

## ADMINISTRATIVE REPORT

Date: August 23, 2002  
Author/Local: J. Baxter/  
604-871-6656  
RTS No. 02887  
CC File No. 2604  
CS&B: September 12, 2002

TO: Standing Committee on City Services and Budgets  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 583 Beach Crescent  
DE406178 - CD-1 By-law No. 8109

### RECOMMENDATION

*THAT the revised form of development for this portion of the CD-1 zoned site known as 600 Pacific Street (583 Beach Crescent being the application address) be approved generally as illustrated in the Development Application Number DE406178, prepared by Hulbert Group International Inc. and stamped "Received, Community Services, Development Services August 1, 2002", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.*

### GENERAL MANAGER'S COMMENTS

*The General Manager of Community Services RECOMMENDS approval of the foregoing.*

### COUNCIL POLICY

*There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.*

### PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the revised form of development for this portion of the above-noted CD-1 zoned site.

## BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on April 29, 1999, City Council approved a rezoning of this site from BCPED (B.C. Place/Expo District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 8109 was enacted on October 21, 1999. Companion Guidelines (Beach Neighbourhood [500 and 600 Pacific Street] CD-1 Guidelines) were also adopted by Council on October 21, 1999.

A further amendment (By-law No. 8169) to provide a floor space ratio exclusion for construction incentives to control building envelope leaks was enacted on March 14, 2000, following a Public Hearing on February 24, 2000.

The site is located on the north side of Beach Crescent between Granville and Richards Streets. The site and surrounding zoning are shown on the attached Appendix 'A'.

On January 7, 2002 the Development Permit Board approved Development Application Number DE406178 to construct a 29-storey residential tower (160 dwelling units) with three-storey townhouses along Beach Crescent, and two-storey townhouses along a "mews" connecting Pacific Street to Beach Crescent, with 3-1/2 levels of underground parking.

On February 5, 2002, Council approved the form of development for this proposal.

On May 28, 2002 Council approved amendments to the Beach Neighbourhood (500 and 600 Pacific Street) CD-1 Guidelines that ensure the inclusion of more townhouses and an improved public realm interface in the Beach Neighbourhood.

Subsequently on June 24, 2002 the Development Permit Board reviewed and approved the subject revised version of Development Application Number DE406178. This approval was subject to various conditions, including Council's approval of the revised form of development. The latter condition is one of the few outstanding prior-to permit issuance.

## DISCUSSION

This CD-1 District consists of three sub-areas, containing five sites. The revised proposal (Sub-area 1A, part of Site A - Tower 1M) involves the construction of a 31-storey residential tower with three-storey townhouses along Beach Crescent, and two-storey townhouses along a new "mews" connecting Pacific Street to Beach Crescent (total 175 dwelling units), with four levels of underground parking providing 261 off-street parking spaces, having vehicular access off Beach Crescent. This revised proposal is virtually the same as previously approved except for the 2 additional storeys in the tower.

The additional tower height (2 storeys) has been assessed against the CD-1 By-law and Council-approved guidelines and has been found to still respond to the stated objectives noting the following:

- Tower height would fully comply with the maximum height stated in the CD-1 zoning (91 metres);
- While the guidelines do specify a 29 storey height for this tower (but noting that floor-to-floor height per storey is not specified), the Development Permit Board considered that a two-storey increase to 31 storeys would still satisfactorily comply with the guideline intent of stepped towers;
- View and shadow impacts resulting from the added height would be minimal; and
- No members of the public appeared at the Development Permit Board meeting and only 2 letters in response to the 852 households notified were received objecting to the proposal.

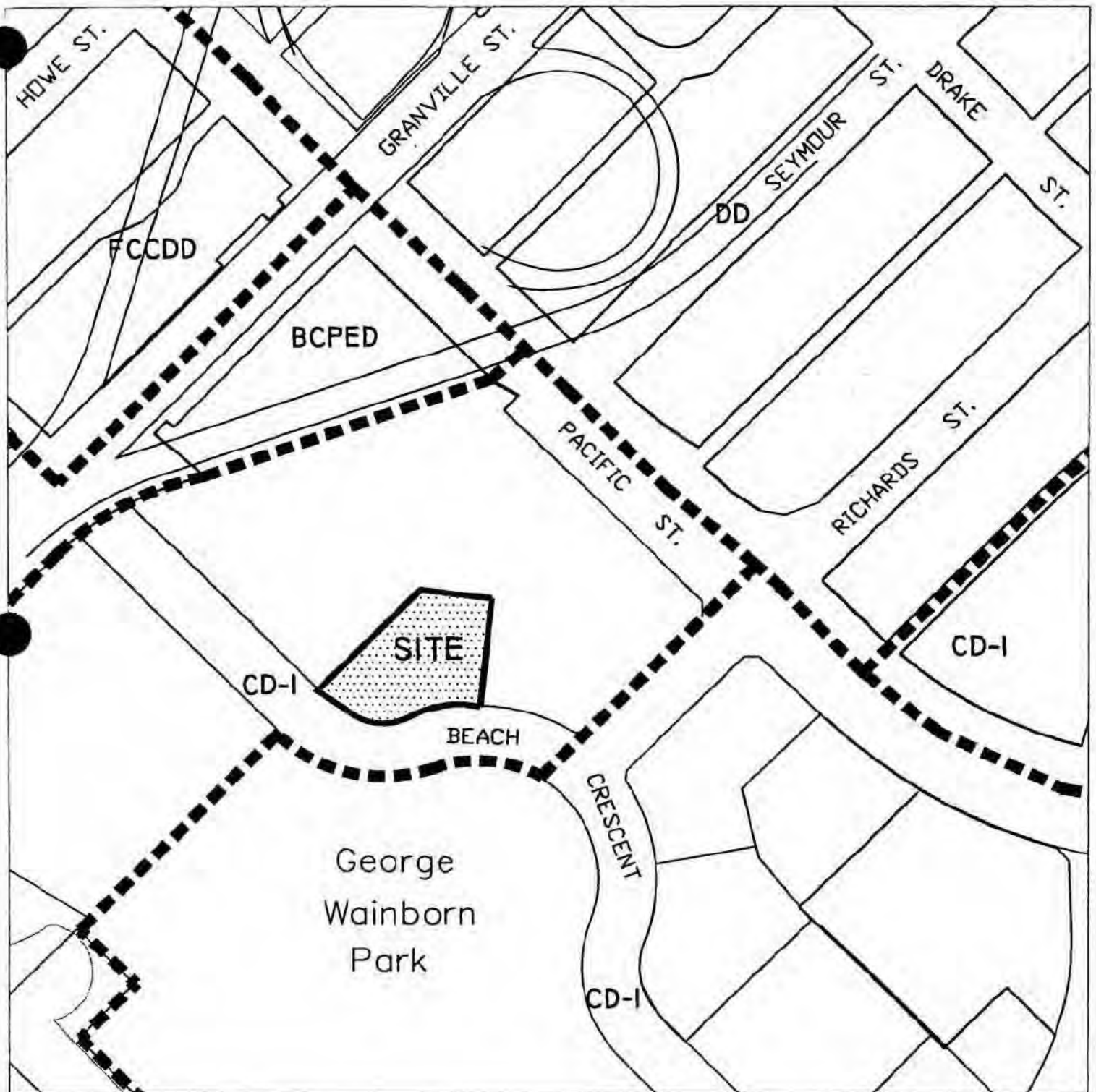
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

## CONCLUSION

The Development Permit Board has approved a revised version of Development Application Number DE406178, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the revised form of development first be approved by Council.

\* \* \* \* \*





--- ZONING BOUNDARY

583 BEACH CRESCENT, DL 406178

CITY OF VANCOUVER PLANNING DEPARTMENT

DATE 2002 08 01

DRAWN WGS



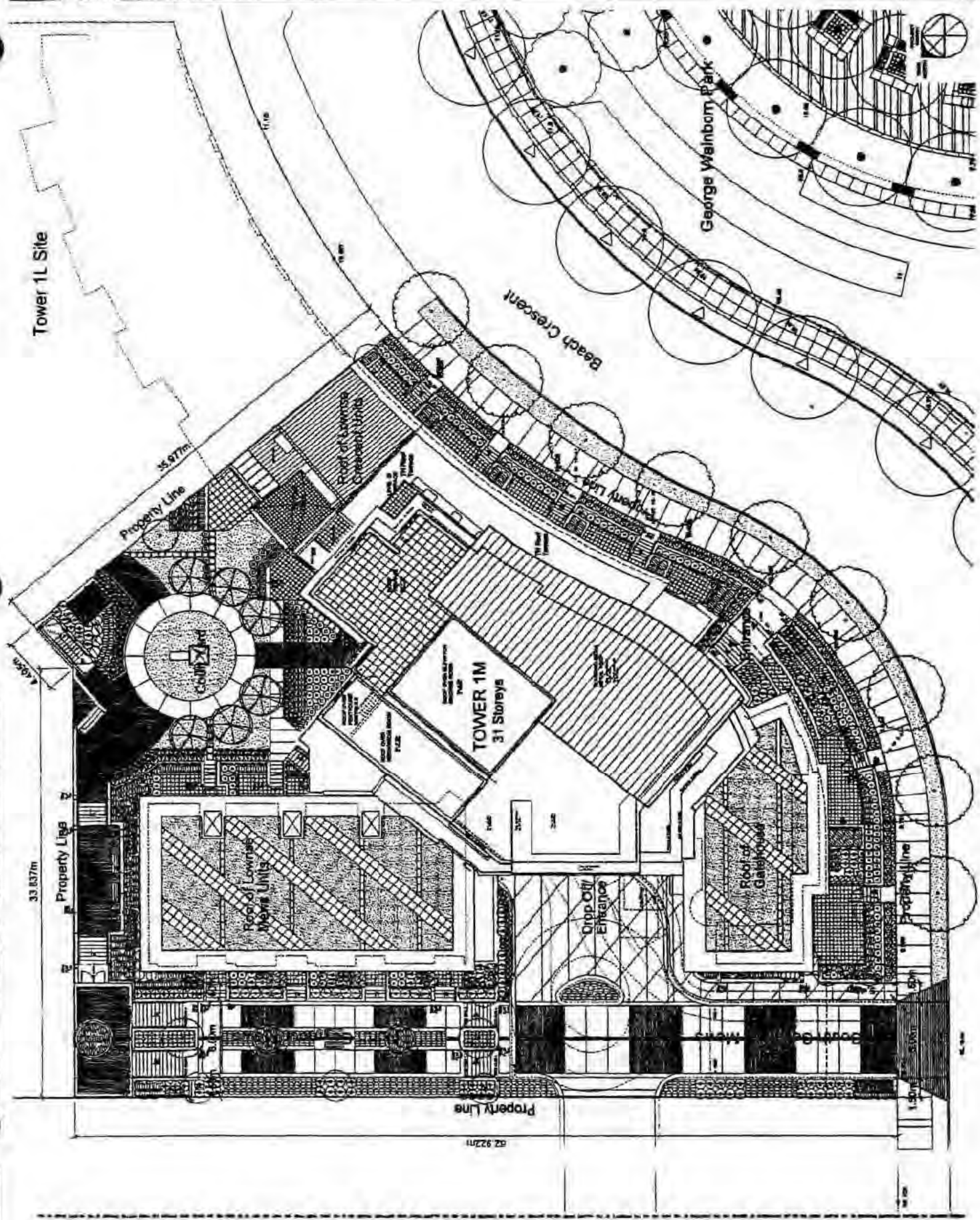
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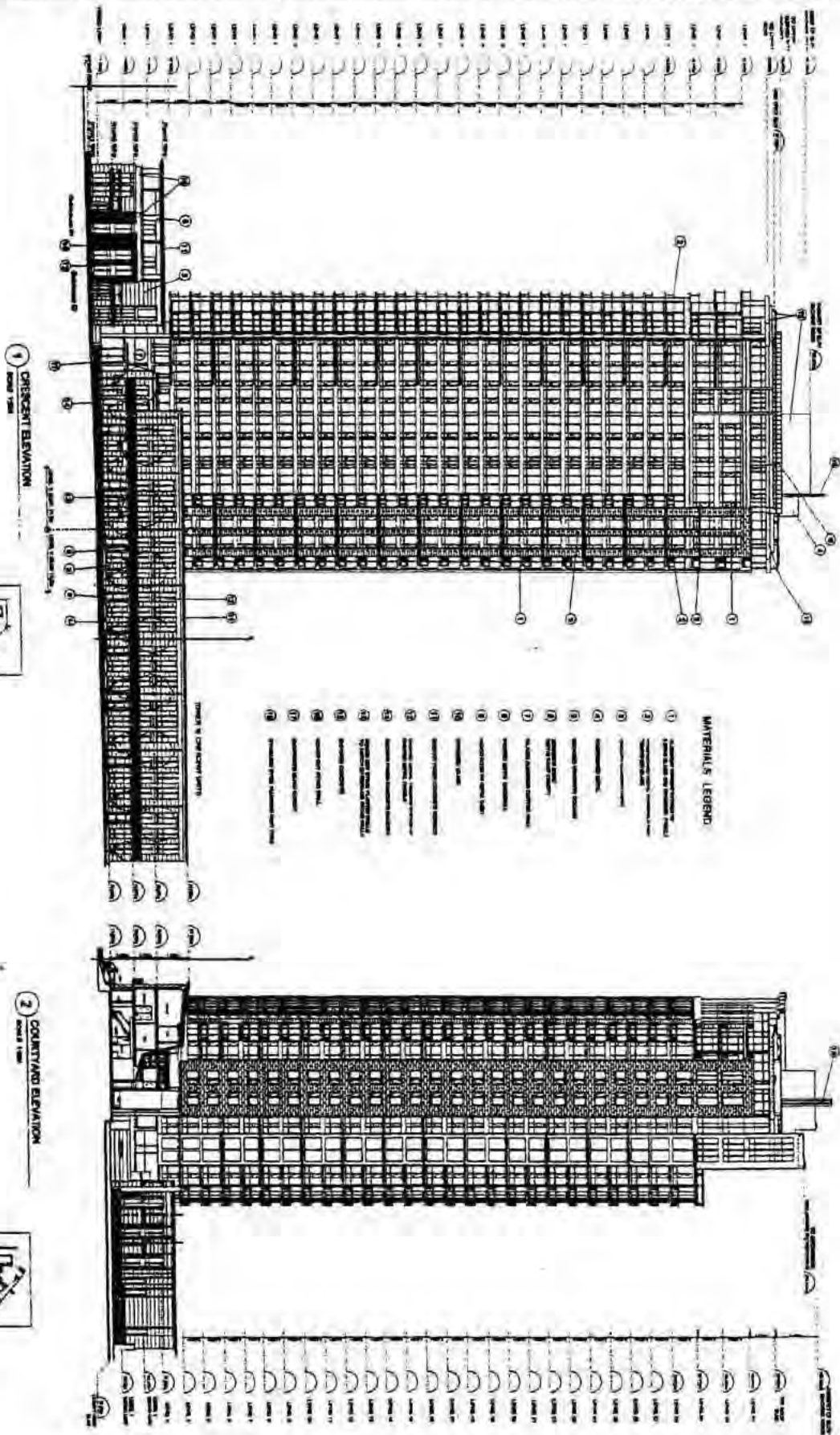


NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	01/11/11	ISSUED FOR PERMIT	...	...	...
2	02/11/11	REVISED FOR PERMIT	...	...	...
3	03/11/11	REVISED FOR PERMIT	...	...	...
4	04/11/11	REVISED FOR PERMIT	...	...	...
5	05/11/11	REVISED FOR PERMIT	...	...	...
6	06/11/11	REVISED FOR PERMIT	...	...	...
7	07/11/11	REVISED FOR PERMIT	...	...	...
8	08/11/11	REVISED FOR PERMIT	...	...	...
9	09/11/11	REVISED FOR PERMIT	...	...	...
10	10/11/11	REVISED FOR PERMIT	...	...	...

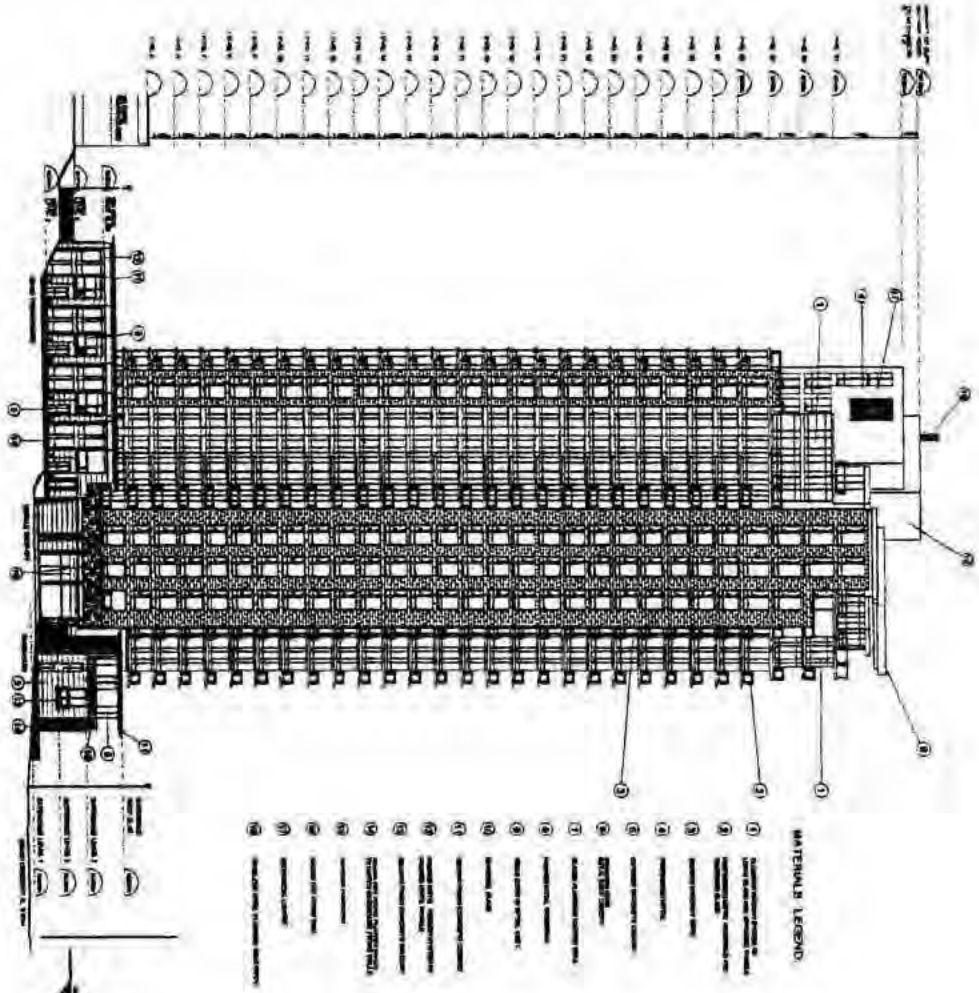
NOTE: NOT FOR CONSTRUCTION  
 THIS DRAWING IS FOR INFORMATION ONLY  
 AND COORDINATION PURPOSES ONLY

**TOWER 1M - AREA 1A**  
 BEACH NEIGHBOURHOOD FALSE CREEK NORTH VANCOUVER, B.C.  
 FOR: PACIFIC PLACE DEVELOPMENT CORPORATION

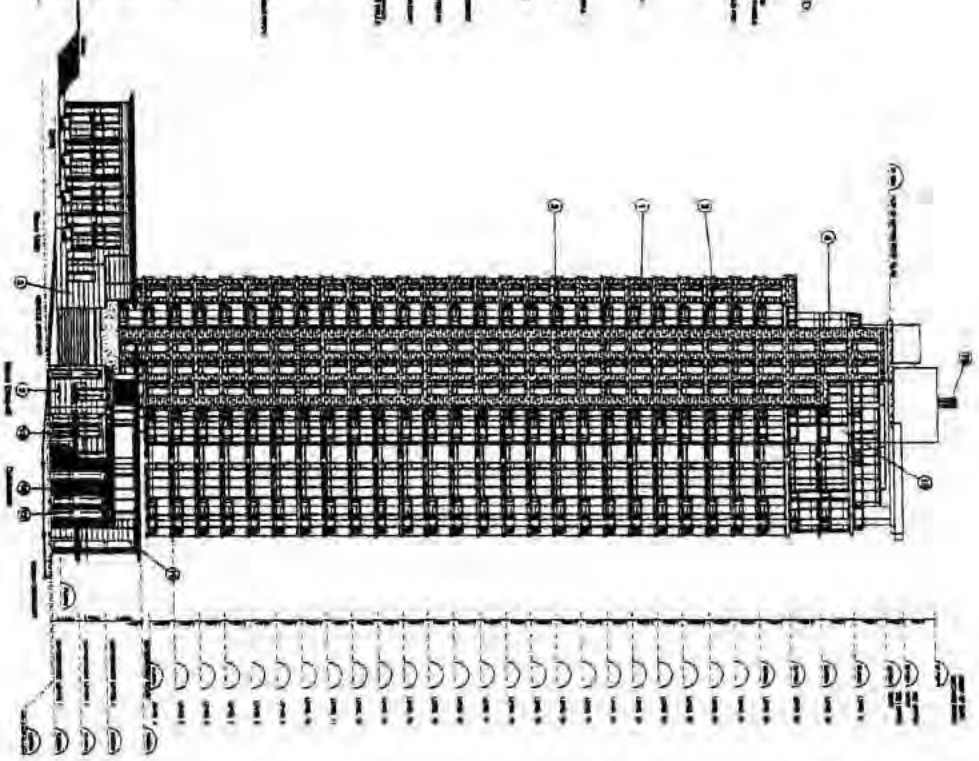




3 NORTH ELEVATION  
SCALE 1:500



4 SOUTHWEST ELEVATION  
SCALE 1:500



# TOWER 1M - AREA 1A

BEACH NEIGHBOURHOOD FALSE CREEK NORTH VANCOUVER, B.C.

