604-873-7761ryan.chan@vancouver.caServices

Once the prior-to condition has been satisfied, staff will arrange for the draft by-law to go forward for enactment at a Regular Council meeting, thereby bringing the approved zoning into effect and completing the application. For CD-1 rezonings, if a development permit is ready to be issued, arrangements will also be made for Council to give the required final approval to the form of development.

Should you have any questions about specific conditions of enactment, please have your legal counsel contact Legal Services.

For any questions on the Development Permit application process, please contact the Supervisor of the Development Review Branch, Joe Bosnjak at 604-873-7755.

At the links below, please find the following additional material for your Development Application submission:



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Application Checklist: <u>http://vancouver.ca/files/cov/dev-permit-app-major.pdf</u> Application Checklist: <u>https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf</u>

Application Form: http://vancouver.ca/files/cov/dev-build-app-form.pdf

If you are ready to apply for a development permit, please call the Development Enquiry Centre at 604-873-7611 to arrange for a submission appointment.

Kind regards,

Amy McDonald Planning Analyst 604.871.6321 amy.mcdonald@vancouver.ca

CC:

- J. Greenburg, Legal Services
- R. Chan, Financial Services
- J. Bosnjak, Development Review Branch
- A. Norrie, Rezoning Centre

SUMMARY AND RECOMMENDATION

1. Text Amendment: 380-390 West 8th Avenue

Summary: To amend CD-1 (330) (Comprehensive Development) District to increase the total maximum permitted floor space ratio (FSR) from 1.10 to 1.17 to allow for mezzanines within existing double-height spaces, and to increase the limit for Restaurant – Class 1 use from 65 square metres to 150 square metres.

Applicant: JTA Development Consultants

Referral: This item was referred to Public Hearing at the Council Meeting of September 15, 2020.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by JTA Development Consultants, on behalf of Y-8 Properties Ltd., to amend CD-1 (Comprehensive Development) District (330) By-law No. 7371 for 380-390 West 8th Avenue [*PID 019-000-626, Lot H Block 22 District Lot 302 Plan LMP19447*] to increase the total maximum permitted floor space ratio (FSR) from 1.10 to 1.17 to allow for mezzanines within existing double-height spaces, and to increase the limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m to allow an existing restaurant/catering business to have a larger seating area, generally as presented in Appendix A of the Referral Report dated September 1, 2020 entitled "CD-1 Text Amendment: 380-390 West 8th Avenue" be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the Referral Report.

- B. THAT A be adopted on the following conditions:
 - THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[CD-1 Text Amendment: 380-390 West 8th Avenue]







CIVIC ADDRESS

CATERING:

SITE DIMEN SITE AREA: SITE COVER ZONING:

FLOOR -----

FIRST FLOC SECOND F SECOND F

S-_____ TOTAL FLO

FSR:

TOTAL WHOLESALE = 10,981.68 SQ. FT. - 289 SQ. FT. (1ST FLOOR COR.) + 286.72 SQ. FT. (WHOLESALE MEZ.) - 696.5 SQ. FT. (RESTAURANT) = 10,282.9 SQ. FT. TOTAL OFFICE = 9,604.16 SQ. FT. - 390 SQ. FT. (2ND FLOOR COR.) - 286.72 SQ. FT. (WHOLESALE MEZ.) + 696.98 SQ. FT. (OFFICE MEZ.) = 9,624.42 SQ. FT.

PARKING

TOTAL WH RESTAURA OFFICES:

LOADING

LEGAL DESCRIPTION

LOT F& G, BLOCK 22, DISTRICT LOT 302, PLAN 21222

BUILDING ADDRESS: 380-390 WEST 8TH AVENUE 2450 YUKON ST.

SITE DIMENSIONS & ZONING

INCINO	UND & ZUNING
NSIONS:	144.836' / 144.895' X 122.00'
۹:	17,673.6 SQ. FT. (1,641.9 SQ. M.)
ERAGE:	11,159.14 SQ. FT. / 17,673.6 SQ. FT. = 0.631
	CD-1 (330)
DOR:	10,981.68 SQ. FT. (EXCLUDES 177.46 SQ. FT. FOR ELEC. ROOM)
FLOOR:	9,604.16 SQ. FT. (EXCLUDES OPEN TO BELOW SPACES)
FLOOR ME	ZZANINE: 696.98 SQ. FT.
OOR AREA:	x: 21,282.82 SQ. FT.
	21,282.82 SQ. FT. / 17,673.6 SQ. FT. = 1.204
	- 10.091.69 SO ET 280 SO ET (1ST ELOOP COP.) + 296 72 SO ET