FOR: PACIFIC PLACE DEVELOPMENT CORPORATION

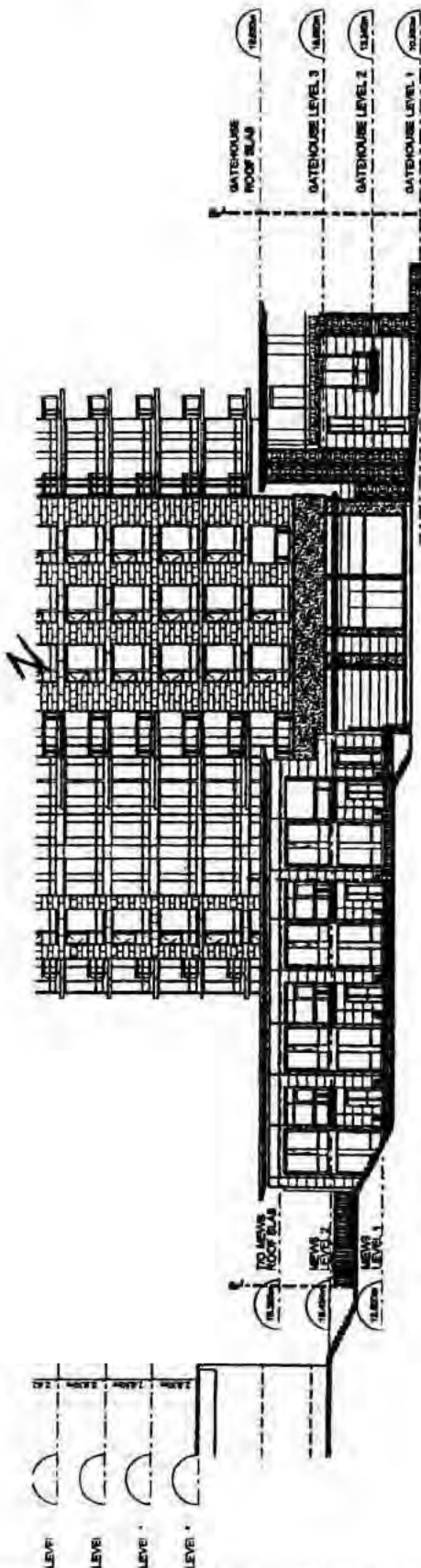
City of Vancouver FOI 2023-326

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AND IS NOT TO BE USED FOR ANY OTHER PURPOSE  
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2023-08-15	J. SMITH	M. JONES
2	REVISED PER CITY OF VANCOUVER COMMENTS	2023-09-01	J. SMITH	M. JONES
3	REVISED PER PACIFIC PLACE DEVELOPMENT CORPORATION COMMENTS	2023-09-15	J. SMITH	M. JONES

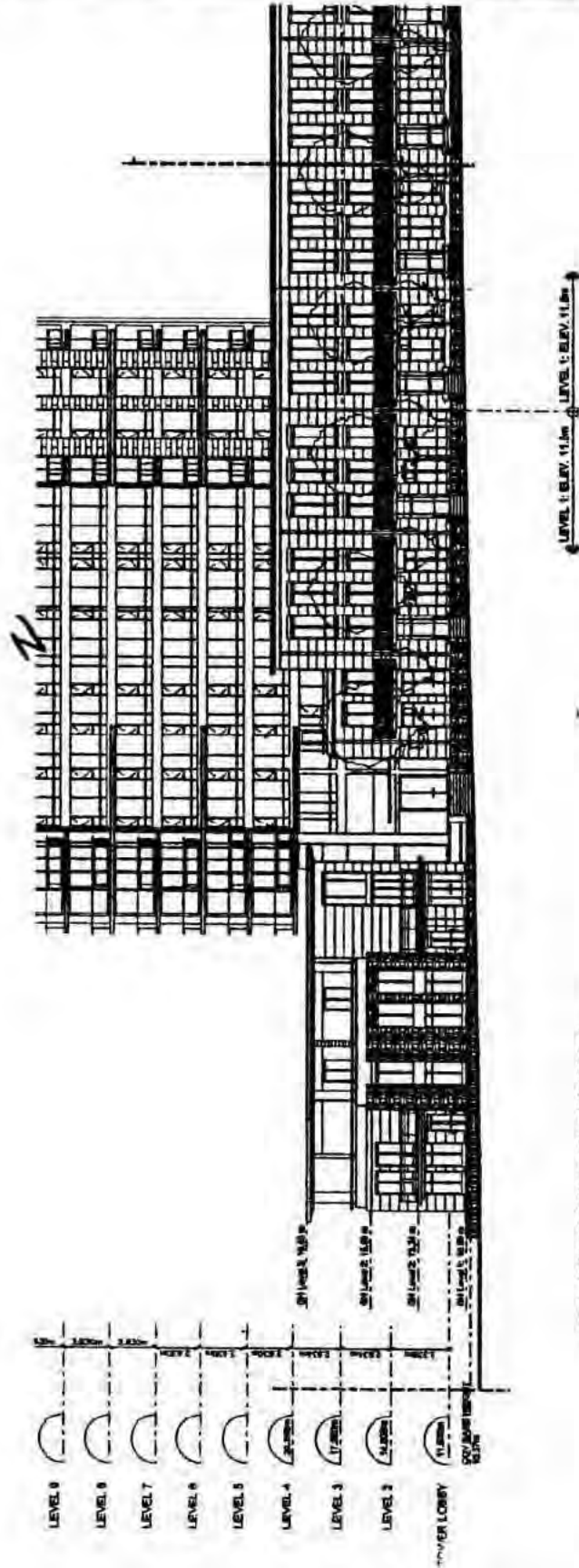






MEWS ELEVATION

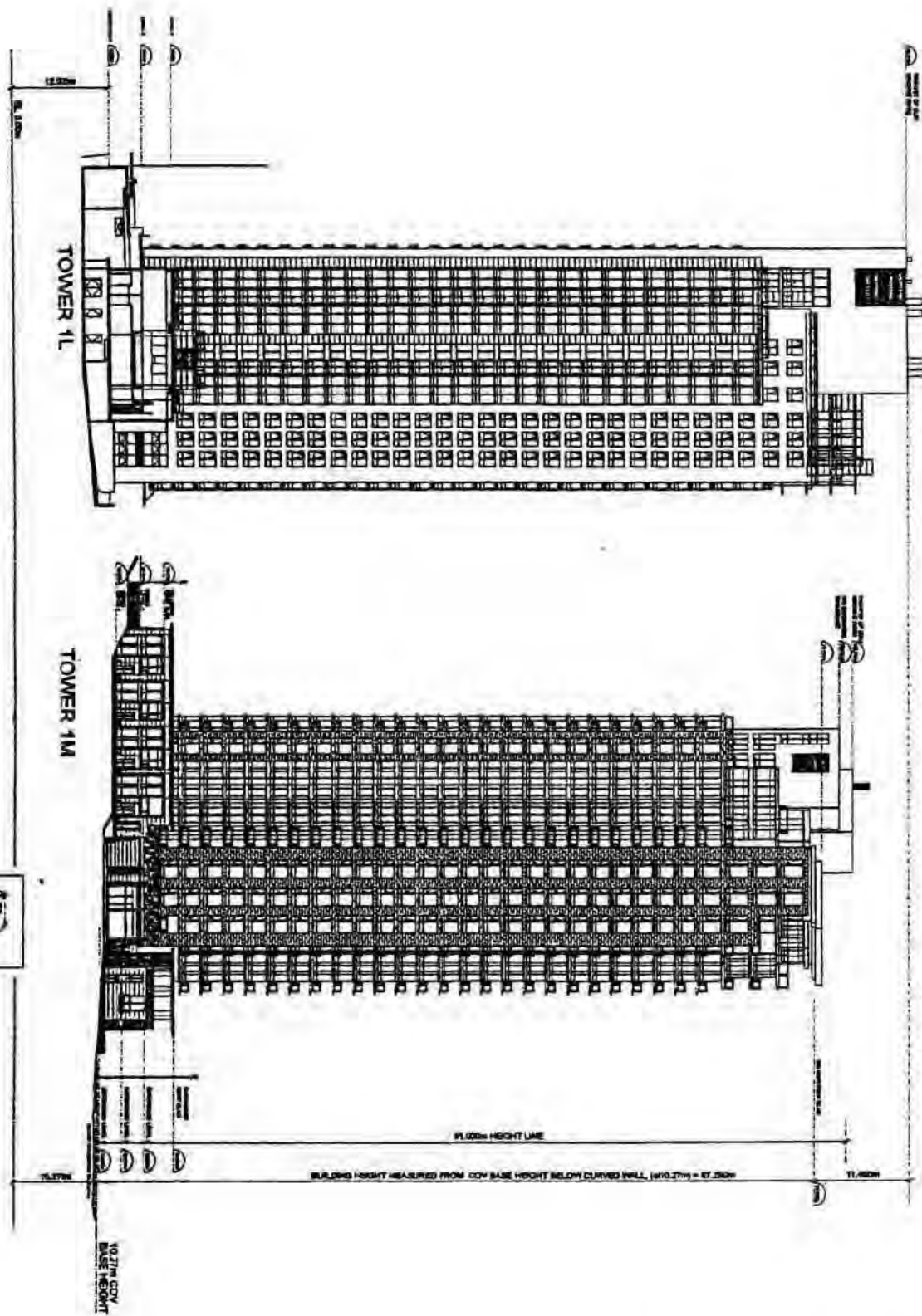
SCALE 1:100



CRESCENT ELEVATION

SCALE 1:100

○ ELEVATION COMPARISON (ORIGINAL LOOKING EAST ALONG MARINE TO TOWER 1L)



# TOWER 1M - AREA 1A

BEACH NEIGHBOURHOOD FALSE CREEK NORTH VANCOUVER, B.C.  
FOR: PACIFIC PLACE DEVELOPMENT CORPORATION

NOTE: AREA FOR  
CONSTRUCTION  
IS INDICATED BY  
A DOTTED LINE  
AND CO-ORDINATES  
ARE PROVIDED  
FOR REFERENCE

City of Vancouver - FOI-2023-026

NO.	DATE	DESCRIPTION
1	10/10/2023	ISSUED FOR PERMITTING
2	10/10/2023	REVISION 1: CORRECTED CO-ORDINATES





**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****OCTOBER 22, 2002**

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

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

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

**CITY CLERK'S OFFICE:** Denise Salmon, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Clarke

SECONDED by Councillor Don Lee

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



B. THAT the Director of Legal Services bring forward for enactment an amendment to the Heritage By-law.

CARRIED UNANIMOUSLY

#### **4. Text Amendment: CD-1 By-laws Text Amendments**

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

**Summary:** To amend several CD-1s with respect to floor area exclusion for passenger pick up and drop off.

The Director of Current Planning recommended approval.

#### **Staff Comments**

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

#### **Summary of Correspondence**

No correspondence was received since the date the application was referred to Public Hearing.

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Sullivan

THAT the application by the Director of Current Planning to amend the CD-1 By-laws in False Creek North, City Gate, Coal Harbour and Bayshore Gardens, with respect to parking and loading exclusion clauses generally in accordance with Appendix A of the Policy Report dated August 22, 2002, titled "Text Amendments to CD-1 By-law in False Creek North, City Gate, Coal Harbour Complex and Bayshore Gardens" be approved.

CARRIED UNANIMOUSLY

#### **5. Text Amendment: Miscellaneous Text Amendments**

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

**Summary:** Housekeeping amendments to the Zoning and Development By-law (including a CD-1) and the Sign By-law.

The Director of Current Planning recommended approval.

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

The Special Council adjourned at 10:25 p.m

\* \* \* \* \*

**BY-LAW NO. 8566**

**A By-law to amend By-law No's. 6744, 6747, 6757,  
7156, 7200, 7232, 7675, 7677, 7681, and 8109  
which amended Zoning and Development By-law No. 3575  
by rezoning certain areas to CD-1**

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

1. From By-law No. 6744, delete section 6.5(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the lowest official established building grade;”.
2. From By-law No. 6747, delete the first portion of section 7.3(e) that appears before subparagraphs (i) and (ii), and substitute:

“(e) the floors or portions of floors used for off-street parking and loading, and bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that is:”.
3. From By-law No. 6757, delete section 7.3(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.
4. From By-law No's. 7156, 7200, and 7232, delete section 6.3(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.



5. From By-law No's. 7675, 7677, 7681, and 8109, delete section 5.3(d), and substitute:

“(d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;”.

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

ENACTED by Council this 22nd day of October, 2002

(Signed) "Philip W. Owen"  
Mayor

(Signed) "Syd Baxter"  
City Clerk

I certify that this is a true copy of By-law No. 8566 enacted by the Council of the City of Vancouver on October 22, 2002.

CITY CLERK



**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**  
**NOVEMBER 20, 2003**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

**PRESENT:**

- Mayor Larry Campbell
- Councillor David Cadman
- Councillor Peter Ladner
- Councillor Raymond Louie
- Councillor Tim Louis
- Councillor Anne Roberts
- Councillor Tim Stevenson
- \*Councillor Sam Sullivan
- Councillor Ellen Woodsworth

**ABSENT:**

- Councillor Fred Bass (Leave of Absence - Civic Business)
- Councillor Jim Green (Civic Business)

**CITY CLERK'S OFFICE:** Laura Kazakoff, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louis

SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

**CARRIED UNANIMOUSLY**

**1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans**

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

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

Staff Comments

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

#### **Summary of Correspondence**

No correspondence was received since the date the application was referred to Public Hearing.

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY  
(Councillor Sullivan absent for the vote)



**BY-LAWS**

MOVED by Councillor Cadman  
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)



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

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

## **BEACH NEIGHBOURHOOD CD-1 GUIDELINES (500 AND 600 PACIFIC STREET)**

*Adopted by City Council October 21, 1999  
Amended by City Council May 28, 2002*

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# 1 Application and Intent

## 1.1 Application

These guidelines should be used in conjunction with the Beach Neighbourhood CD-1 By-laws for 500 Pacific Street (Area 1B) and 600 Pacific Street (Area 1A) to guide development of these False Creek North sub-areas. As well as assisting the development permit application, the guidelines will be used by City staff in evaluating proposed developments. Applicants should also refer to the following City documents, available from the Planning Department:

- (a) False Creek North shoreline treatment and pedestrian/bicycle system concepts;
- (b) False Creek North public realm design;
- (c) High-Density Housing for Families with Children Guidelines;
- (d) Balcony Enclosure Guidelines;
- (e) Public Art Policies and Guidelines; and
- (f) Bridgehead Study.

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

An illustrative plan (see Appendix A) is included for general guidance and indicates an acceptable form of development. However, it is possible that detailed design analysis at the Development Application stage will lead to site specific solutions. Therefore, variations may be considered where they fully maintain the intent of these guidelines and the illustrative plan, and the overall urban design. Changes to maximum tower heights and floor plates are not anticipated. Criteria for judging changes will be based on the following:

- (a) relationships to adjacent development with respect to shadowing and public and private views;
- (b) livability with respect to private open space, privacy and access;
- (c) meeting CPTED (Crime Prevention Through Environmental Design) principles;
- (d) public and common open space provision, quality and programming;
- (e) public realm treatment, amenity and safety;
- (f) vehicle and pedestrian movement relationships and safety, and vehicular access;
- (g) overall built form, architectural design and quality of materials and finishes; and
- (h) the submission of any advisory group, property owner or tenant.

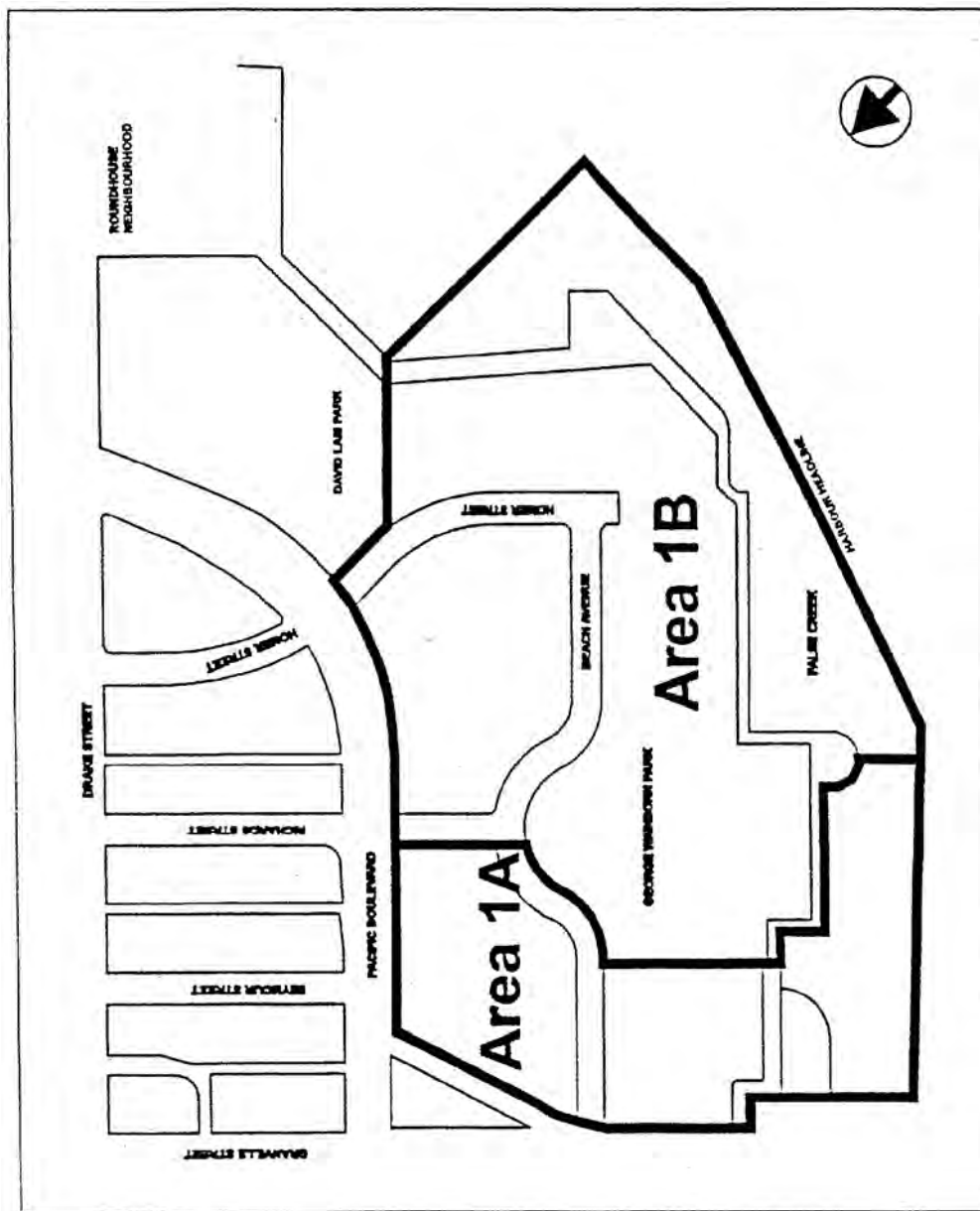
The site consists of 15.4 ha of land and water. It is bounded on the south by False Creek and to the north by Pacific Street. To the west is the Granville Bridge and the Seymour off-ramp. To the east is David Lam Park and the Roundhouse Neighbourhood.

## 1.2 Intent

The intent of development in the Beach Neighbourhood is to recognize the site as a prime residential neighbourhood providing housing consistent with livability, environmental, and household and income mix objectives, particularly for families with children.

It is also to achieve development with a high quality of urban design and architecture.

Figure 1: Beach Neighbourhood Boundary



## 2 Urban Design Principles

The Beach Neighbourhood site is organized around the centrally located George Wainborn Park, the extensions of Richards and Homer Streets, Beach Avenue, and two pedestrian mews linking through from Pacific Street.

Key urban design principles guiding the pattern of development are:

- extending the city street grid from the west and north with new streets or mews;
- responding to the unique characteristics of the waterfront site such as Granville Bridge, False Creek, Pacific Street, and sloping site topography;
- extending the established pedestrian and bicycle routes through the site, particularly along the waterfront;
- providing a sequence of public open spaces and parks that links the new and existing neighbourhood;
- stepping tower heights down from Pacific Street to the water;
- orienting towers to the downtown grid;

- (g) providing a landmark tower on the Pacific Boulevard axis as part of a pair of towers that define each end of the neighbourhood shopping district along Pacific Boulevard;
- (h) preserving adopted public and street-end views;
- (i) locating towers and associated lower buildings to create a formal urban built form on the Richards Street axis and around George Wainborn Park;
- (j) creating well defined, animated, landscaped streets with lower rise buildings which maximize “eyes on the street” and individual unit entryways from the street; and
- (k) ensuring that public access to the waterfront and full accessibility to the area is provided for all, including the disabled; and
- (l) pursuant to (i) and (j) above, ensuring that streets, park walkways, mews and the waterfront walkway are lined predominantly with 2 –3 storey townhouses having their individual primary entries facing the Public Realm, noting that it may be impractical or uneconomic to achieve townhouses on all the non-market housing sites in Beach Neighbourhood.

### **3 Overall Guidelines**

#### **3.1 Siting**

The location of streets, open spaces, development parcels and buildings should generally be as described in the illustrative site plan included in Appendix A.

Building setbacks should respond to the unique characteristics of the site and include:

- (a) Richards Street – 6.0 m setback to the building face from the property line and 1.8 m setback for landscape from the property line for expansion of the public realm as per Downtown South Guidelines;
- (b) adjacent to waterfront walkway – 7.5 m;
- (c) mews – 1.5 m setback for up to two storeys and a minimum spacing of 15 m between building faces above two storeys;
- (d) Pacific Street – building faces on the non-market housing site and the landmark tower site east of the mews should be setback and aligned with the easterly extension of the south property line of the Pacific Street, except for a minor entry feature encroachment for the low-rise building east of the mews;
- (e) all other streets – 3.65 m setback from the property line; and
- (f) bay windows, porches and similar design elements, as well as open or enclosed balconies above the first storey, may encroach up to 1.0 m into the required setback. Stairs and patios may extend further if adequate landscaping is provided.

#### **3.2 High-rise Towers**

High-rise towers range in height between 10 to 38 storeys. Tower building heights have been established in response to:

- (a) the impact of height and massing on adjacent public and private views;
- (b) the provision of sunlight to ground level;
- (c) the scale of adjacent open space, water areas and existing structures; and
- (d) established public views.

High-rise towers should:

- (a) provide floor plates no larger than 600 m<sup>2</sup> except for the 38-storey landmark tower where 625 m<sup>2</sup> is permitted up to 34 storeys and 500 m<sup>2</sup> above, and except for 10-storey towers where 650 m<sup>2</sup> is permitted. Floor plate areas include all interior circulation space, storage space and mechanical space, and exclude balconies;
- (b) have distinct roof forms; and
- (c) have compact floor plates to minimize shadow and view impacts.

The overall design and character of the high-rise towers:

- (a) should present their narrowest frontage toward the water to maximize the view for dwelling units and view corridors through downtown from the south;
- (b) the 38-storey landmark tower should relate to the axis of Pacific Boulevard;



- (c) may have different architectural styles suitable for their context and location except the towers framing George Wainborn Park which should be of the same design family.

### 3.3 Low and Mid-rise Buildings

Low and mid-rise buildings range in height from 2 to 8 storeys. These buildings should:

- (a) provide periodic openings between buildings to provide public views into secured semi-private open spaces and articulation of the building to break down the scale, and to define the street;
- (b) respond to their location through appropriate variations in height, form, setback and architectural expressions;
- (c) create pedestrian scale and character through individual unit expression (e.g. 2 - 3-storey townhouses differentiated from apartments above), changes in materials, fenestration and cornice lines;
- (d) create strong residential character on the street, park edges, mews, and waterfront walkway through provision of such features as townhouse front doors approximately 1.0 m above grade, bay windows, special paving and landscaping;
- (e) incorporate roof gardens and decks where appropriate to provide open space;
- (f) provide roof materials which enhance visual interest from higher buildings.



Townhouse/Live-Work: Pacific Boulevard



Three-Storey Townhouses: Marinaside Crescent



Townhouse/Live-Work: Cooper Mews



Two-Storey Townhouses: W 5<sup>th</sup> Ave near Hemlock



Three-Storey Townhouses: Hornby Street



Two-Storey Townhouses Forming Base of Mid-rise Building: Marinaside Crescent

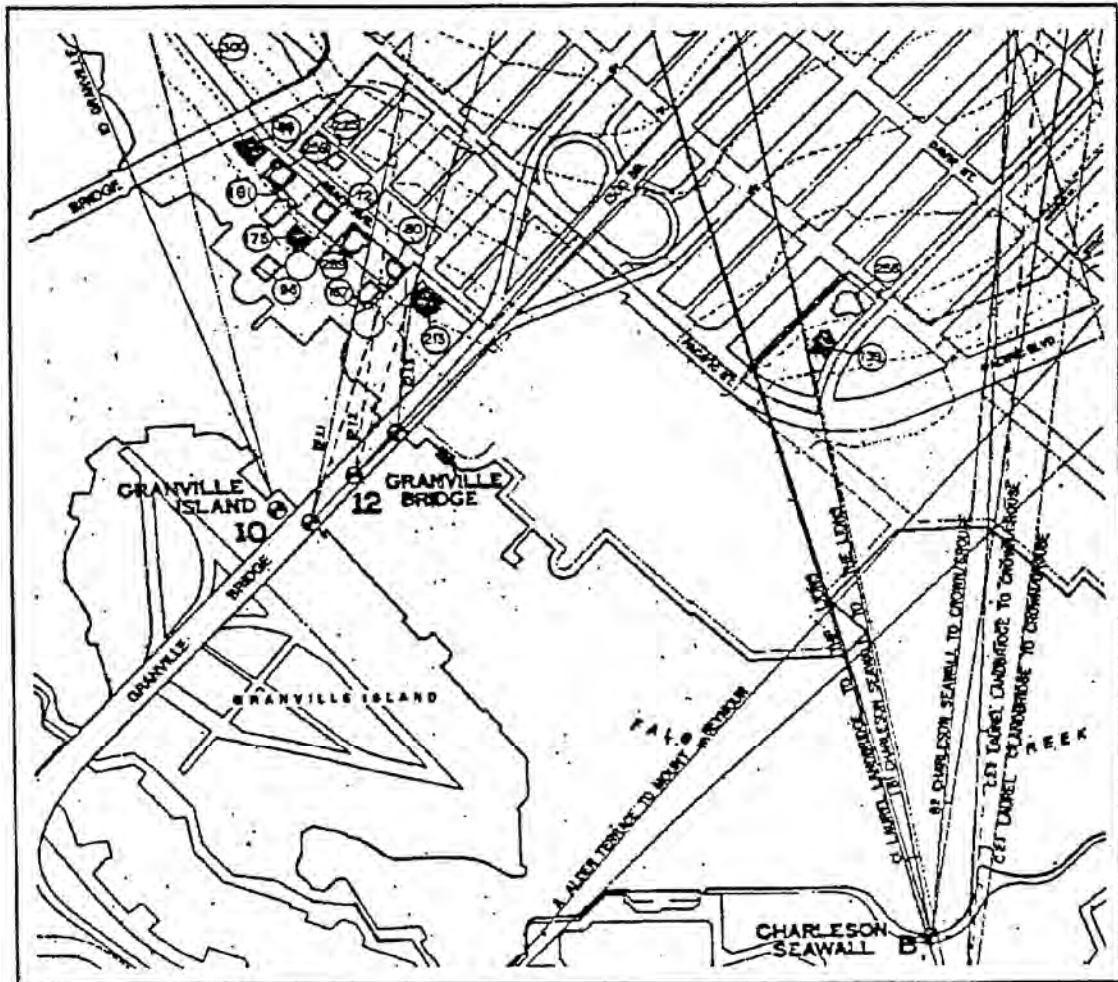
### 3.3

#### Views

Built form has been generally located to respect various public, semi-public and private views. Principal public views to be preserved include:

- (a) view cones as determined in the False Creek North Official Development Plan (see Figure 2 below); and
- (b) street end views for Richards Street, Homer Street terminus and Beach Avenue.

Figure 2: Public Views



### 3.5 Architectural Components

#### 3.5.1 Materials

Dominant materials should be architectural concrete, glass, brick, pre-cast concrete, stone cladding or metal cladding. Stucco should not be a principal building material.

#### 3.5.2 Balconies

Balconies recessed into the building face are encouraged. Balconies may be enclosed subject to the Council-adopted **Balcony Enclosure Guidelines**.

#### 3.5.3 Awnings, Canopies and Entries

Entries to residential, commercial uses and community facilities should be weather protected. This protection should be utilized to create building identity and address.

Commercial uses and community facilities located adjacent to a street should incorporate weather protection in the form of awnings and canopies.

#### 3.5.4 Lighting

Particular attention should be given to the lighting of public and private areas, with a hierarchy of fixture types designed according to functional and security needs.

### 3.5.5

#### Townhouse/Public Realm Interface

Townhouses, either in continuous rows or incorporated within higher building forms, should be individually articulated in their massing and raised up approximately 1 m from the public realm to balance unit privacy with the objective of creating “eyes on the street” (CPTED). The transition between the public walk and the unit should be carefully delineated with low, articulated planter walls and hedges, steps, possibly with a gate, to the covered, recessed front door, and where desired, raised front patios looking over the walk.



Townhouses Lining Waterfront Walkway



Townhouses Lining Drake Mews



Townhouse Front Doors



Townhouse Front Doors



Townhouses: Alberni Street



Townhouse Front Doors



Townhouse Front Doors



### **3.6 Residential Livability and Security**

- 3.6.1 Family Housing  
Dwelling units designed for families with children should comply with the City's *High-Density Housing for Families with Children Guidelines*.
- 3.6.2 Residential livability of each development and each dwelling unit should be maintained following these considerations:
- (a) Adequate balcony space:  
Each unit should have direct access to an appropriately sized private outdoor space or enclosed balcony. (Refer to Balcony Enclosure By-laws, Policies and Guidelines.)
  - (b) Adequate building amenities:  
Each residential development should provide on-site amenities such as community meeting rooms, fitness facilities, outdoor recreational space, etc., suitable for the anticipated population.
- 3.6.3 Access and "Address"  
The main entrance of all residential buildings should front the street, and the number of primary entrances to individual dwelling units from street and grade level should be maximized, specifically through the provision of townhouses with their front doors facing the streets, mews, park edges and waterfront walkway. Primary access through sliding glass doors is not appropriate.
- 3.6.4 Daylight  
Habitable rooms should have access to daylight and where possible, direct sunlight.
- 3.6.5 Safety and Security  
Design of residential developments and units should take into consideration the principles of CPTED (Crime Prevention Through Environmental Design). (See Appendix B.)

### **3.7 Urban Landscape**

- 3.7.1 Public Realm  
The public realm should be designed in accordance with Engineering Services standards and requirements.
- 3.7.2 Mews  
The outer building faces and the public right-of-way should align with the building faces of the southerly precincts. The mews should provide a distinct character in contrast to the standard streets. They should:
- (a) incorporate quality surface materials such as pavers (blacktop is not acceptable);
  - (b) incorporate soft landscape materials;
  - (c) incorporate appropriate distinctions between areas for vehicle and pedestrian movement;
  - (d) provide for safe and distinct access points to dwelling units; and
  - (e) ensure appropriate lighting to provide a safe pedestrian and residential environment.
- 3.7.3 Parks and Open Spaces  
The parks and open spaces should:
- (a) provide for the active and passive recreation needs of residents and visitors, including ample opportunities for children's play;
  - (b) ensure safety and security through the provision of natural surveillance and guardianship from surrounding residents and the use of appropriate materials and equipment;
  - (c) incorporate diversity through the use of distinctive landscape materials and design;
  - (d) incorporate the parks and open spaces into the surrounding walkway and cycling systems; and
  - (e) distinguish between public and private open spaces through the use of defined access points and edges, circulation systems, grade changes and plant materials.
  - (f) consider a variety of grade changes allowing overviews to the water and general interest within the park;
  - (g) consider materials, i.e., plants, furnishing and lighting, that are long-lasting and durable;
  - (h) maximize opportunities for users to enjoy these amenities in inclement weather, i.e., dry pathways, fast draining and drying benches;

- (i) provide a range of opportunities, both within formal and informal areas of the park, for human interaction for the general public and neighbours, while ensuring privacy of residents; and
- (j) provide a strong formality to the Richards street-end with park design elements including, for example:
  - (i) major access/egress to the park;
  - (ii) programming for diverse public use at this arrival space;
  - (iii) street trees, plant material, and botanical layout;
  - (iv) public art; and
  - (v) weather protection in appropriate locations.

### 3.8 **Disabled Access**

Generally, the primary pedestrian systems, public open spaces, primary private walkways and principal entrances of all buildings should be accessible to the physically challenged.

### 3.9 **Parking Access, Vehicular Arrival/Drop-off and Loading**

Parking and loading entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided for vehicles at access points. Parking garages should be designed in accordance with the City's ***Parking Garage Security Guidelines***.

Drop-off areas should be provided on site, and may be located within the confines of a building, as long as it does not reduce usable, landscaped, outdoor open space.

### 3.10 **Garbage and Recycling**

Underground recycling and garbage containers should be provided for each development.

### 3.11 **Phasing**

The development will occur in phases. Measures to ensure each phase is complete and livable should be undertaken including the use of, among other things, security fencing, screens and landscaping. Natural pathways should be acknowledged and provided for. [*Seaside Route bypasses, care about hoarding*]

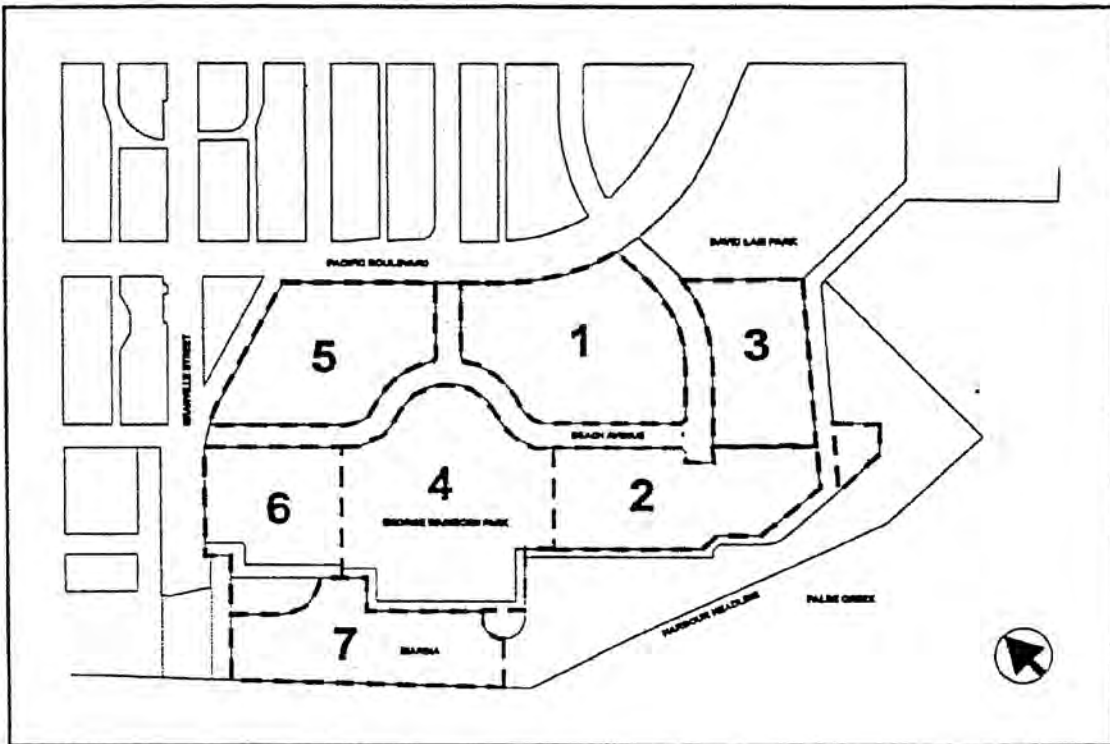
## 4 **Precinct Guidelines**

Beach Neighbourhood is divided into seven development precincts as illustrated on Figure 3. The principal design concepts and development considerations are illustrated on the following annotated plans.

At the time of development application for the first building within a precinct the applicant should include concept drawings for the precincts, as defined in the CD-1 by-law. The objective is to confirm, among other things, the following:

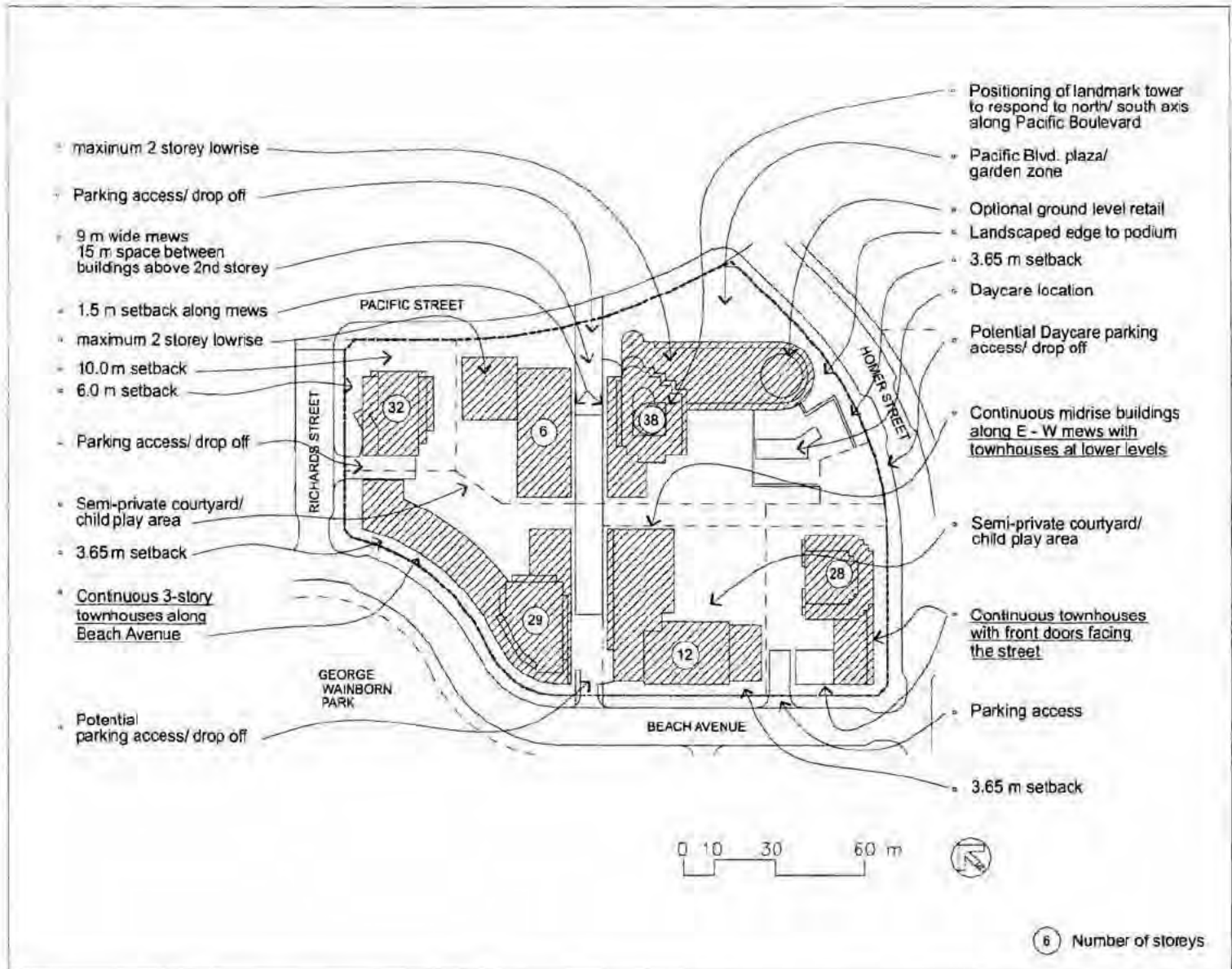
- (a) that the approved density can be fully achieved within the scope and intent of the guidelines; and
- (b) that the access systems for pedestrians and private, service and emergency vehicles function appropriately.

Figure 3: Development Precincts



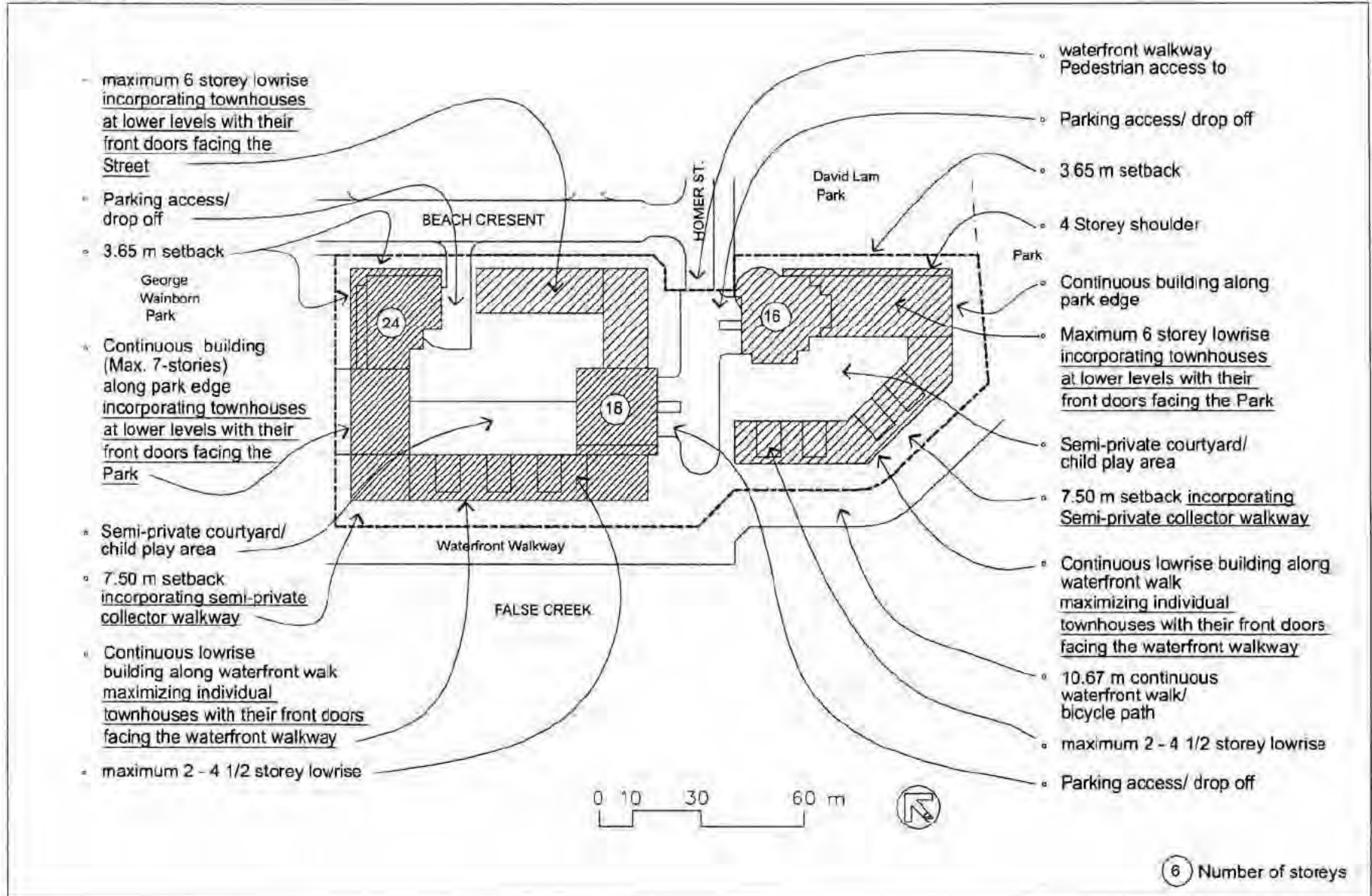
Note: the Precinct area numbers are different from the CD-1 By-law Sub Areas.