HOLESALE:	10,282.9 SQ. FT = 955.5 SQ. M / 93 SQ. M / SPACE	10.27 SPACES	
RANT:	696.5 SQ. FT = 64.7 SQ. M / 50 SQ. M / SPACE	1.29 SPACES	
	3,229.2 SQ. FT = 300 SQ. M / 100 SQ. M / SPACE	3.0 SPACES	
	6,395.22 SQ. FT = 594.1 SQ. M / 50 SQ. M / SPACE	11.88 SPACES	

TOTAL PARKING REQUIRED: TOTAL PARKING PROVIDED:

26.44 (26) SPACES 22 SPACES

WHOLESALE & RESTAURANT: 10,282.9 SQ FT + 696.5 SQ FT = 10,979.4 SQ FT (1,020 SQ M) WHOLESALE LOADING REQ'D = 1,020 SQ. M / 465 SQ. M + 1 / NEXT 1,860 SQ M : 2 OFFICE LOADING REQ'D = 1 SPACE PER 500 - 5000 SQ M) :

TOTAL LOADING REQUIRED:

TOTAL LOADING PROVIDED:

3 SPACES 2 SPACES (CLASS B) B: 2020 FEB13 ISSUED FOR TEXT AMENDMENT A: 2020 JAN30 ISSUED FOR REVIEW REVISION:

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Do not scale any dimension from this drawing. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE ARCHITECT.

> **DIMAS CRAVEIRO** ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5 T: 604 484 0084

Stamp

Project BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380-390 WEST 8TH AVENUE VANCOUVER, B.C. Title

SITE PLAN / DATA

Date 2020	JAN 30	Drawing
Job No. YUK	ON 2450	A1
Drawn DC	Checked	
Scale		Revision
	NOTED FOI 2020 581	B Page 148 of 169





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> DIMAS CRAVEIRO ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5 T: 604 484 0084

Stamp

Project BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C. Title

FIRST FLOOR PLAN

Date 2020	JAN 30	Drawing
Job No. YUK	ON 2450	A2
Drawn DC	Checked	
Scale		Revision
AS	NOTED	в

City of Vancouver FOI 2020 581 Page 149 of 169



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Stamp



SECOND FLOOR PLAN

Date 2020	JAN 30	Drawing
Job No. YUK	Job No. YUKON 2450	
Drawn DC	Checked	
Scale		Revision
	NOTED FOI 2020 581	B Page 150 of 160



1 SECOND FLOOR MEZZANINE PLAN Scale 3/16"=1'-0"







UPPER FLOOR MEZZANINE FLOOR AREA (sq ft)

A1	432.87
A2	107.83
A3	128.78
A4	27.50

TOTAL: 696.98

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> DIMAS CRAVEIRO ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. VGA 2R5 T: 604 484 0084

Stamp

Project BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C.

SECOND FLOOR MEZZANINE

Date 2020 JAN 30		Drawing
Job No. YUK	ON 2450	A4
Drawn DC	Checked	
Scale		Revision

AS NOTED B City of Vancouver FOI 2020 581 Page 151 of 169



	ST FL EA (sq ft	
Ala	65.89	-
A1b	359.55	
A2	78.63	
A3a	51.96	
A3b	8.06	
A4	0.63	
A5a	56.50	
A5b	8.06	
A6	0.69	
A7a	56.76	
A7b	8.06	
A9	3.72	
A10a	8.06	
A10b	55.78	
A11a	275.09	
A11b	7.75	
A12	3,185.00	
A13	4,293.49	
A14	281.83	
A15	293.50	
A16	177.46	(SEF
A17	10.87	NOT
A18	1.65	
A19	2.20	
A20	604.11	
A21	11.80	
A22	17.23	
A23a	89.67	
A23b	7.84	
A24	973.19	
A25	160.02	
A26	0.52	
A27	0.52	
A28	0.52	
A29	0.52	
A30	0.52	
A31	0.22	
A32	0.18	
A33	0.18	
A34	0.22	
A35	0.22	
A36	0.25	
A37	0.22	

(SERVICE AREA; NOT INCLUDED)