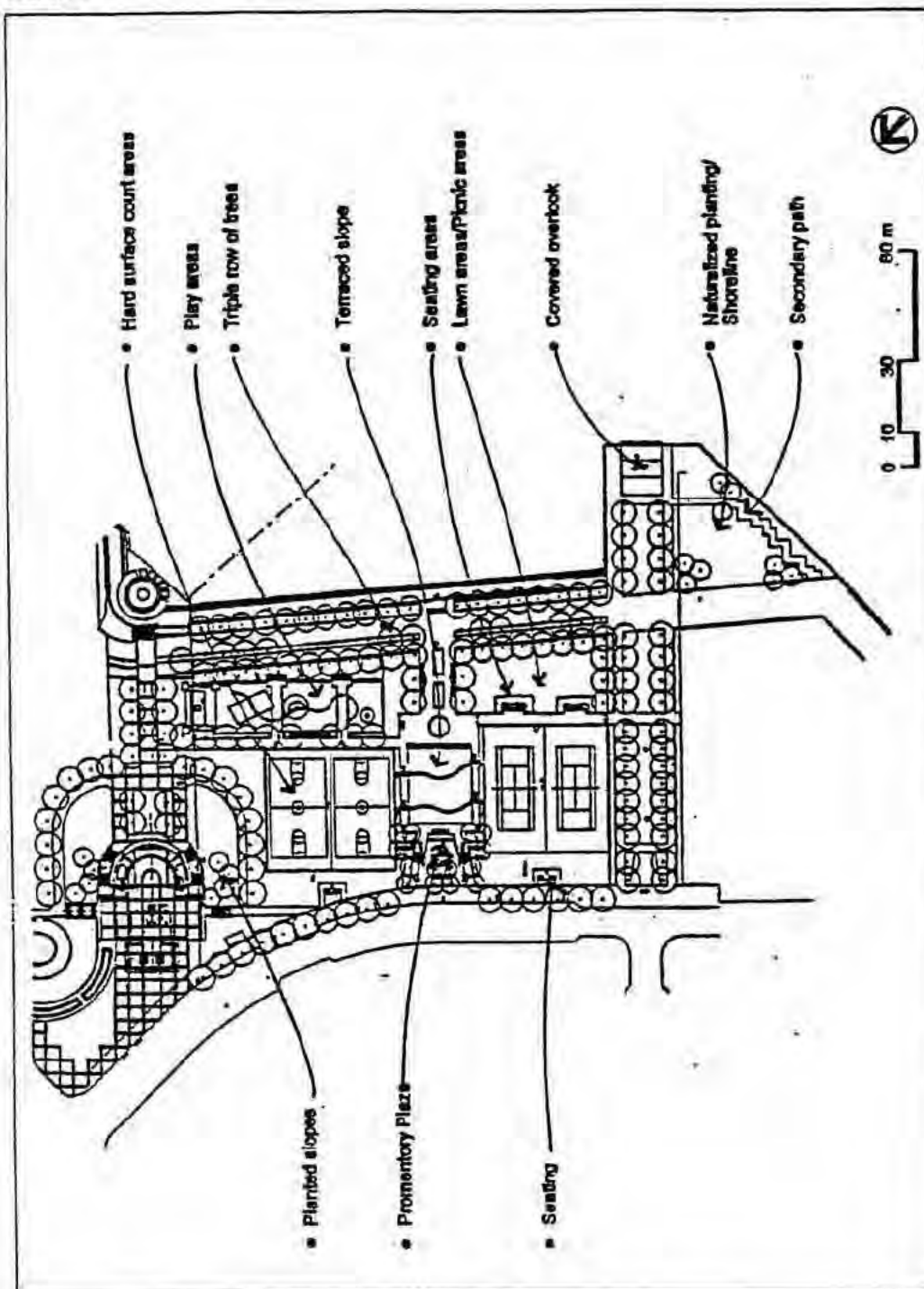
## Precinct 1



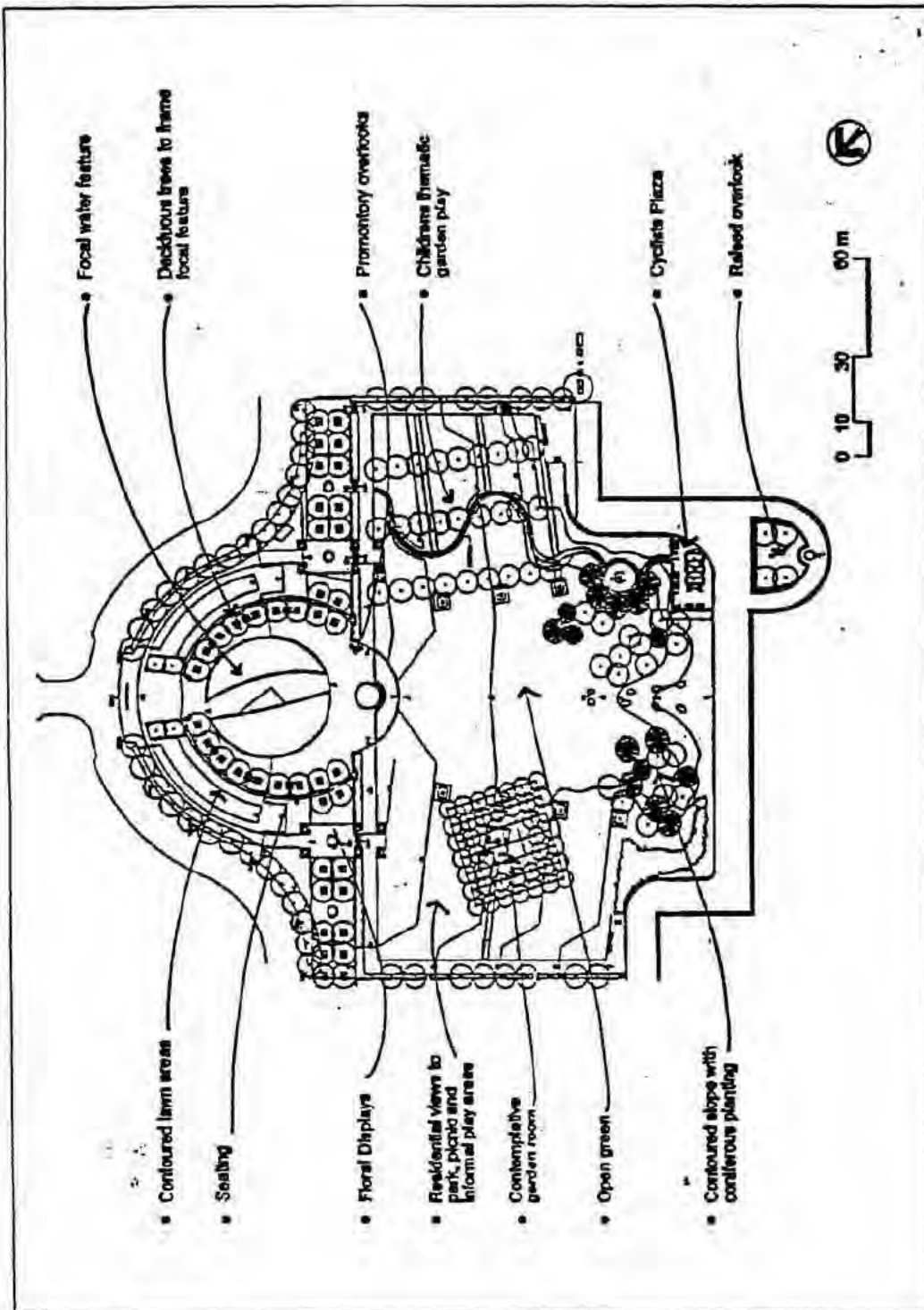


## Precinct 2

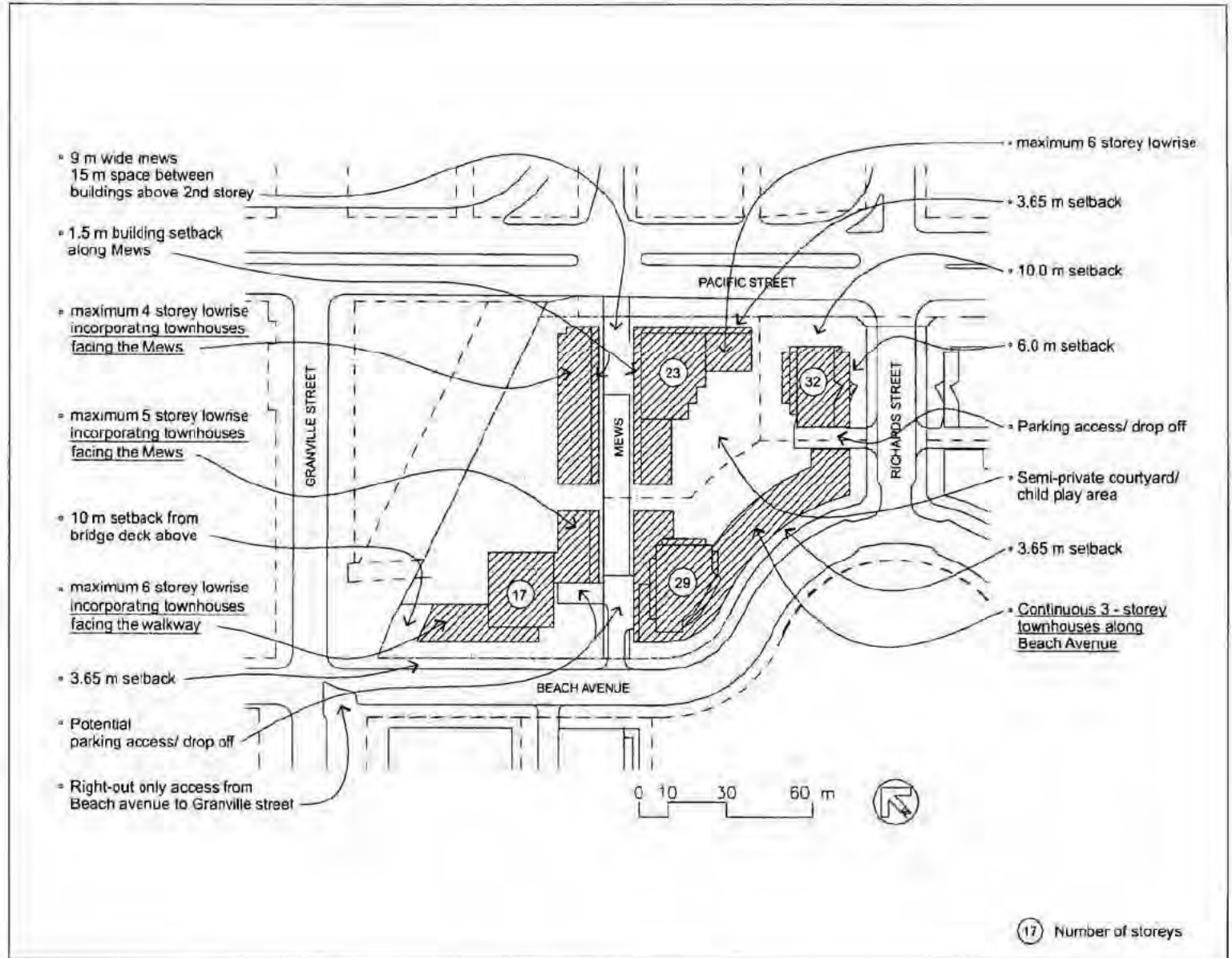






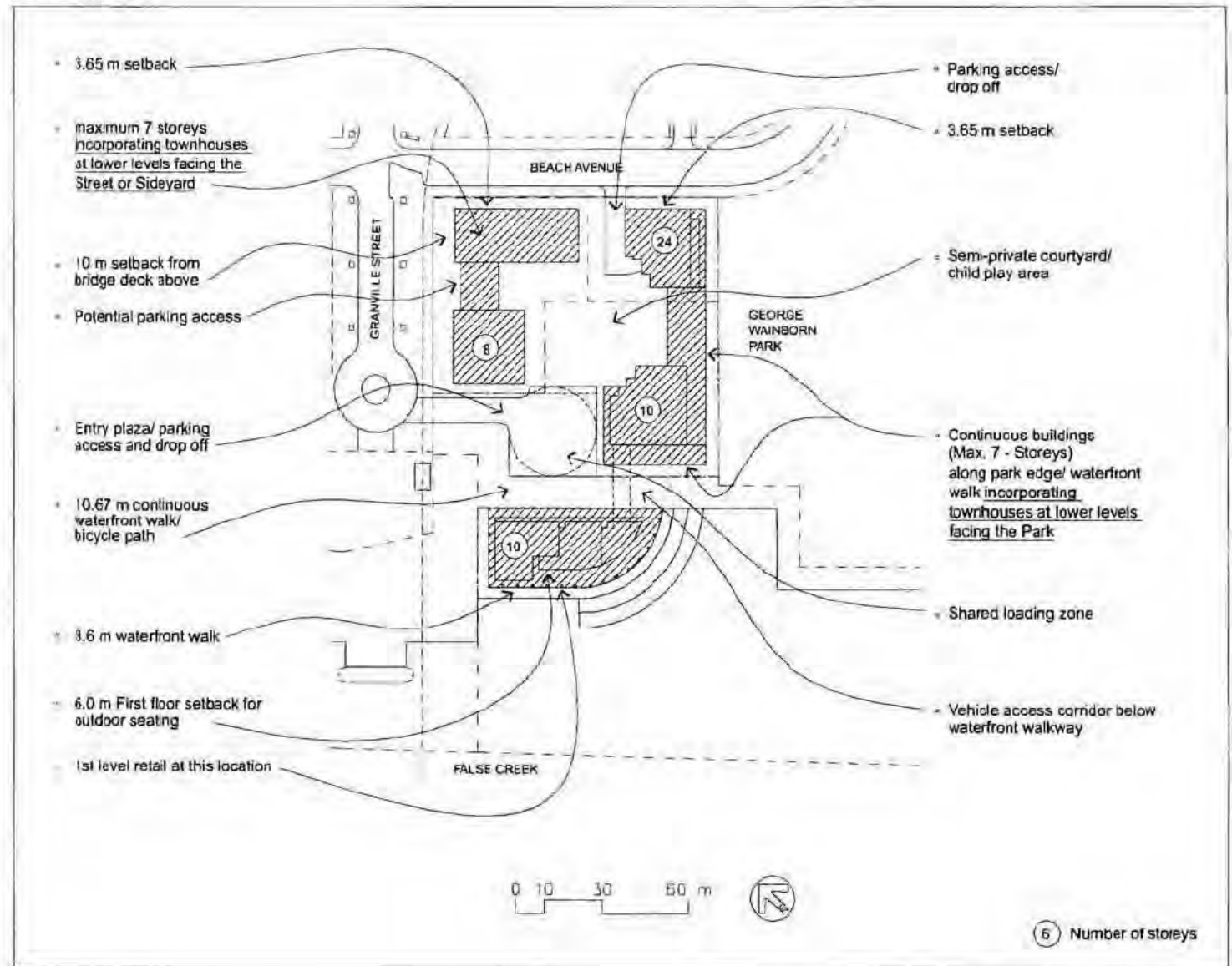


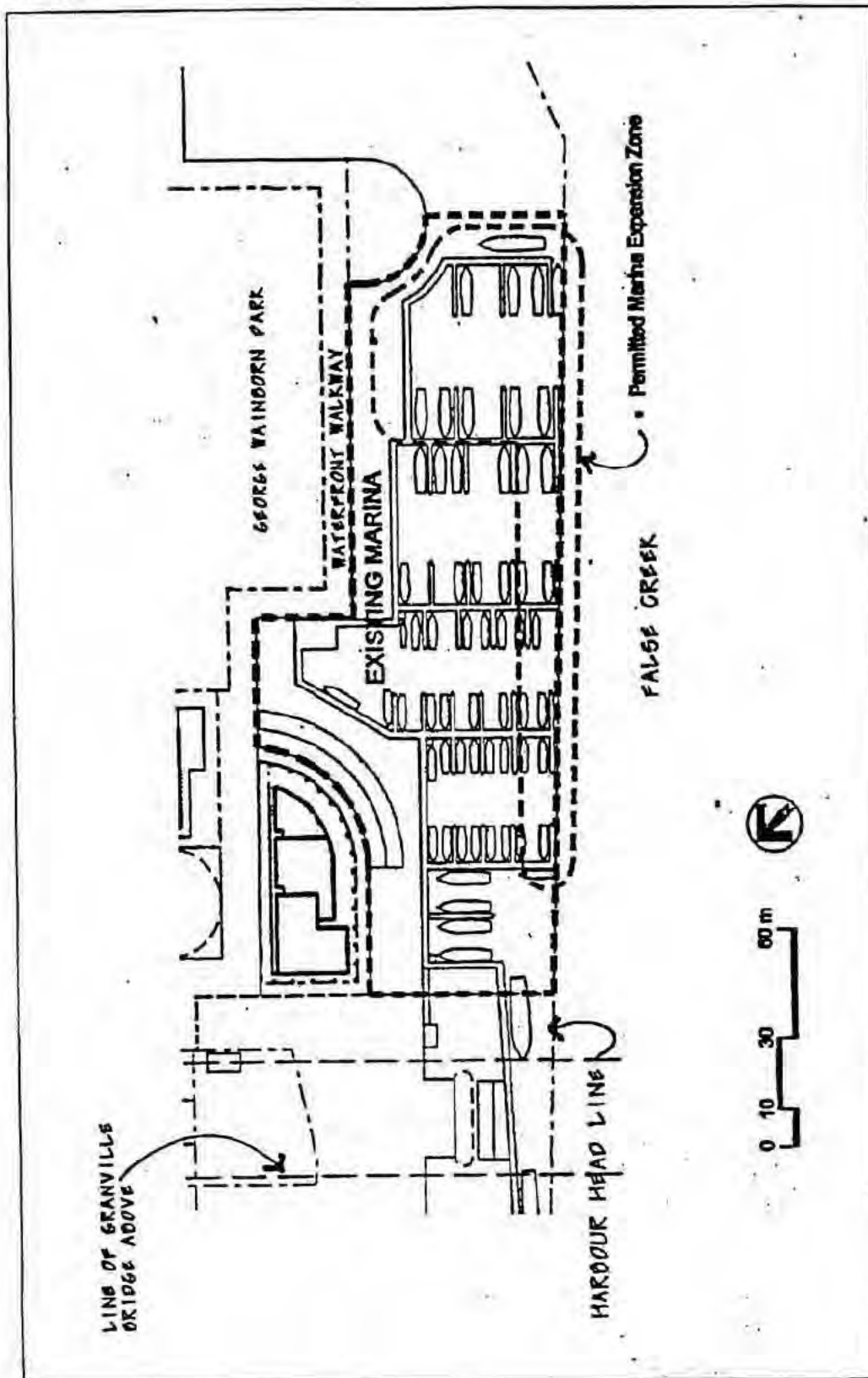
## Precinct 5



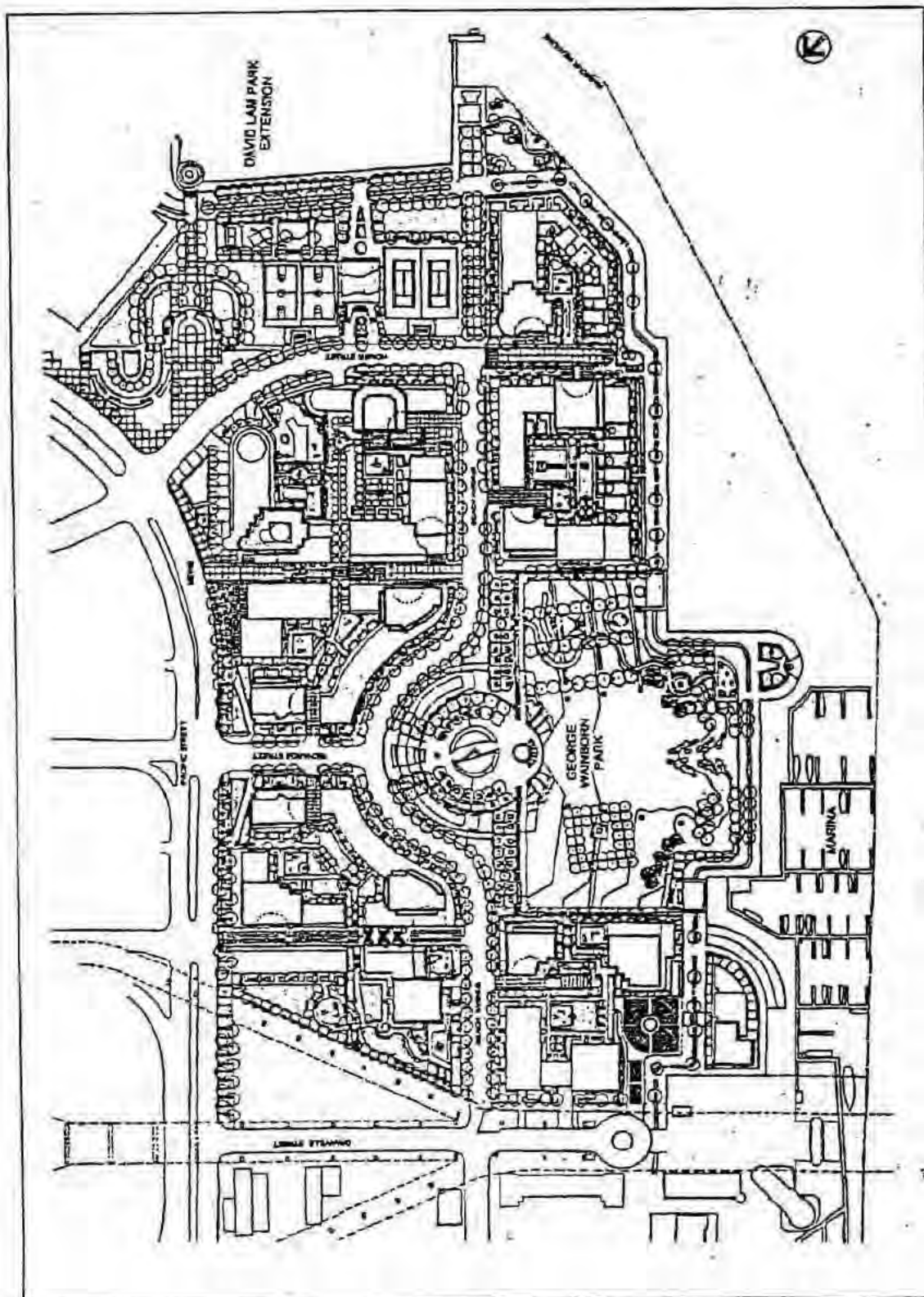


## Precinct 6





## Appendix A: Illustrative Site Plan





## Crime Prevention Through Environmental Design (CPTED)

The design of the Beach Neighbourhood should take into consideration the principles of CPTED.

Designs should be safe and secure yet not fortress-like. Specific crimes to consider are: auto and bicycle theft in the underground; break and enter; and mischief such as graffiti and loitering in alcoves. Fear should also be considered particularly for vulnerable populations such as seniors and in places with minimal natural surveillance or guardianship such as parking garages.