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> **DIMAS CRAVEIRO** ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5 T: 604 484 0084

Stamp

BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C. Title

FIRST FLOOR AREA PLAN

Date 2018	MARCH 14	Drawing
Job No. YUK	ON 2450	A5
Drawn DC	Checked	
Scale	NOTED	Revision

AS NOTED B City of Vancouver FOI 2020 581 Page 152 of 169



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> DIMAS CRAVEIRO ARCHITECT 211-211 COLUMBIA ST VANCOUVER, B.C. V6A 2R5 T: 604 484 0084

Stamp

Project BUILDING FLOOR AREA FOR TEXT AMENDMENT TO CD-1(330) BYLAW 7371 380 - 390 WEST 8TH AVENUE VANCOUVER, B.C. Title

FIRST FLOOR AREA PLAN

Date 2020 JAN 30		Drawing
Job No. YUKON 2450		A6
Drawn DC	Checked	
Scale		Revision

AS NOTED A City of Vancouver FOI 2020 581 Page 153 of 169



REZONING APPLICATION SUBMISSION REQUIREMENTS

A rezoning application submission includes a design package and supplemental documents. If you have questions regarding the information on this form, contact the rezoning planner.

PROPERTY ADDRESS(ES)	388 West 8th Avenue	
REZONING PLANNER	Lex Dominiak	
DATE	February 14, 2020	

		documents are to be provided in a digital format (PDF) and umber of hard copies to be provided is indicated below.)		
REQ'D	DOCUMENT	DETAILS & INFORMATION	COPIES	1
APPLIC	ATION FORMS & FEES			
~	Rezoning application form	Completed application form. Application form provided by rezoning planner.	1	
~	Rezoning application fee: \$23,560.00	Payable at submission (Note: Total fees are payable in one cheque). See <u>2020 Z&D Fee By-law</u> , Schedule 2, – Amending text of an existing CD-1 – 1 section	1	
~	Submission checklist	A copy of the submission requirements checklist (this document) for use at application intake meeting.	1	1
PROPE	RTY INFORMATION			
¥	Charge summary & Title search	Written summary by a solicitor (on company letterhead) describing each charge on title (except financial charges) and advising whether they are affected by the proposal. Copies of each registered charge document must be included; and	1	1
		Copy of current title search from the Land Titles Office for each parcel included in the proposal.		
DESIGN	PACKAGE (Application	drawings are provided via reduced-size booklets and scaled I	arge-set dra	wings
Rezonin	g Booklets			
~	Rezoning booklet		1	
		 Introduction (Summary of Rezoning Purpose & Policy Im Rezoning intent: A statement of the purpose of the propose Form of Development (drawings to be fully dimensioned an Floor plans: Indicating the location of the mezzanine and expansion 	sed rezoning d labeled cle	early)

		SUBMISSION REQUIREMENTS CHECKLIST		
		Il documents are to be provided in a digital format (PDF) and number of hard copies to be provided is indicated below.)		
REQ'D	DOCUMENT	DETAILS & INFORMATION	COPIES	1
OTHER	DOCUMENTS			
~	Digital files (PDFs)	ALL studies and information submitted, including reduced size (11x17) booklets and large-scale (24x36) drawing sets; may be submitted via USB flash drive or file share (FTP, Dropbox, etc.)	1	



REZONING APPLICATION

This application is for consideration of amendments to the Zoning and Development By-law.

		PR	OPERTY INF	ORMA	TION			
PROPERTY ADDRESS(ES)		38	8 W 5:	T	874	AVENUE		
PROPERTY ID NUMBER(S)	PROPERTY ID NUMBER(S) 019000626							
LEGAL DESCRIPTION(S)	Loi	H,	BLOCK	22,	PERAN	LMP19447	DL	302
EXISTING ZONE / CD-1			CD-1			1		

	REZONING TYPE &	PROPOSAL INFOR	MATION	
Rezoning from Present Zo	one to Requ	ested Zone:		
Amend Section				
□ Amend Section Դ Amend the text of CD-1 _	_ of the		Official Developr	nent Plan
Amend the text of CD-1_	330 , By-law No.	734		
REZONING POLICY				
				TOTAL
USE(S)	OFFICE	WHOLESALE	RESTAURANT 696.50	3
FLOOR AREA (net)	9,624.42	10,282.90	696.50	21,282.82 1.204
FSR				1.204
HEIGHT (storeys / feet)	2-5	storegs /	36 Sect.	
TENURE		0		
UNITS (by tenure if mixed)				