### (a) Underground Parking

Visitor parking should be separate from residents parking and secured with an overhead gate and electronic communication to residential units. If elevator access is provided at the visitor parking level, it should be electronically secured.

Public and commercial parking should be fully separate from residents parking and consideration should be given to securing these areas during non-operating hours.

Doors from elevator lobbies should be locked with key or card access in the direction from the lobby to residents parking areas (opposite to the direction of fire exit).

Open exit stairs from underground parking are a known source of mischief and often provide easy access for theft particularly when located on the lane. This can be mitigated by locating exit stairs within the building envelope, with only an exit door exposed. An open exit stair can also be located in the semi-private open space where it can be watched by residents. Consideration should be given to provision of a full length, steel astragal on the exterior of the door without a door knob.

Walls and ceilings of underground parking areas should be painted white to improve visibility and reduce fear.

### (b) Break and Enter

Ground level and podium level residential units have been susceptible to break and enter. This can be mitigated by reducing areas of concealment outside of the units, ensuring good surveillance by other units in the development, using small paned windows, and using fully secured swing doors rather than sliding doors. Consideration should also be given to providing electronic security to these units. Where residential units face semi-private open space, this space should be secured at the mews or street through landscape and gating.

Exit stairs from the underground parking into lobbies have provided break and enter opportunities. Where these doors cannot be locked due to fire exiting, it is preferred that they exit to the outdoors rather than into the lobby.

### (c) Mischief

Graffiti is prevalent in the Downtown and its removal is an expense to many building owners and strata councils. Graffiti generally occurs on blank, exposed surfaces such as walls on lanes. Opportunities for graffiti can be mitigated by reducing areas of blank wall, by covering these walls with vines, lattice or steel mesh or by using a coating material.

Doors from exits to the street and the lane should be designed so that an alcove is not created.

### (d) Parks and Open Spaces

- (i) reduce opportunities for skateboarding. This can be achieved with non-smooth paving material and planter walls with reveals;
- (ii) reduce opportunities for graffiti by reducing exposed blank wall areas; and
- (iii) maximize natural surveillance from residential units facing the parks or open spaces.

## Submission Requirements

In addition to all the typical submission requirements of major development applications, large scale (1/4" Imperial or 1:50 metric) partial plans, elevations and sections are required illustrating the detailed treatment of the project's Public Realm interface at the street, mews, park and waterfront walkway, including planter walls, stairs, gates, landscaping, soil depth (indicating any underground structures), patios, privacy screens, etc.



## **Appendix "C"**

### **Copy of Massing and Density Plans from City of Vancouver**

s.17(1)



## **Appendix "D"**

### **Qualifications of the Appraiser**

**Stuart H. Carmichael, B.BUS. (L.Econ.), AACI, P.App**

s.22(3)(d)





s.22(3)(d)



**“Hypothetical” Appraisal of a  
Development Property**



located at:

**1502 Granville Street,  
Vancouver, BC**

effective date of valuation:

**October 17, 2020**

prepared for:

**City of Vancouver**

November 3, 2020

**Our Reference Number: 15316-0820A**

Real Estate Services  
City of Vancouver  
4<sup>th</sup> Floor, 507 West Broadway  
Vancouver, BC V5Z 0B4

**Attention: Mr. Bill Aubé, Property Development Officer**

**Re: "Hypothetical" Appraisal of a Development Property  
Located at 1502 Granville Street, Vancouver, BC**

s.17(1)

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s.17(1)



# photographs of the subject property



Northerly View of Subject Southern Boundary Line



Northerly View of Granville Street, Subject on Right



Northeast View of Subject Site



Northerly view of Subject Site

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Letter of Transmittal

Photographs of the Subject Property

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## addenda

Appendix "A"	Copy of the Title Information
Appendix "B"	Copy of the CD-1 (Comprehensive Development District) Zoning Bylaw and Beach Neighbourhood CD-1 Guidelines
Appendix "C"	Copy of Massing and Density Plans from City of Vancouver
Appendix "D"	Qualifications of the Appraiser

s.17(1)



## 2.0 OVERVIEW AND TERMS OF REFERENCE

s.17(1)





**OVERVIEW AND TERMS OF REFERENCE (continued)**

s.17(1)



**OVERVIEW AND TERMS OF REFERENCE (continued)**

S.17(1)



### 3.0 DEFINITION OF TERMS

#### **PROPERTY RIGHTS APPRAISED**

The property rights appraised are those of the "fee simple" interest defined as:

*"The greatest interest an individual can own in land, or complete ownership in law, subject only to the governmental powers of taxation, expropriation, escheat and police powers."*

#### **MARKET VALUE DEFINITION**

Section 3.44 of the "Canadian Uniform Standards of Professional Appraisal Practice" (2020 Standards), defines Market Value as:

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and the seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under duress."

## 4.0 IDENTIFICATION OF THE SUBJECT PROPERTY

### **CIVIC ADDRESS**

1502 Granville Street, Vancouver, BC

### **LEGAL DESCRIPTION**

Lot 263, False Creek Group 1, New Westminster District Plan LMP43682

PID: 024-636-339; Title Number: CA7443282

### **REGISTERED OWNER**

One West Holdings Ltd., Suite 2400 – 745 Thurlow Street, Vancouver, BC V6E 0C5

### **LEGAL NOTATIONS / CHARGES / LIENS / INTERESTS**

Perusal of the title certificates for the subject reveals that there are several legal notations, charges, liens and interests registered on title. Under the scope of this appraisal, we have not researched any of the notations or charges registered on title as it is assumed that there are no charges that will adversely affect the present or any future use of the subject property. We refer the reader to the Certificate of Title included in the addenda as Appendix “A” for details on the charges.

### **PROPERTY HISTORY**

According to BC Assessment records, the subject property has not sold in an arm’s length transaction during the three years prior to the effective date. We are not aware of any current listings or offers to purchase the subject property.

### **PROPERTY ASSESSMENTS**

The property is located within the City of Vancouver, in the False Creek North sub-area, administered by the Greater Vancouver Region office of BC Assessment. The 2020 ‘Actual Value’ assessment and 2020 gross property taxes for the subject properties are summarized below.

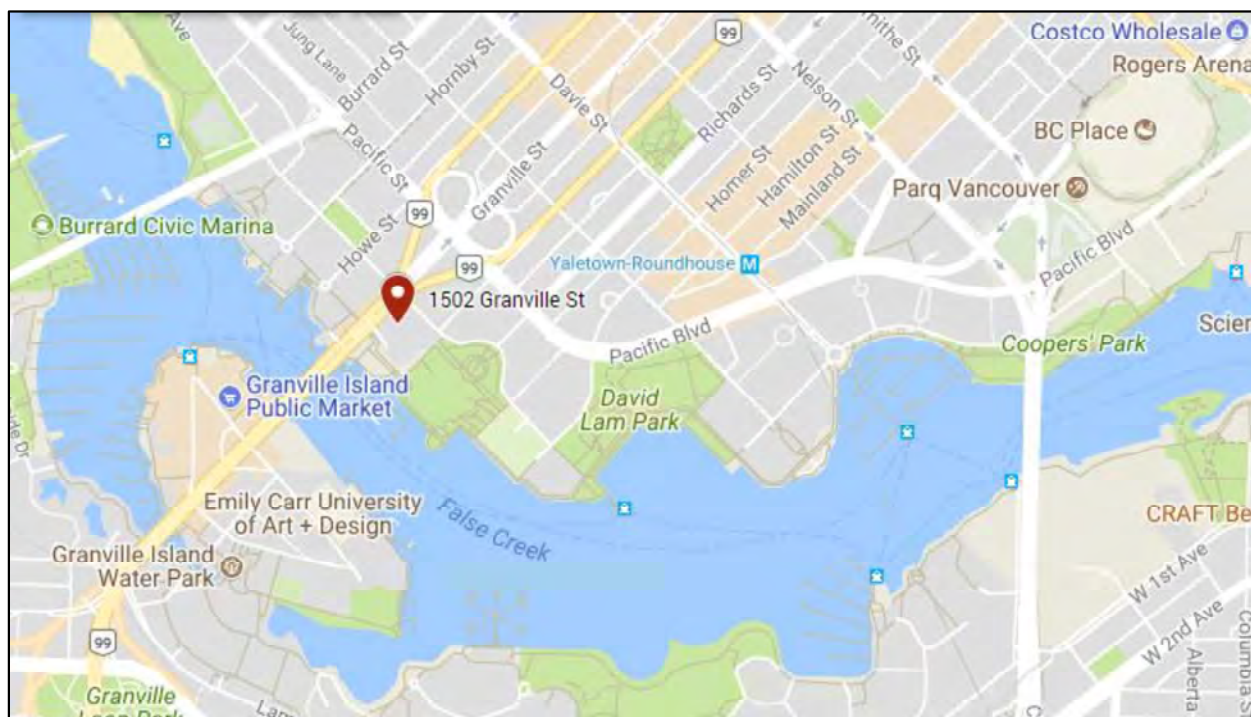
#### **2020 Property Assessment**

Land	\$ 92,700
Improvements	\$ <u>0</u>
Total	\$ 92,700

**2020 Property Taxes:** \$548.22

## 5.0 MARKET AREA DESCRIPTION

The subject property is located in the Downtown neighbourhood of Vancouver, which comprises a majority of the downtown peninsula with the exception of the West End, located towards the southwestern side of the peninsula. More specifically, the property is situated on the southeast corner of Granville Street and Beach Crescent. The location of the subject property is identified on the neighbourhood map illustrated below.



Over the past several years, the subject's neighbourhood has undergone revitalization with many proposed and approved or recently constructed high-density, commercial and mixed-use commercial/residential developments. The area immediately surrounding the subject property is a newer low-rise to high-rise multi-family residential buildings and parks. Immediately east of the subject at 638 Beach Crescent is Icon 1, a 176-unit, 25-storey multi-family strata building constructed circa 2006, to the northwest at 1412 Howe Street is Vancouver House, a 502-unit, 52-storey over a 10 storey-podium mixed-use development currently under construction. The adjacent sites will also feature 6-storey commercial buildings for retail and office use. 601 Beach Crescent is currently proposed for development of a 54-storey mixed-use building with 303 market residential units, 152 social housing units and 22,543 sq.ft. of commercial space. George Wainborn Park is located just east of the subject and David Lam Park is located further east of the subject.



## MARKET AREA DESCRIPTION (continued)



Granville Street is a two-way, north/south bound road in the area and provides an important connection extending from the Granville Bridge to the south and the remainder of the downtown core. Further, Beach Crescent / Avenue and Pacific Street provide access to the West End to the west and Yaletown and other areas of downtown to the east. The subject property is approximately one kilometre southwest of the Yaletown-Roundhouse SkyTrain Station.

The subject is located just south of the Yaletown neighbourhood which was previously an industrial area that has been transformed into an area with trendy restaurants, clubs, retail stores, recreational activities and condominiums. The subject property has a fair location at the southeast corner of Beach Crescent and Granville Street. The site is within walking distance of the Seawall, English Bay, Yaletown, and Granville Street Entertainment District. However, the location below the Granville Street Bridge and adjacent towers impact views and outlook of a potential development on the site, especially at the western side.

A number of properties in the subject area have been proposed or are under construction for higher density mixed use and commercial development.

## 6.0 SITE DESCRIPTION

### SITE CONFIGURATION / AREA

The subject property comprises a slightly irregular shaped parcel of  $\pm 32,620$  square feet, according to information provided by our client. BC Assessment records indicate an area of  $\pm 32,614$  square feet; however, we have relied upon the area provided by our client. According to VanMap records, the subject has a frontage of  $\pm 52.282$  metres ( $\pm 171.5$  feet) along the south side of Beach Crescent, a frontage of  $\pm 56.26$  metres ( $\pm 184.58$  feet) on the east side of Granville Street and  $\pm 38.08$  metres ( $\pm 124.93$  feet) on the north side of Kinghorne Mews. An excerpt of the plan from VanMap with the subject outlined in green is illustrated below.



### TOPOGRAPHY

The site slopes gently from north to south and is at grade to Granville Street, Beach Crescent and Kinghorne Mews. The site is significantly below grade from the Granville Street Bridge deck. We assume soil conditions are stable and the underlying geology is adequate to support any future higher density residential development. No representations have been made concerning soil conditions.



**SITE DESCRIPTION (continued)****SOILS**

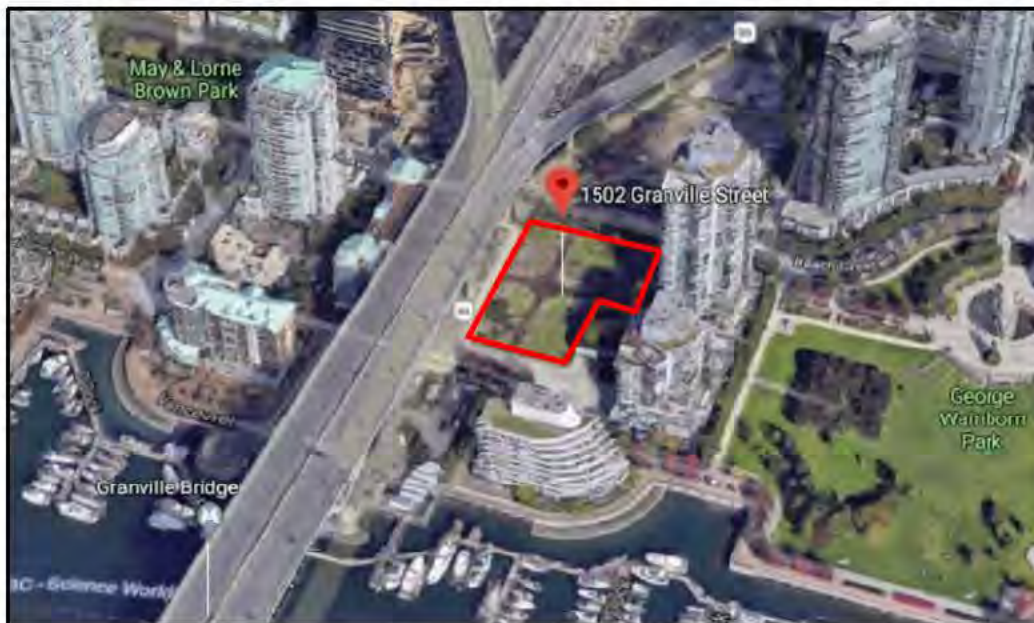
We were not provided with any geotechnical study or soil analysis of the subject site, nor was one commissioned in conjunction with this assignment. No opinion is expressed with regard to actual soil conditions or fill, as this requires the services of a qualified engineer. It is a specific assumption of this report that the parcel is not contaminated by the presence of toxic substances or environmentally sensitive waste products.

**SERVICES**

All services requisite for higher-density residential development are assumed to be available, including hydro, water, storm and sanitary sewers, natural gas, telephone and adequate fire and police protection. However, it is our understanding that for the site to be developed, the developer would generally incur additional costs for servicing the site. Detailed engineering cost estimates lie beyond the scope of this assignment.

**STREET IMPROVEMENTS**

Beach Crescent is a one-lane, one-way, east/west bound asphalt-paved road improved with concrete curbs, sidewalks, bike lane, treed landscaping and street lighting. Parking is available on north side of the street in the vicinity of the subject. Granville street running north/south past the subject property is a two-lane, two-way connector road running underneath the Granville Street Bridge deck.



## 7.0 ZONING AND PLANNING

S.17(1)



**ZONING AND PLANNING      (continued)**

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**ZONING AND PLANNING      (continued)**

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## 8.0 HIGHEST AND BEST USE

### **INTRODUCTION**

The definition of "Highest and Best Use" is as follows:

*"the reasonably probable use of Real Property, that is physically possible, legally permissible, financially feasible and maximally productive, and that results in the highest value."*

Source: Canadian Uniform Standards of Professional Appraisal Practice, 01/2020.

Many factors and appraisal principles become a consideration in the determination of "Highest and Best Use". These include: government regulations, supply, demand, anticipation, balance, surplus productivity, contribution, competition, etc. The definition also includes the presumption that the use is in keeping with the current or proposed zoning and legal requirements.

The concept of "Highest and Best Use" recognizes that land use patterns can change over a given period and that the optimum use of a site is determined by need or demand at any given point in time. Elements affecting value that are dependent upon events or a combination of occurrences, which, while within the realm of possibility, are not shown to be reasonably probable, should be excluded from consideration. This is also the case if the intended use is dependent on the uncertain act of another person.

### **Location**

The subject property is located in the Downtown area of Vancouver, an established commercial and residential area. More specifically, the subject is located on the southeast corner of Granville Street and Beach Crescent with additional frontage to the north side of Kinghorne Mews. Properties in the area are primarily improved with a mix of high rise mixed-use and multi-family development interspersed with public parks and the public seawall.

A number of properties in the area have been or are being redeveloped for higher density mixed use, commercial and multi-family buildings. The property is within close proximity to public amenities including transportation routes, public transit, waterfront and surrounding commercial development. Overall, it is our opinion that the subject property is well-located for multi-family residential accommodation in Downtown Vancouver.

**HIGHEST AND BEST USE      (continued)**

s.17(1)



**HIGHEST AND BEST USE (continued)**

s.17(1)



**HIGHEST AND BEST USE (continued)**

s.17(1)





## 9.0 APPRAISAL METHODOLOGY

s.17(1)



## 10.0 SITE VALUATION

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**SITE VALUATION (continued)**

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**SITE VALUATION (continued)**

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**SITE VALUATION (continued)**

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**SITE VALUATION      (continued)**

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**SITE VALUATION (continued)**

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**SITE VALUATION      (continued)**

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**SITE VALUATION (continued)**

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**SITE VALUATION      (continued)**

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**SITE VALUATION (continued)**

s.17(1)



## 11.0 CERTIFICATION

s.17(1)



CERTIFICATION (continued)

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Respectively submitted,



Stuart Carmichael, B.Bus. (L.Econ.), AACI, P.App

Membership #: **300611**

Date of Report/Date Signed: **November 3, 2020**

Personally Inspected the Subject Property: **Yes**

Date of Inspection: **October 17, 2020**

## 12.0 ASSUMPTIONS AND LIMITING CONDITIONS

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.

**ASSUMPTIONS AND LIMITING CONDITIONS (continued)**

6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.

**ASSUMPTIONS AND LIMITING CONDITIONS (continued)**

11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
17. Under "The Standards", the following estimate of Market Value is based on an exposure time of 6 to 12 months immediately prior to the date of appraisal. This marketing timing is typical of development real estate in the Greater Vancouver area.
18. The estimated Market Value for the subject property is based on the assumption that it would be sold on payment terms consistent with common practices in the real estate market and subject to the encumbrances outlined in this report, unless otherwise stated.



**ASSUMPTIONS AND LIMITING CONDITIONS (continued)**

19. We are not qualified and do not purport to give legal advice. It is assumed that:
  - a. the legal description of the property appraised, confirmed by the Certificate of Title obtained from MyLTSA, is correct;
  - b. the title is good and if there are any liens or encumbrances, they have been disregarded and the property appraised as though free and clear except as otherwise discussed herein;
  - c. the existing use is a legally conforming use, which may be continued by any purchaser from the existing owner;
  - d. property rights appraised exclude mineral rights, if any;
  - e. there are no encroachments, encumbrances, restrictions, leases or covenants that would in any way affect the valuation, except as expressly noted herein;
  - f. rights-of-way, easements or encroachments over other real property and leases or other covenants noted herein are legally enforceable.
20. The appraiser is not a qualified land surveyor and no legal survey concerning the subject property has been provided by our client. The appraiser has not surveyed the site. Site and lot areas have been based on BC Assessment records and plans prepared by Principle Architecture provided by the client.
21. Maps, plans, drawings, and photographs appearing in this report are included for the sole purpose of visual reference and should not be construed as legal surveys. The appraiser assumes no responsibility for their accuracy.

## **Appendix "A"**

### **Copy of the Title Information**

s.3(5)(a)



s.3(5)(a)



s.3(5)(a)



s.3(5)(a)





s.3(5)(a)



s.3(5)(a)



s.3(5)(a)



## **Appendix "B"**

### **Copy of the CD-1 (Comprehensive Development District) Zoning Bylaw and Beach Neighbourhood CD-1 Guidelines**



## **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](mailto:planning@city.vancouver.bc.ca)

# **CD-1 (366)**

## *500 Pacific Street* *By-law No. 7675*

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

**Effective November 26, 1996**

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

### **Guidelines:**

*Beach Neighbourhood*

*(500 and 600 Pacific Street)*

*CD-1 Guidelines*

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

**2 Definitions**

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

**Core-need Household** means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.

**Public Ferry Dock** means a dock located on a water lot providing water access for public ferry transportation, but does not include any private marina or berth uses.

**3 Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(366), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) Dwelling Units in multiple dwellings or in conjunction with any of the uses listed below, not exceeding 2266 dwelling units provided that:
  - (i) a minimum of 13.8% of the units (but not including the units provided under clause (ii) below) shall be for family housing, all of which shall be designed in accordance with the Council-adopted “High-Density Housing for Families With Children Guidelines”;
  - (ii) a minimum of 11.3% of the units shall be provided through government funded programs targeted for core-need households or for such affordable family housing programs or initiatives as City Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units and shall be designed for family housing consistent with clause (i) above; and
  - (iii) a minimum of 7.8% of the units shall be provided through government funded programs targeted for core-need households or for such affordable non-family housing programs or initiatives as City Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units but need not be designed consistent with clause (i) above;
- (b) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (c) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Production or Rehearsal Studio, Repair Shop - Class A, Restaurant - Drive-in, School - Vocational or Trade, and Sign Painting Shop
- (d) Office Uses;
- (e) Child Day Care Facility;
- (f) Cultural and Recreational Uses, but not including Arcade, Golf Course or Driving Range, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (g) Public Ferry Dock;
- (h) Parking Uses;
- (i) Public Authority Use;
- (j) Marina Uses;

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7675 or provides an explanatory note.

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

## 4 Floor Area and Density

- 4.1 The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 4.1.

**Table 1**

Use	Maximum Floor Area
Residential Uses	230 446 m <sup>2</sup>
Retail, Service and Office Uses	1 950 m <sup>2</sup>

- 4.2 The following will be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface;
- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) amenity areas accessory to residential use, including the requirement of section 6.3 of this by-law, provided that the total area excluded which is at or above the base surface does not exceed 18 000 m<sup>2</sup>;
- (h) child day care facilities; and
- (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.



**4.4** The Director of Planning may permit the following to be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Development Permit Board may allow a greater depth in cases where it improves building character.