(APPLICANT INFORMATIC Note: Payment notice will be generated based of	
	APPLICANT	DEVELOPER (OR OTHER)
CONTACT NAME	JAMES TOD	LARRY BOTTA
FIRM/AFFILIATION	JTA DEVELOPMENT CONSUCTANTS 202-111 WEST BROADWAY, VAN.	DEECORP PROPERTIES LTP.
ADDRESS	202-111 WEST BROADWAY 1/AN	201-388 W STH AVE, VAN
PHONE	604-875-6125	604-183-0002 (EXT. 105)
EMAIL	: amests ; tadevco.com	larry & dec corp-ca

STAFF USE ONLY	RZ-	DATE RECEIVED:	
STAFF USE ONLY	REZONING PLANNER		

PLANNING, URBAN DESIGN AND SUSTAINABILITY REZONING CENTRE



City of Vancouver Rezoning Centre Planning, Urban Design & Sustainability

Attn: Lex Dominiak,

Re: Text Amendment to CD-1(330) At 368 West 8th Avenue

Dear Mr. Lex Dominiak,

Through our correspondence with you and your team over the course of 2019, It was confirmed from Senior Rezoning Planner Michael Naylor, after internal discussions with Planning, Urban Design & Sustainability and Development Services, that Staff would support a Text Amendment Application at 388 West 8th Avenue.

In seeking a Text Amendment for 388 West 8th Avenue's current CD-1(330) District Schedule, we are requesting to amend the following items:

- Amend CD-1(330) to increase the maximum permitted floor area for Restaurant Class 1 from 65 m² to 150 m², to make it consistent with the current provision in the adjacent I-1 District; and
- 2 Amend CD-1(330) to increase the overall maximum permitted floor area from 1.10 to 1.23 to allow for interior additions (mezzanines) in existing double-height spaces. No exterior additions are being made with the additional floor area. There will be no change to the apparent form of development as seen from the outside.

Please find enclosed within this package Charge Summary & Title Search, and dimensioned drawings indicating increased floor area for the mezzanine and restaurant.

Ragards Development Consultants James Tod, Principal

JTA Development Consultants Phone Suite 202 – 111 West Broadway 604.8 Vancouver, BC V5Y 1P4

Phone 604.831.3790 E-mail projects@jtadevco.com accounting@jtadevco.com

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380-390 West 8th Avenue - Q&A for Public Hearing

Project Statistics

Architect/Applicant	JTA Development Consultants			
Property Owner	Y-8 Properties Ltd.			
Jobs Created	Applicant to respond			
	Permitted Under Existing Zoning	Proposal		
Zoning	CD-1 (330)	No change		
Uses	Commercial	Increase the limit for Restaurant – Class 1 use from 6 sq. m to 150 sq. m		
Max. Density	1.10 FSR	1.17 FSR		
Site Area	1,63	87 sq. m. (18,159 sq. ft.)		
Floor Area	1,856 sq. m (19,975 sq. ft.)	1,974 sq. m (21,246 sq. ft.)		
Floor Area Increase	11:	3 sq. m (1270.14 sq. ft.)		
Maximum Height	N/A	No change		
	Setbacks/Step	ping Back		
Setbacks	N/A Amenity Space			
	Housir	g		
Unit Mix	N/A			
	Transport	ation		
Parking, Loading and Bicycle Spaces (as-per Parking By-law)	Parking would require the applicant to meet the Parking By-law, which will be determined at			
	Open Hous			
An open house was not	required during the application process, as i	s typical practice for text amendments,		
	Public Ber	nefits		
		e of \$10.43 per sq. ft. in effect at the time of the application		
	Project Mile	stones		
Feb 18, 2020	Rezoning Intake (Date into POSSE)			
N/A	Site Sign			
N/A	Postcard Notification			
	Open House			
N/A				
N/A Sept 15, 2020	Report Referral			

Questions

High Probability

1) At what time were the illegal mezzanines discovered on the property?

• The applicant is best suited to answer this question regarding when the mezzanines were discovered. I believe there was an inspection by Development, Building, and Licensing prior to submitting a formal application to amend the CD-1. This use is supported for additional job space and to improve functionality of the interior of the building. As such, the text amendment that came in this year allowed us to make changes to the existing CD-1 to account for the mezzanine.

2) Was a fee applied to the proponent or property owner for the construction of the mezzanines?

• The applicant is best suited to answer this question if whether a fee or payment was applied due to the property's floor area not adhering to the CD-1 By-law.

3) Would the additional office space require there to be an increase to vehicle parking, bike parking or loading?

• The application would be subject to the Parking By-law and would be reviewed at the Development Permit stage if additional parking or loading would be required. As far as I know the minor increase in floor area would not hinder the proponent.

4) How many jobs will be created from this text amendment?

• The applicant is best suited to answer this question as they know what further work is to be completed on the site, as well as the number of employees responsible.

5) How has COVID-19 affected this project and its timeline?

• This project saw a delay because time was needed for staff to understand where and how the additional floor area was added to the property. With the addition of COVID-19, this proposal's plan check was temporarily slowed down. An application of this size and complexity normally takes approximately 5-6 months which is always an estimate, not a requirement. Council is receiving text amendment at in less than 8 months since submission, which is still a reasonable time frame given the temporary delays

6) How are CACs being used?

• The Commercial Linkage Target for the Metro Core is applied for 100% non-strata commercial development at \$10.43 per square foot. As per the CAC policy, the allocation of the commercial linkage contribution will go towards affordable house and childcare in the Metro Core area.

7) Please explain why the site didn't already include the permitted use of 150 sq. ft. of Restaurant - Class 1 use?

• The site was rezoned in 1995 from I-1 (Industrial) to CD-1 (Comprehensive Development). Following this in 2013, the I-1 District Schedule was amended to allow Restaurant – Class 1 use from 65 sq. m to 150 sq. m. Given that this site was already zoned to a CD-1 by the time the I-1 amendments were approved in 2013, the Restaurant Class 1 floor area increases were not applied to this site. This text amendment would bring the new CD-1 into alignment with the floor area increases already permitted in the I-1. The proponent wishes to have the same land use limit for restaurant use.

8) Can you explain what is Restaurant - Class 1 use and why is it different from Restaurant - Class 2?

- Restaurant Class 1 use are restaurants that do not include customer participation such as karaoke, dancing, or open microphone performances.
- Restaurant Class 2 use allows for participation such as karaoke, dancing, or open microphone performances.

- "Restaurant use" is defined as a premises whose primary purpose is selling or serving prepared food to the public during hours of operation, where the premises includes at least 17 indoor or outdoor seats for customers.
- Having Liquor Service is a different license and means alcohol can be served.



REFERRAL REPORT

Report Date:September 1, 2020Contact:Theresa O'DonnellContact No.:604.673.8434RTS No.:14017VanRIMS No.:08-2000-20Meeting Date:City Clerks Use Only

TO:	Vancouver City Council
FROM:	General Manager of Planning, Urban Design and Sustainability
SUBJECT:	CD-1 Text Amendment: 380-390 West 8th Avenue

RECOMMENDATION

- A. THAT the application by JTA Development Consultants, on behalf of Y-8 Properties Ltd., to amend CD-1 (Comprehensive Development) District (330) By-law No. 7371 for 380-390 West 8th Avenue [*PID 019-000-626, Lot H Block 22 District Lot 302 Plan LMP19447*] to increase the total maximum permitted floor space ratio (FSR) from 1.10 to 1.17 to allow for mezzanines within existing double-height spaces, and to increase the limit for Restaurant Class 1 use from 65 sq. m to 150 sq. m to allow an existing restaurant/catering business to have a larger seating area, be referred to public hearing, together with:
 - (i) draft CD-1 By-law amendments, generally as presented in Appendix A; and
 - the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A for consideration at public hearing.

- B. THAT Recommendation A be adopted on the following conditions:
 - THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report assesses an application to amend the CD-1 (330) By-law for 380-390 West 8th Avenue. This CD-1 text amendment proposes an increase to the total maximum floor area by 118 sq. m (1,271 sq. ft.) from 1.10 to 1.17 FSR to allow for mezzanines in double-height spaces within the existing building on the site. The application also proposes to increase the floor area limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m to allow an existing restaurant/catering business to have a larger seating area. All changes resulting from the amendments would be contained inside the existing form of development.