**4.5** The Development Permit Board may permit an increase in the maximum:

- (a) residential floor area for the site of up to 1% so long as the aggregate maximum residential floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the second column of Table 2;
- (b) retail, service and office floor area for the site of up to 1% so long as the aggregate maximum retail, service and office floor area for all the sites covered by the CD-1 by-laws listed in the first column of Table 2 does not exceed the total listed in the third column of Table 2.

**Table 2 - Neighbourhood Maximum Floor Area (in square metres)**

Neighbourhood	Land Uses	
	Residential	Retail, Service and Office
Area 1 (By-law No. 7675)	230 446	1 950
Area 2 (By-law No. 7156)	114 247	1 858
Area 3 (By-law No. 6757)	84 379	3 720
Area 4/5A (By-law No. 7248)	221 183	34 610
Total	650 255	42 138

## **5 Height**

**5.1** The maximum building height measured above the base surface, excluding the mechanical penthouse and roof, will be 110 m.

**5.2** The Development Permit Board may permit an increase in the maximum height of a building where it is satisfied that the relaxation will enhance the livability of residential units and provided it considers all applicable policies and guidelines adopted by Council, subject to the following:

- (a) the floor level of ground floor residential units, the principal entrance and the entrance lobby, are a maximum of 2.0 m above the building grades of the closest street; and
- (b) the height measured from the lobby floor level must not exceed the maximum height.

## **6 Residential Component**

- 6.1** Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking
- 6.2** Private, semi-private, and public outdoor spaces shall be clearly separated and distinguished from each other.
- 6.3** In every building intended to contain core-need households a community room shall be provided.

## **7 Off-Site Parking**

- 7.1** Off-street parking must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:
- (a) retail uses shall provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area up to 300 m<sup>2</sup>, then 1 space for each 50 m<sup>2</sup> of gross floor area, subject to a maximum number of spaces 10 percent greater than the minimum calculated using this clause,
  - (b) restaurant uses shall provide a minimum of 1 space for each 50 m<sup>2</sup> of gross floor area for the first 100 m<sup>2</sup> of gross floor area, then 1 space for 10 m<sup>2</sup> of gross floor area for the next 400 m<sup>2</sup> to a total of 500 m<sup>2</sup> of gross floor area, then 1 space for each 20 m<sup>2</sup> over 500 m<sup>2</sup> of gross floor area, subject to a maximum number of spaces 10 percent greater than the minimum calculated using this clause;
  - (c) multiple dwelling uses, not including units described in clause (d) or units designated for core-need subsidized seniors housing, shall provide a minimum of 1 space for each 200 m<sup>2</sup> of gross floor area plus 0.9 spaces for each dwelling unit, except that no more than 2.2 spaces per dwelling unit need be provided;
  - (d) family non-market housing shall provide a minimum of 1.1 spaces for each dwelling unit; and
  - (e) office uses shall provide a minimum of 1 space for each 93 m<sup>2</sup> of gross floor area with a maximum of 1 space for each 80 m<sup>2</sup> of gross floor area.
- 7.2** The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.
- 7.3** The Director of Planning, before granting any relaxation pursuant to section 7.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.
- 7.4** For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.
- 7.5** The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.

## **8 Off-Street Loading**

- 8.1** Off-street loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that one loading bay shall be provided for every 200 dwelling units.

- 8.2** The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.
- 8.3** The Director of Planning, before granting any relaxation pursuant to section 8.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.
- 8.4** For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.
- 8.5** The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.

## **9 Acoustics**

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

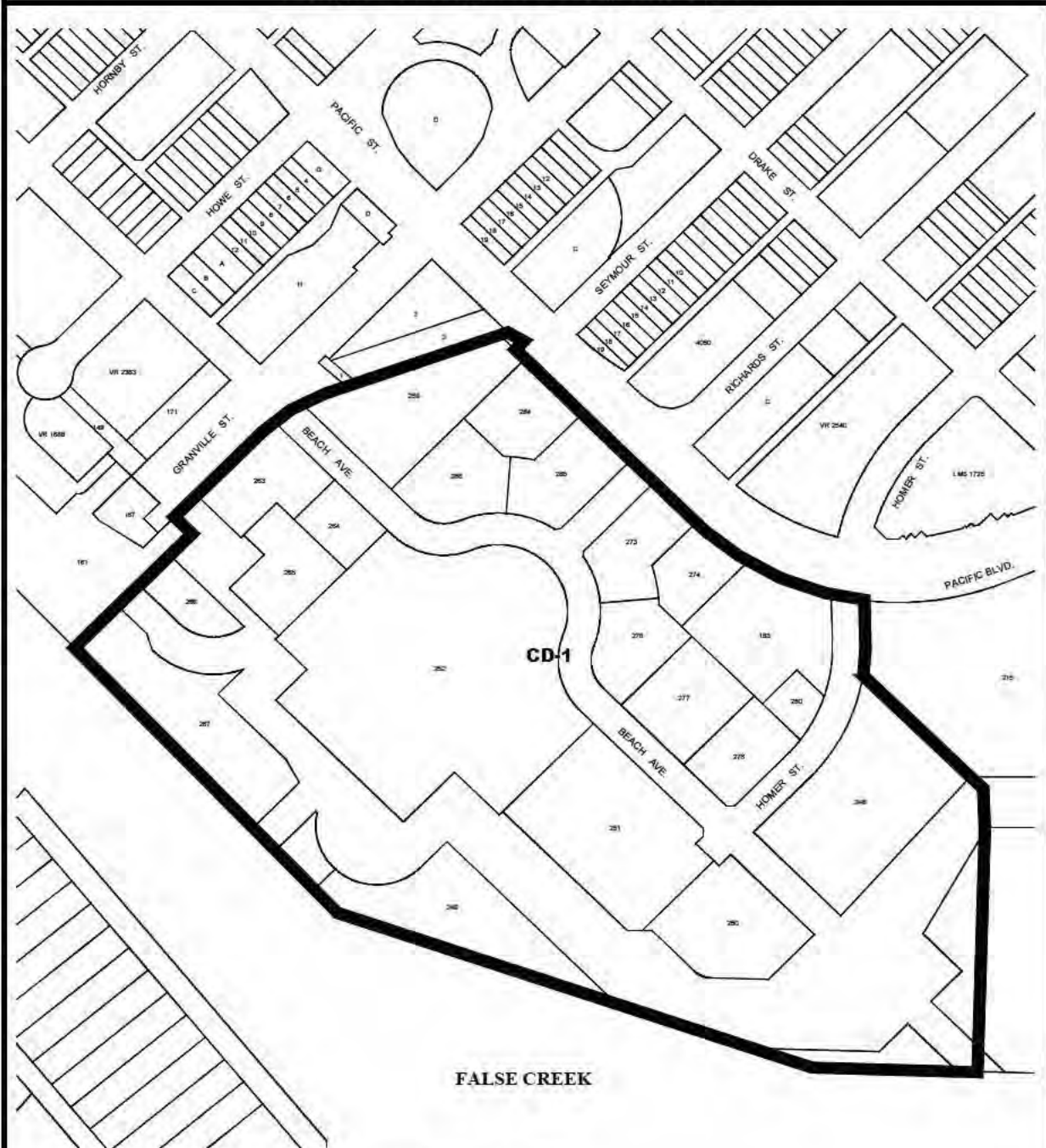
<b>Portions of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[8714; 03 07 29]

- 11** *[Section 11 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.]*



By-law No. 8714 being a By-law to amend By-law No. 3575  
being the Zoning & Development By-law



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

Z-541

RZ - 500 &amp; 600 Pacific Street

map: 1 of 1

scale: NTS



City of Vancouver

**LATE DISTRIBUTION**  
**FOR COUNCIL APRIL 23, 1996**

96-025 2

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 28, 1996, 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.

Subsequently, the meeting reconvened at 7:30 p.m., on Tuesday, April 2, 1996.

PRESENT: Mayor Owen  
Councillors Bellamy, Hemer, Kennedy, Kwan,  
Price, Puil and Sullivan

ABSENT: Councillor Chiavario (Leave of Absence)  
Councillor Clarke (Leave of Absence)  
Councillor Ip (Leave of Absence)

CLERK TO THE COUNCIL: Gary MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Puil,

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.

- CARRIED UNANIMOUSLY

The minutes represent a consolidated record of the proceedings over the two evenings.

1. Rezoning: 500 Pacific Street  
(Beach Neighbourhood East)

An application by the Hulbert Group International Inc., on behalf of Concord Pacific Developments Corporation, was considered as follows:



Clause No. 1 (cont'd)

The proposed rezoning from BCPED to CD-1 Comprehensive Development District, would:

- . permit up to 1,243 dwelling units, comprising 134 000 m<sup>2</sup> (1,442,000 sq. ft.) of floor area in the form of high rise towers and low rise buildings. The eight towers would range in height from 10 to 38 storeys;
- . permit 1 580 m<sup>2</sup> (17,000 sq. ft.) of retail, service and office use;
- . require the provision of 3.74 hectares (9.23 acres) of public park, 236 units of non-market housing and a day care; and
- . require amendment to the Sign By-law, and consequential amendments to the False Creek North Official Development Plan, including an increase in maximum permitted height from 91 m (300 ft.) to 110 m (361 ft.).

The Director of Land Use and Development recommended approval of this application, subject to the following conditions proposed for adoption by resolution of Council:

SCHEMATIC DEVELOPMENT

- (a) THAT the proposed schematic development be approved by Council in principle, generally as prepared by Concord Pacific Developments Corp. Planning and Design Team and stamped "Received, City of Vancouver Planning Department, December 21, 1995", specifically in relation to the siting of buildings, development of groundplane, general building heights and massing, providing that the Development Permit Board may allow alterations to this form of development when approving the detailed scheme of development with guidance from (b) and (c) below;

DESIGN GUIDELINES

- (b) THAT the proposed design guidelines entitled "Beach Neighbourhood East (500 Pacific Street) CD-1 Guidelines" dated March 1996, be adopted by resolution of Council at the time of enactment of the CD-1 By-law.

cont'd....

Clause No. 1 (cont'd)

DEVELOPMENT APPLICATION

- (c) THAT prior to the final approval by Council of the detailed form of development for each portion of the project, the applicant shall obtain approval of a development application by the Development Permit Board who shall have regard to design guidelines approved under (b) and particular regard to the following:
- design development to building 4 (non-market residential) to ensure it meets development and livability standards;
  - design development to provide additional non-market sites to accommodate the non-market housing requirement;
  - design development to building 7 to ensure its built form is compatible with its context and meets development and livability standards;
  - design development to the mews to ensure its configuration, treatment, function, and adjacent built form provide an appropriate public R.O.W.; and
  - design development to accommodate a daycare facility.

PARK PHASING

- (d) THAT Council require, in addition to the extension of David Lam Park, the completion of George Wainborn Park including the upgrading of the shoreline protection works, required as a condition of occupancy approval for the building containing the 625th residential unit, and requiring an amendment to the FCN ODP.

NON-MARKET HOUSING AMOUNT

- (e) THAT Council require 19% of the total units on site 1B for non-market housing, located on two or more sites. A portion of the non-market housing requirement for site 1B may be transferred to site 1A upon the future rezoning of that site.

TOWER HEIGHT OPTIONS

- (f) THAT Council choose the following maximum height for the landmark tower located in site 1B at the southwest corner of Pacific and Homer Streets:

cont'd....



Clause No. 1 (cont'd)

- i) 110 m (361 ft.) as proposed by the applicant, and requiring an amendment to the FCN ODP;

OR

- ii) 91 m (300 ft.) as in the current FCN ODP, thus requiring a reduction of 2 500 m<sup>2</sup> from the tower floorspace and relocation within other buildings in this site.

MEWS PUBLIC ACCESS

- (g) THAT Council require a statutory right-of-way for full public access to the site 1B mews linking Pacific to Beach Crescent.

ENERGY EFFICIENT FEATURES

- (h) THAT Council require the provision of low flow toilets, shower heads and faucets as standard features in Beach Neighbourhood East, as and when required by the Plumbing By-law;

AGREEMENTS

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

Soils Remediation

- i) Obtain and submit to the City copies of all soils studies and the consequential Remediation Plan, approved by the Ministry of Environment. Enter into or cause to be entered into by the Province of British Columbia, agreements satisfactory to the Director of Legal Services, which may include long-term leases of park from the Province, providing for the remediation of any contaminated soils on the Beach Neighbourhood East site in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City, the Approving Officer and the Park Board against any liability or costs which may be incurred as a result of the presence of contaminated soils on the site;

cont'd....

Clause No. 1 (cont'd)

- ii) Submit to the City a remediation plan for all newly dedicated streets and utility rights-of-way required to serve the subject site, including utility construction plans compatible with the accepted remediation plan; together with any agreements deemed necessary by the City Engineer providing for the construction and installation of remedial works, including monitoring systems for, among other things, water discharges and groundwater flows; and any other remedial works or systems required by the City Engineer, all to the satisfaction of the City Engineer and the Director of Legal Services;

Soils Indemnity

- iii) Execute an Indemnity Agreement, satisfactory to the Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City, the Approving Officer and the Park Board from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time as the Ministry of Environment issues Confirmations of Compliance, in the form appended to the Certificate of Remedial Process issued by the Ministry of Environment on September 7, 1990, certifying that the subject site, including all roads, utility corridors, open spaces and parks contained therein, have been remediated to Provincial Standards as defined in the Confirmation of Compliance;

Occupancy

- iv) Execute a Section 215 Agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the subject site constructed pursuant to this rezoning until Confirmations of Compliance have been provided to the City by the Ministry of Environment;

Non-Market Housing

- v) Execute one or more agreements satisfactory to the City Manager and Director of Legal Services, by which sufficient parcels shall be conveyed to the City for the non-market housing to be constructed within the site, at a price acceptable to City Council. Such agreement may

cont'd....

Clause No. 1 (cont'd)

allow for the transfer of a portion of the non-market housing requirement to the site 1A portion of the Beach Neighbourhood upon a future rezoning of that site. Such parcels are for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time;

**Occupancy by Families**

- vi) Execute an agreement, satisfactory to the Director of Legal Services and the Manager of the Housing Centre providing that occupancy or possession of dwelling units shall not be denied to families with children with the exception of units which may be designated as senior citizens' housing;

**Parks**

- vii) Execute agreements, satisfactory to the Director of Legal Services and the City Manager in consultation with the General Manager of Parks and Recreation, to ensure:

- 1. that the portion of park identified as the Phase III Lands in the Roundhouse Neighbourhood Park Works Agreement is provided to the City at no cost, either by conveyance, dedication or long term lease from the Province. This park shall be:

- (A) designed and constructed by the property owner to the satisfaction of the General Manager of Parks and Recreation; and

- (B) provided to the City, to the satisfaction of the Director of Legal Services,

either prior to any occupancy of the first building constructed pursuant to this rezoning enactment or three years from the date of enactment of this rezoning, whichever shall first occur;

- 2. that the extension of David Lam Park identified in the FCN ODP as being required to service the subject site is provided to the City at no cost, either by conveyance, dedication or long term lease from the Province. This park shall be:

cont'd....



Clause No. 1 (cont'd)

- (A) designed and constructed by the property owner to the satisfaction of the General Manager of Parks and Recreation; and
- (B) provided to the City, to the satisfaction of the Director of Legal Services,

either prior to any occupancy of the first building constructed pursuant to this rezoning enactment or ten years from the date of enactment of this rezoning, whichever shall first occur;

- 3. that the approximately 2.49 hectare park at the southern end of Richards Street identified in the FCN ODP as part of the Sub-area 1 development is provided to the City at no cost, either by conveyance, dedication or long term lease from the Province. This park shall be:

- (A) designed and constructed by the property owner to the satisfaction of the General Manager of Parks and Recreation; and
- (B) provided to the City, to the satisfaction of the Director of Legal Services,

prior to any occupancy of that building constructed pursuant to this rezoning that the City Manager determines contains the 625th residential unit constructed pursuant to this rezoning; and

- 4. that Confirmations of Compliance in respect of these three park areas have been provided by the Ministry of Environment;

Daycare Facilities

- viii) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, and Managers of Real Estate Services and Facilities Development, to ensure that one fully finished, furnished and equipped (i.e. ready for immediate occupancy) daycare facility including outdoor play space and required underground parking, are provided and conveyed to the City at no cost. The facility and outdoor space shall be developed at a location acceptable to the Directors of Social Planning

cont'd....

Clause No. 1 (cont'd)

and Planning, the General Manager of Parks and Recreation, and the Managers of Real Estate Services and Facilities Development, and shall comprise a minimum of 764 gross m<sup>2</sup> of fully finished, furnished and equipped indoor space and up to 615 m<sup>2</sup> of immediately adjacent fenced and equipped outdoor play space for the daycare, and must meet all requirements for community care and daycare facilities and the licensing thereof, comply with the Childcare Design Guidelines, and be satisfactory to the Director of Social Planning and the Managers of Real Estate Services and Facilities Development. The completion of the daycare facility will be required as a condition to occupancy approval for the building containing the 175th family residential unit. Such agreement may allow for: (a) a portion of the outdoor space to be provided in David Lam Park provided that the play area is open to the public and washrooms are available nearby in the saltwater pump station; and (b) the provision for transfer of the daycare facility to site 1A upon a future rezoning of that site;

Daycare Payment

ix) Execute an agreement, satisfactory to the Directors of Social Planning and Legal Services, to:

1. pay to the City \$138,000 for childcare start up costs prior to occupancy of the first family residential building, pursuant to and adjusted in accordance with Council's policy of February 4, 1993; and
2. pay to the City an amount representing a monthly inflation factor to reflect increases in the cost of living from the date of enactment to occupancy of the first family residential building;

Public Art

x) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, for the provision of public art in accordance with the City's Public Art Policy;

cont'd....

Clause No. 1 (cont'd)

Service Agreement

xi) Execute a service agreement, satisfactory to the City Engineer and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are designed, constructed, and installed at no cost to the City, and to provide for the grant of all necessary street dedications and rights-of-way for the Services, all to the satisfaction of the City Engineer and the Director of Legal Services. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

1. no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of all of the Services is completed to the satisfaction of the City Engineer;
2. the design of all the Services will be completed to the satisfaction of the City Engineer prior to: (i) tendering for the construction of any of the Services; or (ii) any construction of the services if the Property Owner decides not to tender the construction;
3. no occupancy of any buildings or improvements constructed pursuant to the rezoning shall be permitted until all Services are completed to the satisfaction of the City Engineer;
4. in addition to standard utilities, necessary Services will include a sewage pump station (cost shared under the Infrastructure Agreement), and bus shelters necessary for a transit system to serve the Concord Pacific development; and
5. the servicing of any development of the waterlot portion of the subject site shall be provided for on the uplands area if necessary;

Shoreline Works

xii) Execute agreements, satisfactory to the City Engineer and the Director of Legal Services, obligating the property owner, at no cost to the City to design and construct the shoreline works relevant to the subject site, including

cont'd....



Clause No. 1 (cont'd)

George Wainborn Park, and which shall include a waterfront pedestrian/bicycle system (collectively called "Shoreline Works"), to the satisfaction of the City Engineer (and the General Manager of Parks and Recreation where such improvements encroach on park areas). This agreement will include provisions that:

1. no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of the Shoreline Works is completed to the satisfaction of the City Engineer;
2. the design of the Shoreline Works will be completed to the satisfaction of the City Engineer prior to tendering for the construction of these works, or the commencement of construction of the Shoreline Works if the property owner decides not to tender the construction;
3. the property owner shall grant all requisite ownership rights to the City, whether by dedication or perpetual right-of-way (as the City shall determine), over lands containing the Shoreline Works and shall grant access thereto, to the satisfaction of the City Engineer and the Director of Legal Services;
4. the property owner shall assure access to, and support of, the Shoreline Works from both the uplands and the water lots, and shall grant rights-of-way therefor as required by the City Engineer, including a blanket right-of-way over the water lots for access to the Shoreline Works for maintenance and repair purposes;
5. the property owner shall amend the temporary walkway letter agreement dated October 16, 1987, to the satisfaction of the City Engineer and Director of Legal Services, to include provisions for improved maintenance of any re-routings of the temporary walkway and for bypassing of construction areas;

cont'd....

Clause No. 1 (cont'd)

6. the water lots shall be maintained, to the satisfaction of the City Engineer, in such a manner as to preserve the amenity value inherent in the Shoreline Works; further, the water lots are to remain unfilled and undeveloped generally in accordance with the report on Conceptual Shoreline Designs - Coal Harbour and False Creek adopted by Council on October 24, 1991;
7. a ferry dock will be provided on the waterlot, with public access secured over the uplands, waterlot, and the ferry dock facility, and utilities that cross or run through the Shoreline Works will be subject to approval by the City Engineer; and
8. the property owner shall obtain all necessary approvals and permits under the Navigable Waters Protection Act (Canada) and any ocean dumping permits which may be required by Federal authorities;
9. the construction of the Shoreline Works shall be completed in accordance with the following schedules:
  - (A) no occupancy of any buildings or improvements constructed pursuant to this rezoning shall be permitted until the phase of the Shoreline Works, with the exception of Shoreline Works adjacent to George Wainborn Park, is completed to the satisfaction of the City Engineer (and the General Manager of Parks and Recreation where relevant);
  - (B) the Shoreline Works adjacent to George Wainborn Park shall be completed prior to any occupancy of that building containing the 625th residential unit constructed pursuant to this rezoning; and
  - (C) in any event the Shoreline Works shall be completed to the satisfaction of the City Engineer prior to 10 years from the date of enactment of this rezoning.

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Clause No. 1 (cont'd)

Washroom Facilities

xiii) Execute an agreement, satisfactory to the City Engineer and the Director of Legal Services to include the following provisions:

1. a contribution of Fifty Thousand (\$50,000) Dollars from Concord to the City towards the costs incurred by the City to construct and complete the structural shell of the washroom facilities in David Lam Park, such payment to be made upon enactment of the rezoning; and
2. construct and install all finishing components of the washroom facilities in David Lam Park, including floor slabs and fixtures, either prior to any occupancy of the first building constructed pursuant to this rezoning enactment or three years from the date of enactment of this rezoning, whichever shall first occur;

Floodplain

xiv) Execute a flood plain covenant, satisfactory to the Director of Legal Services and the Ministry of Environment;

Amend Covenants

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

Subdivision

xvi) Obtain approval and registration of a compatible subdivision plan.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 215 of the Land Title Act.

The facilities to be provided including the Services, Shoreline Works, daycare and park, as well as site remediation, may, in the discretion of the City Engineer, General Manager of Parks (where the park is concerned) and Director of Legal Services, be constructed in phases, in accordance with phasing plans satisfactory to the aforesaid

cont'd....

Clause No. 1 (cont'd)

officials, and the respective Agreements will provide for security and occupancy restrictions appropriate to such phasing.

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

Also before Council was a memorandum dated March 28, 1996 from Mr. Larry Beasley, Director of Central Area Planning, which advised that staff have been involved in ongoing negotiations with Pacific Point residents and recommend the following changes arising from these discussions:

"THAT Condition (c) recommended on page 1 of the agenda package be amended to include the following additional design development requirements:

- design development to maximize the slope of Richards Street, south of Pacific Street, and the crescent of Beach Crescent to minimize the elevation of the crescent building thereby minimizing its view impact on Pacific Point.
- design development to building 4 (non-market residential) to limit the height of its westerly wing to 2-storeys and to eliminate retail uses at grade level to increase southerly views from Pacific Point.

cont'd....



Clause No. 1 (cont'd)

- design development to the lower portion of building 5 along Pacific Street to reduce its height from 4-storeys to 2-storeys, one of which should be retail, to increase southeasterly views from Pacific Point."

Staff Opening Comments

Mr. Larry Beasley advised the application before Council is Area 1B, which is the easterly half of the Beach Neighbourhood. The applicant has chosen to not proceed with the rezoning of Area 1A, the westerly half, at this time.

The zoning would provide 1,200 new housing units and related activities in a comprehensive new neighbourhood of approximately 14.5 acres, with a unique image and identity. This will also provide for the completion of the development of David Lam Park, and the creation of the George Wainborn Park. It will also extend the bicycle and pedestrian system along this section of the waterfront, and extend the local street system without creating through traffic opportunities. This rezoning also preserves adopted view corridors.

Mr. Jonathan Barrett, Planner, advised this application includes eight major towers ranging from 10 to 38 storeys, low-rise buildings from 2 to 7 storeys, extensions of Beach Avenue, Richards and Homer Streets through the site to the south and from the west. With the aid of a visual slide presentation, Mr. Barrett compared the application before Council with the Official Development Plan for the area.

Mr. Barrett highlighted condition of approval (f) before Council which presented the following two options for Council to choose the maximum height for the landmark tower located in site 1B at the southwest corner of Pacific and Homer Streets:

- (i) 110 m (361 ft.) as proposed by the applicant, and requiring an amendment to FCN ODP;

or

- (ii) 91 m (300 ft.) as in the current FCN ODP, thus requiring a reduction of 2 500 m<sup>2</sup> from the tower floorspace and relocation within other buildings in this site.

cont'd....

Clause No. 1 (cont'd)

Mr. Barrett advised there are three major rezoning issues arising from the application. They are as follows:

- (1) how much park should be provided and when;
- (2) how many non-market housing units should be provided, when should they be provided, and where should they be provided;
- (3) the impact of the development on the neighbours, particularly Pacific Point.

In terms of the park, the development will complete David Lam Park. In addition, staff recommend that George Wainborn Park be provided after 50% of the dwelling units are completed in Area 1B. This will meet the Official Development Plan park standard and provide liveability for present and future residents. The applicant proposes to complete George Wainborn Park with phase 1A. Because of the uncertainty surrounding the rezoning of Area 1A, staff believe it is crucial to secure George Wainborn Park at this stage.

In regard to the non-market housing, the Official Development Plan shows three non-market housing sites for the whole of Area One. One site was indicated in Area 1B. The developer is proposing one non-market housing site with approximately 53 dwelling units in this phase. Because of the deficiency in the proposed number of units, staff recommend that sites be secured for 236 non-market dwelling units. This is the full ODP standard of 19% of the total number of dwelling units. However, a portion of these non-market housing units may be transferred to Area 1A, but this is dependent upon a successful future rezoning of that area.

The neighbours at Pacific Point have raised concerns about the following development impacts:

- . View blockage to the south across George Wainborn Park and the more limited views this development will provide for David Lam Park. The view blockage is caused by the height and scale of the proposed buildings, particularly the low-rise;
- . The configuration of George Wainborn Park was a concern, and a request was made that it be extended to Pacific Street;
- . Scale and density of the overall development, particularly with the three percent transfer of density request by applicant;

cont'd....



Clause No. 1 (cont'd)

. Traffic and parking concerns.

Mr. Barrett advised that staff have negotiated changes to the width and height of the landmark tower, an overall reduction of the floor plates, an improved Richards Street entry and landscaping, and the height of the low-rise buildings has been reduced, as well as the introduction of the mews.

Mr. Barrett concluded that while staff would have preferred the applicant proceed with the whole of Area One, rather than 1B, staff do feel confident public objectives are being secured and recommend approval of the application.

Applicant Opening Comments

Mr. Kevin Murphy, on behalf of Concord Pacific, advised that the overall public process for this application has gone well, although one stakeholder has been vocal throughout the process in pursuing demands to protect private views well beyond what could be reasonably expected from the Official Development Plan. Notwithstanding the numerous adjustments made by the City and Concord to accommodate Pacific Point residents, these demands have increased rather than abated.

Mr. Murphy commented on the issues outstanding between the applicant and the Planning Department regarding park phasing, non-market housing, and the memorandum from Mr. Larry Beasley dated March 28, 1996.

With regard to the parks issue, the Official Development Plan provides for completion of David Lam Park in Area 1B and completion of the George Wainborn Park with the westerly 1A portion. The applicant believes the phasing already set out in the ODP satisfies public objectives and does not need to be changed. Concord is already ahead in its requirements for providing parks.

Concord proposes the following condition (d) in place of that recommended by staff:

"That Council require completion of the David Lam Park extension with Phase 1B and the completion of George Wainborn Park with Phase 1A in accordance with the ODP."

cont'd....

Clause No. 1 (cont'd)

With regard to non-market housing, Concord will fully meet its obligations to provide 19% of the total units in Area One as non-market housing. The Official Development Plan never contemplated that the percentages applied to an area will be applied uniformly to each phase or subdivision of the area. Accordingly, the applicant requests that condition (e) be modified to read:

"That one-third of the non-market units required to be provided by the ODP in sub-area one be provided with site 1B, and that a portion of these units may be transferred to Area 1A upon that rezoning subject to resolution of satisfactory urban design.

In addition, Concord has reduced the number of units in the building proposed for non-market housing to accommodate the views of Pacific Point residents. To achieve this, Concord has already allocated another site for non-market housing. In order to meet the higher allocation recommended by City staff, the applicant must propose that the units already removed from this building will be restored. Accordingly, Concord request that the first design development item under condition (c) be modified as follows:

"Design development to include four (non-market residential) to ensure it meets development and liveability standards and to maximize the number of non-market housing units accommodated."

Mr. Murphy also requested that Council not approve the additional design development requirements under condition (c) of the agenda package recommended in the March 28, 1996 memo to Mayor Owen and Councillors from Larry Beasley.

Mr. Rick Hulbert, architect, (brief on file) with the aid of a visual slide presentation, reviewed the response of Concord Pacific to the concerns expressed by the Pacific Point residents. Mr. Hulbert concluded that the extent of the proposed Concord Pacific development is significantly less than what is permitted under the Council-approved view cone, and is in compliance with the Official Development Plan.

Summary of Correspondence

A review of the correspondence on this matter indicated one letter in support of the application and four letters opposing various aspects of the application.

cont'd....

Clause No. 1 (cont'd)

Speakers

Mayor Owen called for speakers for and against the application and delegations addressed Council on March 28th and at the continuation of the Public Hearing on April 2nd.

The following speakers opposed various aspects of the application and urged that it be referred back to staff for additional work:

- Scott Heal
- Ray Spaxman
- Lee Tam
- Susan Boutwood
- Neil Fornay
- Bill Casson
- Gerry Gramek
- Linda Lehr
- Herbert Dreschler
- G. Duward
- M. Fornay.

The foregoing opposed the application on one or more of the following grounds:

- . Council has regularly sought to find neighbourliness in rezoning approvals they have given. With a complex scheme such as this one, it is not impossible to improve the neighbourliness but it does require a change in attitude for the developer. The project is not neighbourly and will impact negatively on the residents of Pacific Point;
- . The applicant contends that the ODP was drawn up following a considerable amount of work and should not be changed, but it is not unreasonable to change the ODP several years later, particularly as detailed work begins;
- . Concord should not receive a three percent density transfer as is proposed, as this transfer is awarded for specific reasons. In this instance, the application is not neighbourly and fails to meet these principles so the applicant is not justified in receiving a three percent density transfer;

cont'd....



Clause No. 1 (cont'd)

- . The residents of Pacific Point will suffer view loss. While the residents understood that their views may not fully be maintained when they purchased their units, they did not expect to be completely obscured and did expect some visual access to the park;
- . The present scheme appears to limit use of the park to just residents of the Concord developments, as the public will be faced with a wall around the park and will not have access to this amenity;
- . The public will be made to feel they are not welcome in the new George Wainborn Park;
- . George Wainborn Park will not be accessible to the disabled;
- . A workable traffic plan for this area needs to be developed;
- . A single zoning for Areas 1A and 1B is more preferable than the partial rezoning application before Council;
- . Citizens have purchased residences in this area and it is now Council's responsibility to protect them;
- . When the Pacific Point development was being constructed, it went from a proposed density of 5.0 to 4.7 FSR, added grass and trees, a courtyard visible from Richards Street, and placed towers to allow the views of non-existent neighbours. All of this was done in order to make the development neighbourly, and the residents of this development now resent an increase in density for Concord Pacific, when a reduction in zoning would be appropriate;
- . The density along Pacific Boulevard is too great and the street will become a walled canyon;
- . Proposed sites for the non-market housing are still not completely known;
- . One of the proposed towers is located too close to the City's saltwater pumping station, and in the event of an earthquake this would result in damage to the pumping station.

cont'd....

Clause No. 1 (cont'd)

Mr. Peter Busby, on behalf of the Downtown Vancouver Association, spoke in favour of the application. Mr. Busby cautioned Council to continue to protect public views, but not enter into the debate on private views.

Applicant Closing Comments

Mr. Kevin Murphy advised the Area 1B plan reflects the principles in the Official Development Plan and will be much more neighbourly than is feared by the Pacific Point residents. Mr. Murphy clarified the George Wainborn Park will be open to everyone and that there will be disabled and elderly access to the park.

Staff Closing Comments

Mr. Larry Beasley concluded that staff believe the basic street system, open space and walkway pattern and the parameters for the built form remain valid. Staff feel they have achieved the right balance with this application. In addition, staff do not oppose the three percent density transfer, and feel they will be able to achieve development permits that will be compatible with the urban design intent.

In terms of social housing, there are two choices before Council. Concord suggests the City secure about 11% (137 units) of the housing for social housing as they feel this is what is required in the Official Development Plan. Staff recommend the City secure the full Official Development Plan requirement of 19% (236 units) for social housing, with the option that if the western part of the neighbourhood is rezoned, some of that social housing can be transferred back to this area. Council approval of the staff recommendation would require that additional social housing sites be secured in the area presently being rezoned.

In regard to securing George Wainborn Park, there are two options before Council. Concord has not included the park in this rezoning application so there will be no security if this option is pursued. Staff recommend that the park be included in this zoning and that it be secured before the zoning is enacted. Staff believe this is what is intended in the Official Development Plan. With Concord's approach, the City would have no way of securing George Wainborn Park if the applicant does not proceed to rezone the westerly portion of the site. In terms of the timing of the park, staff recommend that the parking timing be triggered when the 625th

cont'd....

Clause No. 1 (cont'd)

unit is to be occupied, which is staff's judgement as to the time when additional park space will be required to meet the existing park standard. Council's alternative to this is to require that a park be built by a future date.

Council Discussion

During discussion, a member of Council expressed concern with the present form of development, as it was felt that public access to George Wainborn Park will be limited and the public at street level will see walls instead of the park.

MOVED by Cllr. Hemer,

THAT the application be approved, subject to the conditions as set out in this minute of the Public Hearing, and subject to the amendments recommended in the memorandum from Mr. Larry Beasley dated March 28, 1996 and stated below:

"THAT Condition (c) of the agenda package be amended to include the following additional design development requirements:

- design development to maximize the slope of Richards Street, south of Pacific Street, and the crescent of Beach Crescent to minimize the elevation of the crescent building thereby minimizing its view impact on Pacific Point.
- design development to building 4 (non-market residential) to limit the height of its westerly wing to 2-storeys and to eliminate retail uses at grade level to increase southerly views from Pacific Point.
- design development to the lower portion of building 5 along Pacific Street to reduce its height from 4-storeys to 2-storeys, one of which should be retail, to increase south-easterly views from Pacific Point."

FURTHER THAT Option 1 in Condition (f) as stated below be chosen:

- (i) 110 m (361 ft.) as proposed by the applicant, and requiring an amendment to the FCN ODP;

- amended

cont'd....



Clause No. 1 (cont'd)

MOVED by Cllr. Puil (in amendment),

THAT Option 1 in condition (f) be approved, but that the additional density resulting from the increased landmark tower height be subtracted from the 3% density transfer proposed for this site, with the result that the density increase for the landmark tower is achieved by reducing the density of the two low-rise buildings referred to in the schematic drawings as the non-market housing building on Pacific Street and the crescent-shaped building on Beach Crescent.

- CARRIED

(Mayor Owen and Councillor Sullivan opposed)

The motion to amend having carried, Councillor Hemer's amended motion was put and CARRIED, with Councillor Kwan opposed.

MOVED by Cllr. Price,

THAT staff report back on the proposed width of all the streets in the rezoning precinct.

- CARRIED UNANIMOUSLY

2. Rezoning: 2950 Laurel Street  
(St. George's Place)

An application by John Currie Architect Inc., on behalf of St. George's Anglican Church Parish and the B.C. Rehabilitation Society, was considered as follows:

The proposed rezoning from RM-4 to CD-1 Comprehensive Development District, would allow the redevelopment of the site to construct a 4-storey building containing 19 units of non-market housing (including units for the physically disabled) and a multi-purpose space for church and community use. The proposed density is floor space ratio 1.65. Twenty-seven underground parking spaces are proposed with access from the lane north of 14th Avenue, although the number of parking spaces may be reduced slightly to retain the Tulip tree located next to Laurel Street.

cont'd....

BY-LAWS (CONT'D)

16. A By-law to amend By-law No. 3575,  
being the Zoning & Development By-law  
(500 Pacific Street)

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Price,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Price,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

17. A By-law to amend Schedule A to  
By-law No. 6754, being the Coal  
Harbour Official Development Plan  
(Consequential Amendment to  
Rezoning of 301 Jervis Street)

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavarro,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavarro,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(COUNCILLORS BELLAMY AND KENNEDY WERE EXCUSED FROM VOTING  
ON BY-LAW 17) EXCU.



MOTIONS (CONT'D)

- D. CD-1 Guidelines:  
550 West 14th Avenue

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "550 West 14th Avenue CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 550 West 14th Avenue.

- CARRIED UNANIMOUSLY

- E. CD-1 Guidelines:  
Beach Neighbourhood East  
(500 Pacific Street)

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "Beach Neighbourhood East (500 Pacific Street) CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Beach Neighbourhood East (500 Pacific Street).

- CARRIED UNANIMOUSLY

- F. CD-1 Guidelines:  
Harbour Green Neighbourhood  
(501 Bute Street)

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "Harbour Green Neighbourhood (501 Bute Street) Cd-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Harbour Green Neighbourhood (501 Bute Street).

- CARRIED UNANIMOUSLY

- G. CD-1 Guidelines:  
Burrard Landing  
(201 Burrard Street)

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "Burrard Landing (201 Burrard Street) Cd-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Burrard Landing (201 Burrard Street).

- CARRIED UNANIMOUSLY

BY-LAW NO. ~~3575~~ **7075**

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-451(c) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this by-law, and Schedule "A" of this by-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Definitions

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

Core-need Household means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.

Public Ferry Dock means a dock located on a water lot providing water access for public ferry transportation, but does not include any private marina or berth uses.

3. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(366), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) Dwelling Units in multiple dwellings or in conjunction with any of the uses listed below, not exceeding 1,243 dwelling units provided that:

- (i) a minimum of 17 percent of the units (but not including the units provided under clause (ii) below) shall be for family housing, all of which shall be designed in accordance with the Council-adopted "High-Density Housing for Families With Children Guidelines";
- (ii) a minimum of 11.3 percent of the units shall be provided through government funded programs targeted for core-need households or for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time, and shall be designed for family housing consistent with clause (i) above; and
- (iii) a minimum of 7.7 percent of the units shall be provided through government funded programs targeted for core-need households or for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time, but need not be designed consistent with clause (i) above;
- (b) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (c) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Production or Rehearsal Studio, Repair Shop - Class A, Restaurant - Drive-in, School - Vocational or Trade, and Sign Painting Shop;
- (d) Office Uses;
- (e) Child Day Care Facility;
- (f) Cultural and Recreational Uses, but not including Arcade, Golf Course or Driving Range, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (g) Public Ferry Dock;
- (h) Parking Uses;
- (i) Public Authority Use;



#### 10.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in Section 11 by adding the following new subsections:

"11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 11.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 11.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

2. By-law No. 6747 is amended

- (a) in section 11 by adding the following new subsections:

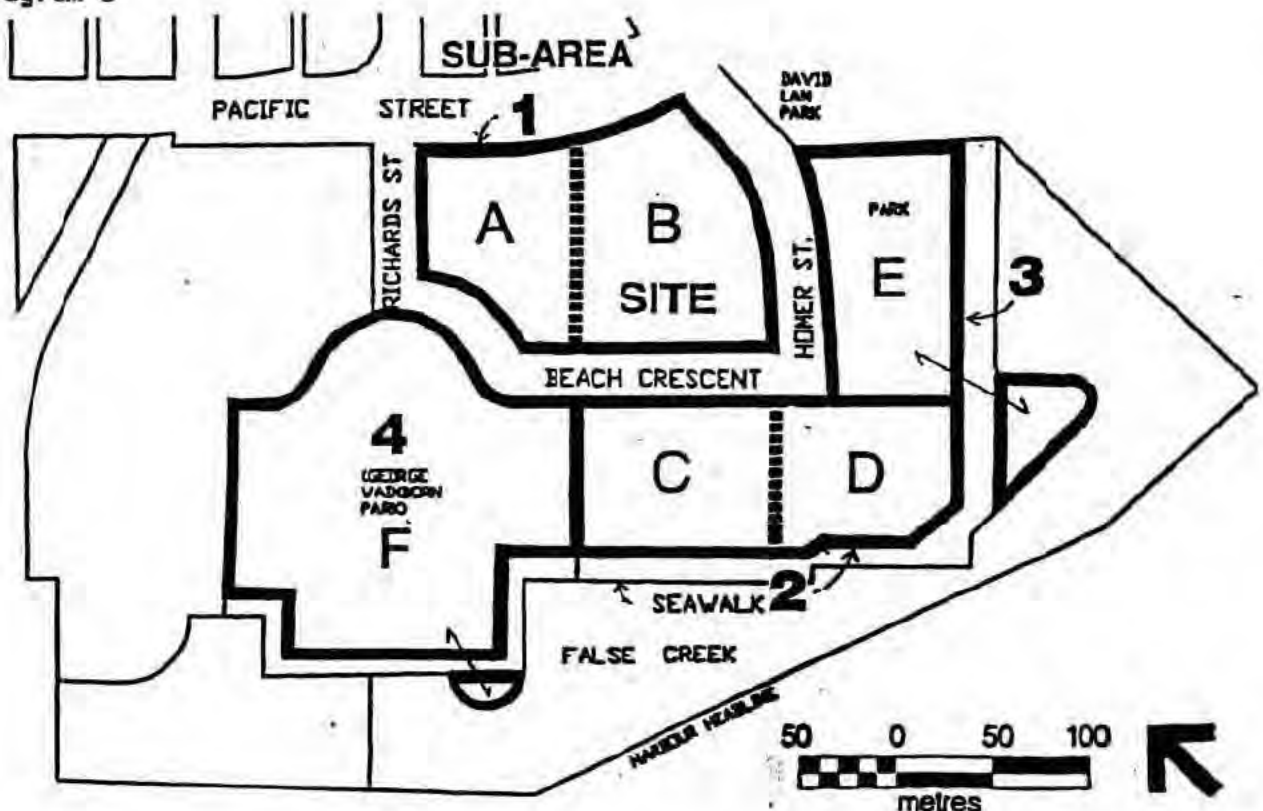
"11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

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

#### 4. Sub-Areas

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

Diagram 1



## 5. Floor Area and Density

5.1 The total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 5.1.

TABLE 1

USE	MAXIMUM FLOOR AREA
Residential Uses	130 414 m <sup>2</sup>
Retail, Service and Office Uses	1 580 m <sup>2</sup>

5.2 The following will be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the portion of a floor used for off-street parking and loading that for each parking area, is at or below the base surface;
- (e) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (f) residential storage space provided that where such space is located at or above the base surface, the maximum exclusion shall be 3.7 m<sup>2</sup> per dwelling unit; and

- (g) amenity areas accessory to residential use, including the requirement of section 7.3 of this by-law, provided that the total area excluded which is at or above the base surface does not exceed 9 000 m<sup>2</sup>.

5.4 The Director of Planning may permit the following to be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Development Permit Board may allow a greater depth in cases where it improves building character.

5.5 The total floor area in each sub-area for the uses listed in Table 2 must not exceed the applicable totals set opposite such uses, and any use permitted by section 3 but not listed in Table 2 is not limited by this sub-section 5.5.

TABLE 2

MAXIMUM FLOOR AREA (in square metres)

USE	SUB-AREA 1 (from Diagram 1)	
	Site A	Site B
Residential Uses	39 027	48 227
Retail, Service and Office Uses	0	1 580



USE	SUB-AREA 2 (from Diagram 1)	
	Site C	Site D
Residential Uses	29 970	13 190
Retail, Service and Office Uses	N/A	N/A

USE	SUB-AREAS 3 and 4 (from Diagram 1)	
	Site E	Site F
Residential Uses	N/A	N/A
Retail, Service and Office Uses	N/A	N/A

5.6 Notwithstanding sub-section 5.5, the Development Permit Board may permit a maximum of 2 000 m<sup>2</sup> of residential floor area to be transferred from any site in sub-area 1 or sub-area 2 to any other site in sub-area 1 or sub-area 2.