Staff recommend that the application be referred to a public hearing with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (330) By-law No. 7371, (enacted January 10, 1995)
- I-1 District Schedule (2013 amendments)
- Metro Core Jobs and Economy Land Use Plan (2007)
- Community Amenity Contributions Through Rezonings (1999, last amended 2020)
- Development Cost Levy By-laws

REPORT

Background/Context

This application concerns an existing building located at the southeast corner of West 8th Avenue and Yukon Street, in the Mt. Pleasant Industrial Area (see Figure 1, page 3). The commercial/industrial building was built in 1987 under the I-1 (Industrial) District Schedule. In 1995, the site was rezoned to the CD-1 (330) By-law to allow for relaxation of a floor space limit for one of the commercial uses in the building. The CD-1 By-law mirrored the provisions of the I-1 District Schedule at the time, except for the floor space limit relaxation and for the floor space ratio (FSR), which was set at the total floor area of the building following the usual practice when an existing building is rezoned to CD-1.

The current FSR in the CD-1 By-law is 1.10, whereas the I-1 District Schedule allows a maximum of 3.00. "Restaurant - Class 1" use is limited to 65 sq. m, which was the limit in the I-1 District Schedule at the time of the CD-1 rezoning. In 2013, the limit in the I-1 District Schedule was increased to 150 sq. m. This increase did not apply to CD-1 (330).

In 2019, a restaurant and catering business (La Taqueria Pinche) was established in the building's commercial unit at 2450 Yukon Street. Seeking to optimize seating for its patrons, the business sought through its development application to have a Restaurant - Class 1 space larger than the 65 sq. m limit in the CD-1 By-law. An amendment to the by-law is needed to increase this limit, before a larger floor area for the restaurant can be approved.

While the renovation work for the restaurant/catering space was underway, it became apparent to City staff that there were mezzanines existing within other units in the building for which no records of permits existed. As the FSR was set in the CD-1 By-law to match to the total floor area of the building as it was known in 1995, there is not sufficient density in the by-law to currently allow issuance of permits for these mezzanines.



Figure 1 – Site and surrounding area

Strategic Analysis

1. Proposal

This text amendment application proposes to amend the CD-1 (330) By-law to increase the maximum permitted floor area by 118 sq. m, from 1,856 sq. m to 1,974 sq. m, or the floor space ratio (FSR) from 1.10 to 1.17 to allow for mezzanines in double-height spaces within the existing building, and to increase the limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m to allow an existing restaurant/catering business to have a larger seating area.

The two mezzanines are on the second floor of the building and contain office space, as shown in blue in Figure 2. The text amendment would allow the applicant to obtain permits for these spaces and ensure that any building code deficiencies are addressed. The floor area increase is supportable as it aligns with the directions outlined in the Broadway: Choice-of-Use Areas section of the *Metro Core Jobs and Economy Land Use Plan*, which supports creating opportunities for office and commercial space along and in proximity to Broadway. Moreover, the amended density of 1.17 FSR would still be well below that of the maximum 3.00 permitted in the neighbouring I-1 zoned properties within the industrial district.

The increase to the limit on Restaurant - Class 1 use is equally supportable as it would bring the CD-1 By-law into alignment with the current provision in the I-1 District Schedule for that use. The 2013 changes to the schedule recognized the evolving character of the Mt. Pleasant Industrial Area, with increased opportunities for employment bringing the need for more restaurants and services for workers.



Figure 2 – Location of mezzanines (In blue) on the second floor of building

2. Transportation and Parking

Parking and loading for the increase in floor area are to be in accordance with the Parking By-law. The site is well-connected to bus services along Broadway Avenue and the nearby Broadway-City Hall Station is serviced by the Canada Line and the future expansion of the Broadway Subway.

3. Public Input

The information regarding this text amendment was made available online and a comment form was provided on the City of Vancouver's Rezoning Centre webpage (vancouver.ca/rezoning). Staff received no public comments.

PUBLIC BENEFITS

Development Cost Levies (DCL) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

This site is subject to the City-wide DCL and the City-wide Utilities DCL. Based on the rates in effect as of September 30, 2020, the commercial floor area of the two mezzanines for which development permits would be sought — 175.9 sq. m (1,893 sq. ft.) — would be subject to approximately \$38,750 of DCLs.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. An application may quality for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CACs typically include either the provision of on-site amenities or a cash contribution toward other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

For this CD-1 text amendment the Metro Core commercial linkage contribution is applied at \$113.24 per sq. m. (\$10.52 per sq. ft.) to the new floor area being added of 118 sq. m (1,271 sq. ft.). This equates to a contribution in lieu of a negotiated Community Amenity Contribution of \$13,372. Staff recommend that the offering be accepted and that it be allocated toward funding of childcare facilities and/or affordable housing in and around the Metro Core area.

FINANCIAL IMPLICATIONS

The site is subject to both the City-wide DCL and City-wide Utilities DCL. Based on rates that are anticipated to be in effect as of September 30, 2020, it is anticipated that the project will generate approximately \$38,750 in DCLs from the additional commercial floor area.

As a commercial linkage contribution, the applicant has offered \$13,371 to be allocated towards childcare facilities and/or affordable housing in and around the Metro Core area.

CONCLUSION

The proposed increase to the floor area from 1.10 to 1.17 FSR and the increase to the floor area limit for Restaurant - Class 1 use from 65 sq. m. to 150 sq. ft. are supportable as it allows for an increase to job space within the city and because it brings the CD-1 By-law into closer alignment with the zoning of the Mt. Pleasant Industrial Area. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing, together with the draft by-law provisions generally as set out in Appendix A, and that it be approved, subject to the public hearing.

380-390 West 8th Avenue PROPOSED BY-LAW PROVISIONS

to amend CD-1 (330) By-law No. 7371

- Note: A By-law to amend CD-1 (330) By-law No. 7371 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.
- 1. This By-law amends the indicated provisions of By-law 7371.
- In section 2(f), Council strikes out "Restaurant Class 1, provided that the total floor area does not exceed 65 m²" and substitutes "Restaurant Class 1, provided that the total floor area does not exceed 150 m²".
- 3. In section 4.1, Council strikes out "1.10" and substitutes "1.17"

380-390 West 8th Avenue CONDITIONS OF APPROVAL

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.

CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the by-law to amend the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Commercial Linkage Contribution

1. Pay to the City a contribution of \$13,371 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

The \$13,371 is to be allocated toward childcare facilities and/or affordable housing in and around the Metro Core area.

Permit Application Process

2. Prior to by-law enactment, the applicant is to make application to the City for the necessary permits for the mezzanines and the altered restaurant space, for which the by-law amendments are intended to allow approval.

Note to Applicant: Approval and enactment of the zoning changes does not represent approval of the mezzanines and larger restaurant space. The further step of obtaining permits is required. Development permits cannot be issued until the above linkage contribution is paid and the by-law is enacted; however, the permit applications should be received by the City prior to the enactment.

380-390 West 8th Avenue PUBLIC BENEFITS SUMMARY

Project Summary:

Text amendment to increase the total maximum floor space ratio from 1.10 to 1.17 FSR, and to increase the limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m.

Public Benefit Summary:

The project would add additional employment space in the Metro Core area and would generate a DCL payment and CAC offering towards affordable housing, childcare, transportation, parks and utilities.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (330)	CD-1 (330)
FSR (site area = 18,159 sq. ft.)	1.10	1.17
Buildable Floor Space (sq. ft.)	19,975 sq. ft.	21,246 sq. ft.
Land Use	Retail/office/service uses	Increase limit for Restaurant - Class 1 Use

Summary of Development Contributions Expected from project

City-wide DCL ¹	\$28,793
City-wide Utilities DCL ¹	\$9,957
Commercial Linkage Contribution	\$13,371
TOTAL	\$52,121

¹ Based on rates that are anticipated to be in effect as at September 30, 2020; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection; see the City's DCL Bulletin for details.

380-390 West 8th Avenue APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	380-390 West 8th Avenue
Legal Description	PID 019-000-626, Lot H Block 22 District Lot 302 Plan LMP19447
Applicant/Architect	JTA Development Consultants
Property Owner	Y-8 Properties Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (330)	Amended CD-1 (330)
Site Area	1,687 sq. m. (18,159 sq. ft.)	No change
Uses	Artist Studio Dwelling Uses Manufacturing General Office Retail Uses Service Uses Transportation and Storage Uses Utility and Communication Uses Wholesale Uses Accessory Uses	Limit for Restaurant – Class 1 increased from 65 sq. m. to 150 sq. m
Floor Space Ratio	1.10	1.17
Floor Area	1,856 sq. m (19,975 sq. ft.)	1,974 sq. m (21,246 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-Law	No change