## 6. Height

The maximum building height measured above the base surface, but excluding the mechanical penthouse and roof, is as set out in Table 4.

TABLE 4  
MAXIMUM HEIGHT (in metres)

	SUB-AREA 1 (from Diagram 1)	
	Site A	Site B
Maximum Height	91.0	110.0

	SUB-AREA 2 (from Diagram 1)	
	Site C	Site D
Maximum Height	66.0	48.0



	SUB-AREAS 3 and 4 (from Diagram 1)	
	Site E	Site F
Maximum Height	N/A	N/A

## 7. Residential Component

7.1 Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.

7.2 Private, semi-private, and public outdoor spaces shall be clearly separated and distinguished from each other.

7.3 In every building intended to contain core-need households a community room shall be provided.

## 8. Off-Street Parking

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

- (a) retail uses shall provide a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area up to 300 m<sup>2</sup>, then 1 space for each 50 m<sup>2</sup> of gross floor area, subject to a maximum number of spaces 10 percent greater than the minimum calculated using this clause;
- (b) restaurant uses shall provide a minimum of 1 space for each 50 m<sup>2</sup> of gross floor area for the first 100 m<sup>2</sup> of gross floor area, then 1 space for 10 m<sup>2</sup> of gross floor area for the next 400 m<sup>2</sup> to a total of 500 m<sup>2</sup> of gross floor area, then 1 space for each 20 m<sup>2</sup> over 500 m<sup>2</sup> of gross floor area, subject to a maximum number of spaces 10 percent greater than the minimum calculated using this clause;
- (c) multiple dwelling uses, not including units designated for core-need subsidized seniors housing, shall provide a minimum of 1 space for each 200 m<sup>2</sup> of gross floor area plus 0.9 spaces for each dwelling unit, except that no more than 2.2 spaces per dwelling unit need be provided; and

- (d) office uses shall provide a minimum of 1 space for each 93 m<sup>2</sup> of gross floor area with a maximum of 1 space for each 80 m<sup>2</sup> of gross floor area.

9. Off-Street Loading

Off-street loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that one loading bay shall be provided for every 200 dwelling units.

10. Acoustics

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

PORTIONS OF DWELLING UNITS

NOISE LEVELS (DECIBELS)

bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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

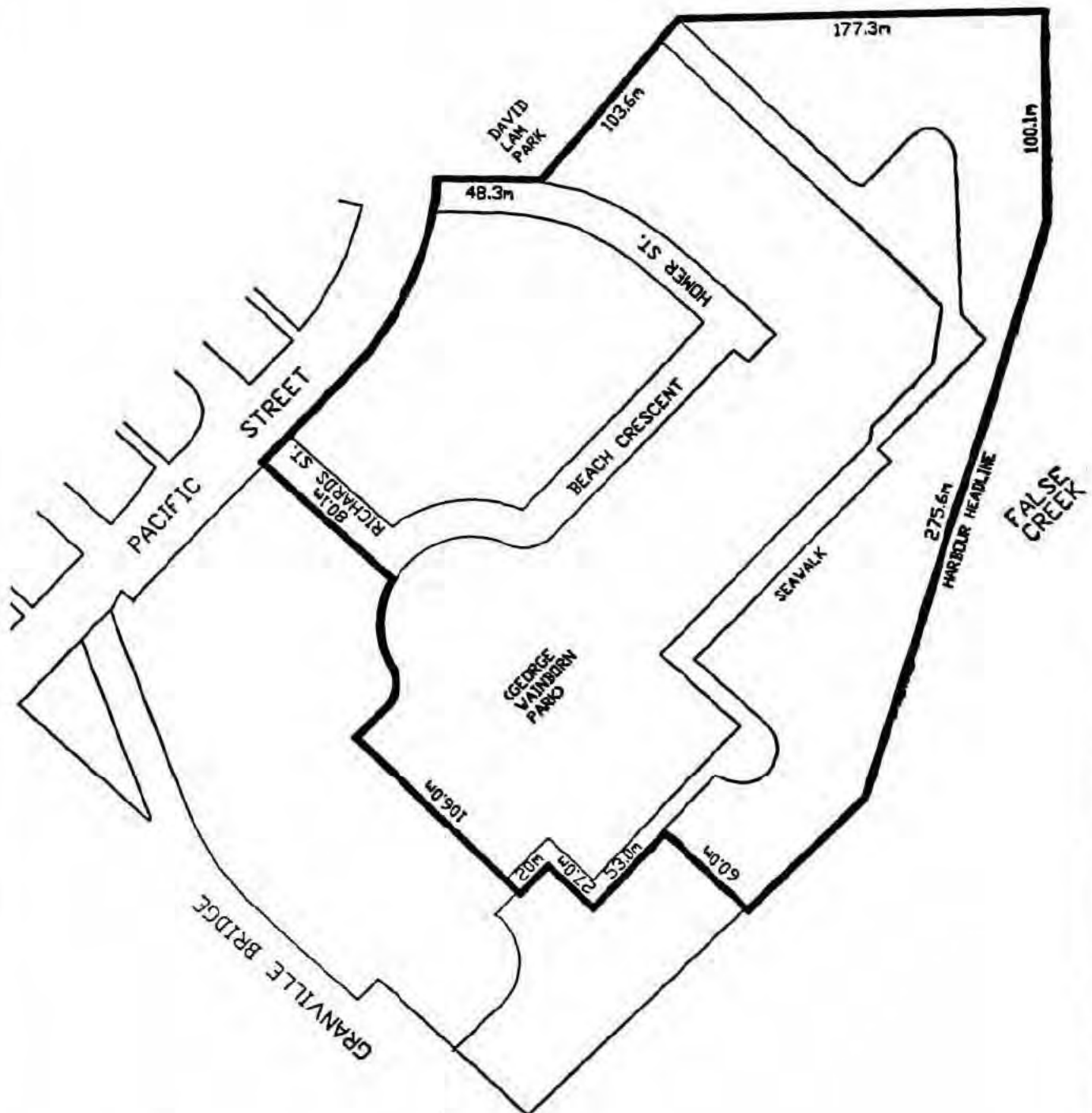
DONE AND PASSED in open Council this 26th day of November,  
1996.

"(signed) Philip W. Owen"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the City of Vancouver on the 26th day of November 1996, and numbered 7675.

BY-LAW No. ~~7415~~ BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black ( — ) is rezoned:  
From **BCPED** To **CD-1**

**Z-451(c)**

**RZ 500 Pacific St. (Beach Neighbourhood East)**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2500



BY-LAW NO. 7688

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

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

1. Schedule B to By-law No. 6510 is amended in subclause (i) of  
clause (d) of section 1.0 by deleting the words "I-1 and" and substituting  
the words "I-1, I-2 and".

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

"201 Burrard St.	CD-1(363)	7679	B(DD)
501 Bute St.	CD-1(364)	7681	B(DD)
301 Jervis St.	CD-1(365)	7677	B(DD)
500 Pacific St.	CD-1(366)	7675	B(DD)
901-967 and 940-990 Seymour St.	CD-1(369)	7673	B(DD)"

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

DONE AND PASSED in open Council this 10thday of December  
1996.

"(signed) Philip W. Owen"

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 10th day of December 1996, and numbered 7688.

Parking & Loading Relaxations (CD-1s)

BY-LAW NO. 8011

A By-law to amend By-laws No.  
6744, 6747, 6757, 7156, 7200, 7232,  
7248, 7675, 7677 and 7681, 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. 6744 is amended

(a) in section 10 by adding the following new subsections:

"10.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

10.3 The Director of Planning, before granting any relaxation pursuant to section 10.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

10.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.



#### 10.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in Section 11 by adding the following new subsections:

"11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 11.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 11.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

2. By-law No. 6747 is amended

- (a) in section 11 by adding the following new subsections:

"11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 11.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 11.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

(b) in section 12 by numbering the existing text as "12.1" and adding the following new subsections:

"12.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

12.3 The Director of Planning, before granting any relaxation pursuant to section 12.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 12.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 12.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

3. By-law No. 6757 is amended

- (a) in section 11 by numbering the existing text as "11.1" and adding the following new subsections:

"11.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

11.3 The Director of Planning, before granting any relaxation pursuant to section 11.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 11.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 11.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in section 12 by numbering the existing text as "12.1" and adding the following new subsections:

"12.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

12.3 The Director of Planning, before granting any relaxation pursuant to section 12.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 12.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 12.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

4. By-laws Nos. 7156, 7200, 7232 and 7248 are each amended

- (a) in section 9 by numbering the existing text as "9.1" and adding the following new subsections:

"9.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in



unnecessary hardship relating to the number of off-street parking and passenger spaces required.

9.3 The Director of Planning, before granting any relaxation pursuant to section 9.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 9.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 9.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in section 10 by numbering the existing text as "10.1" and adding the following new subsections:

"10.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

10.3 The Director of Planning, before granting any relaxation pursuant to section 10.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 10.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer,



taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 10.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

#### 5. By-laws Nos. 7675, 7677 and 7681 are each amended

- (a) in section 8 by renumbering the existing text as "8.1" and adding the following new subsections:

"8.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of off-street parking and passenger spaces required.

8.3 The Director of Planning, before granting any relaxation pursuant to section 8.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 8.4 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By-law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 8.5 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.", and

- (b) in section 9 by numbering the existing text as "9.1" and adding the following new subsections:

"9.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.

9.3 The Director of Planning, before granting any relaxation pursuant to section 9.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.

#### 9.4 Multiple-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By-law, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 9.5 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use."

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

DONE AND PASSED in open Council this 13<sup>th</sup> day of April ,  
1999.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 13th day of April 1999, and numbered 8011.

CITY CLERK"



## CITY OF VANCOUVER

## SPECIAL COUNCIL MEETING MINUTES

APRIL 29, 1999

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 29, 1999, at 7:30 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage By-law and Zoning and Development By-law.

**PRESENT:** Deputy Mayor Gordon Price  
 Councillor Don Bellamy  
 Councillor Nancy A. Chiavario  
 Councillor Jennifer Clarke  
 Councillor Alan Herbert  
 Councillor Lynne Kennedy  
 Councillor Daniel Lee  
 Councillor Don Lee

**ABSENT:** Mayor Philip Owen (Civic Business)  
 Councillor George Puil  
 Councillor Sam Sullivan (Leave of Absence)

**CLERK TO THE COUNCIL:** Tarja Tuominen

## COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

## 1. Heritage Designation: 1850 West 5th Avenue/2132 Cypress Street

An application by Polygon Development 110 Ltd. was considered as follows:

Summary: Two residential buildings listed on the Vancouver Heritage Register would be designated in return for a floor area increase and other relaxations of the district schedule for construction of two new multiple dwellings on the same site.

The Director of Community Planning recommended approval.

### **Staff Comments**

Yardley McNeill, Heritage Planner, briefly reviewed the application and offered to answer questions.

### **Applicant Comments**

Rob McCarthy, representing the applicant, noted Polygon has consulted with the neighbourhood and addressed concerns. Mr. McCarthy, with the architect, Nigel Baldwin, were happy to answer any questions.

### **Summary of Correspondence**

There was no correspondence received on this application.

### **Speakers**

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

MOVED by Cllr. Bellamy,  
A. THAT the houses at 1850 West 5th Avenue and 2132 Cypress Street, both listed in the "B" category on the Vancouver Heritage Register, be designated as Protected Heritage Properties.

B. THAT Council authorize the City to enter into a Heritage Revitalization Agreement to secure the ongoing maintenance of the houses at 1850 West 5th Avenue and 2132 Cypress Street and vary provisions of the Zoning and Development By-Law, as indicated under DE403696, thereby permitting:

- an increase in floor space ratio from the conditionally permitted 1.45 to 1.52;
- an increase in the permitted height from 35 feet to 36.75 feet; and
- other variations to the RM-4 District Schedule, as indicated in DE403696.

C. THAT Council instruct the Director of Legal Services to prepare a registered agreement to secure the heritage houses while they are vacant and being moved and to ensure their prompt restoration.

D. THAT Council instruct the Director of Legal Services to bring forward for enactment a By-law to authorize the designation of both heritage houses and a By-Law to authorize the Heritage Revitalization Agreement.

- CARRIED UNANIMOUSLY

## **2. Rezoning and Text Amendment: 600 Pacific Street,**



**500 Pacific Street and False Creek North Official Development Plan**

An application by Pacific Place Developments Corp. was considered as follows:

Summary: The proposed rezoning would permit the development of residential, commercial and expanded marina uses at 600 Pacific Street. The proposed text amendments would permit the transfer of market and non-market residential uses and increased tower heights at 500 Pacific Street and amend the FCNODP in accordance with the proposed development for the Beach Neighbourhood.

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

Beach Neighbourhood (Site 1A and 1B)

**DRAFT CONDITIONS OF REZONING**

*Some of the conditions will be extensions, or additions, to agreements secured for Beach Neighbourhood Area 1B.*

SCHEMATIC (a) THAT the proposed schematic development be approved by DEVELOPMENT Council in principle, generally as prepared by Pacific Place Developments Corp. Planning and Design Team and stamped "Received, City of Vancouver Planning Department July 31 1998", specifically in relation to the siting of buildings, development of ground plane, general building heights and massing, providing that the Development Permit Board may allow alterations to this form of development when approving the detailed scheme of development with guidance from (b) and (c) below;

DESIGN (b) THAT the proposed revised design guidelines entitled "Beach GUIDELINES Neighbourhood CD-1 Guidelines" be adopted by resolution of Council at the time of enactment of the CD-1 By-law.

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

(i) design development to the mews to ensure its configuration, treatment, function, and adjacent built form provide an appropriate public R.O.W.; and

(ii) provide a Tree Management Plan by a Certified Arborist that includes:

1. survey of all trees over 8" in diameter;

2. tree retention, relocation and removal plan based on their existing condition and their relationship to the proposed development.

CRIME PREVENTION (iii) create a vital street face adjacent to the Granville Street

THROUGH Bridge and the Seymour Street off ramp, taking into ENVIRONMENTAL account pedestrian pathway concerns, with; DESIGN - a landscaped pedestrian setback, (CPTED) - residential units on the ground floor facing the street

with individual entrances.

REZONING (d) THAT the text amendment for Area 1B and the rezoning of Area 1A shall be enacted concurrently.

NON-MARKET (e) THAT Council require 19% of the total units on sites in Areas HOUSING 1A and 1B for non-market housing, located on four or more AMOUNT sites.

MEWS PUBLIC (f) THAT Council require a statutory right-of-way for full public ACCESS access to the site 1A mews linking Pacific Street to Beach Avenue.

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

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

SOILS (i) Obtain and submit to the City copies of all soils studies and the REMEDIATION consequential Remediation Plan, approved by the Ministry of (Pacific Place) Environment. Enter into or cause to be entered into by the Province of British Columbia, agreements satisfactory to the Director of Legal Services, which may include long-term leases of park from the Province, providing for the remediation of any contaminated soils on the Beach Neighbourhood Area 1 in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City, the Approving Officer and the Park Board against any liability or costs which may be incurred as a result of the presence of contaminated soils on the site. Provided however, Pacific Place Holdings Ltd. or the Province shall not be responsible for soil remediation costs for lands within Area 1A owned by the City at the date of this report, except Pacific Place Holdings Ltd. shall be responsible for its share, as defined in the Infrastructure Agreement dated April 27, 1984, of the soil remediation costs of the City-owned old pump-station lands Area 1A.

SOILS (ii) Submit to the City a remediation plan for all newly REMEDIATION dedicated streets and utility rights-of-way required to (Road) serve the subject site, including utility construction plans compatible with the accepted remediation plan; together with any agreements deemed necessary by the City Engineer providing for the construction and installation of remedial works, including monitoring systems for, among other things, water discharges and ground water flows; and any other remedial works or systems required by the City Engineer all to the satisfaction of the City Engineer and the Director of Legal Services;

SOILS (iii) Execute an Indemnity Agreement, satisfactory to the INDEMNITY Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City, the Approving Officer and the Park Board from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time

as the Ministry of Environment issues Confirmations of Compliance, in the form appended to the Certificate of Remedial Process issued by the Ministry of Environment on September 7, 1990, certifying that the subject site, including all roads, utility corridors, open spaces and parks contained therein, have been remediated to Provincial Standards as defined in the Confirmation of Compliance. Provided however, this indemnity agreement shall not apply to lands within Area 1A owned by the City at the date of this report;

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

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

NON-MARKET (vi) Execute one or more agreements satisfactory to the City HOUSING Manager and Director of Legal Services, by which sufficient parcels shall be conveyed to the City for the non-market housing to be constructed within the site, at a price acceptable to City Council. Such parcels are for such non-market housing programs or initiatives as City Council may generally define or specifically approve from time to time. Amend the existing Area 1B Non-Market Housing Agreement to reflect the changes to the amount of non-market housing to be located on Area 1B occasioned by the text amendment to the Area 1B CD-1 By-law;

PROPERTY (vii) That prior to enactment Pacific Place Holdings Ltd. will CONSOLIDATION consolidate their property with City property to create thenon-market housing create the non-market housing sites RS and T to the satisfaction to the City Manager, Director of Legal Services and the Manager of the Housing Centre.

OCCUPANCY BY (viii) Execute an agreement, satisfactory to the Director of FAMILIES Legal Services and the Manager of the Housing Centre providing that occupancy or possession of dwelling units shall not be denied to families with children with the exception of units which may be designated as senior citizens' housing;

PARKS (ix) Execute or amend agreements, satisfactory to the Director of Legal Services and the City Manager in consultation with General Manager of Parks and Recreation to ensure:

1. that the approximately 2.49 hectare park at the southern end of Richards Street (George Wainborn Park) identified in the FCN ODP as part of the Sub-area 1 development is provided to the City at no cost, either by conveyance, dedication or long term lease from the Province. This park shall be:

(A) designed and constructed by the property owner to the satisfaction of the General Manager of Parks and Recreation; and

(B) provided to the City, to the satisfaction of the Director of Legal

Services, prior to the earlier of:

i. the occupancy of any building within Area 1A constructed pursuant to this rezoning, except for Building "L" and those buildings constructed on sites to be transferred to the City which are immediately adjacent the Granville Bridge and the Seymour Off-ramp;

ii. the occupancy of that building that the City Manager determines contains the 625th residential unit constructed in Area 1B and Building "L" together, or

iii. 10 years from the date of enactment of this rezoning, whichever shall first occur;

2. that the extension of David Lam Park identified in the FCN ODP as being required to service Area 1B is provided to the City at no cost, either by conveyance, dedication or long term lease from the Province. The park shall be:

(A) designed and constructed by the property owner to the satisfaction of the General Manager of Parks and Recreation; and

(B) provided to the City, to the satisfaction of the Director of Legal Services, prior to the occupancy of Building "L" constructed pursuant to this rezoning enactment;

3. that Confirmations of Compliance in respect of this park area have been provided by the Ministry of Environment; and

4. that sewer rights-of-way satisfactory to the City Engineer be granted through the park for the storm sewers running to the Richards Street outfall.

PUBLIC ART (x) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, for the provision of the public art in accordance with the City's Public Art Policy;

MARINA (xi) Execute an agreement, satisfactory to the City Engineer and the Director of Legal Services, to ensure that:

1. no Development Permit in respect of any improvements on the Marina site and the upland Pacific Place lands shall be issued nor any development of the Marina site and Building O and P;



(A) Until a legal agreement is in place with the Province of British Columbia to secure the following requirements on the Province's lot west of the Marina site:

- i. Provision of all access and servicing requirements for the Marina site from the Province's westerly lot;
- ii. Provision of 200 visitor nights per year for visiting boats;
- iii. Provision of public amenities such as a visitor centre, pump-out station, laundromat, and toilet facility.
- iv. Provision of a right-of-way across the Province's lot in approximate alignment with the current informal pedestrian route adjacent the water;

OR

(B) Apply for approval of any necessary changes to the plan of the proposed Area 1A zoning. This may require reconfiguration of the adjacent building sites from the current rezoning proposal, and may require a text amendment, all to the satisfaction of the Director of Central Area Planning and the City Engineer for the:

- i. Provision of all access and servicing requirements for the Marina site from the adjacent upland;
- ii. Provision of any necessary public amenities such as visitor night requirement for visiting boats, visitor centre, pump-out station, laundromat, and toilet facility; and

2. If a Development Permit is issued for Building O or P, no Development Permit in respect of the Marina site shall be issued until the legal agreement referenced to in (xi) 1. (A) is in place.

(xii) Execute encroachment agreements or such other agreements, with a nominal fee for such use, to the satisfaction of the City Engineer and the Director of Legal Services, to allow the following:

- 1. The occupation by the Marina of portions of City roads along the shoreline protection works and along the Richards Street outfall. The agreement shall allow access for inspection, maintenance, and replacement of the City works, and may involve the



relocation of the Marina at such time.

2. Temporary Marina access across the shoreline works in Area 1B, during the temporary relocation of the Marina during the course of Area 1A Shoreline Protection Works construction.

SERVICE (xiii) Execute a service agreement, satisfactory to the City AGREEMENT Engineer and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are designed, constructed, and installed at no cost to the City, and to provide for the grant of all necessary street dedications and rights-of-way for the Services, all to the satisfaction of the City Engineer and the Director of Legal Services. without limiting the discretion of the said City officials, this agreement shall include provisions that:

1. no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of all of the Services is completed to the satisfaction of the City Engineer;

2. the design of all the Services will be completed to the satisfaction of the City Engineer prior to: (i) tendering for the construction of any of the Services; or (ii) any construction of the services if the Property Owner decides not to tender the construction;

3. no occupancy of any buildings or improvements constructed pursuant to the rezoning, except for those building sites to be transferred to the City which are immediately adjacent the Granville Bridge and the Seymour Off-ramp, shall be permitted until all Services are completed to the satisfaction of the City Engineer;

4. in addition to standard utilities, necessary services will include street beautification of Pacific Street, the new cul-de-sac road extending east of the foot of Granville Street, additional street improvement elements on Granville Street to improve the pedestrian environment, two traffic signals at the intersection of Richards Street/Pacific Street and Seymour Street/Pacific Street, and bus shelters necessary for a transit system to serve the Pacific Place development; and

5. in addition to standard utilities, necessary services will include a new sewer pump station, and soils remediation and abandonment of the existing sewer pump station site, all to be cost shared by the City and Pacific Place Holdings Ltd. as set out in the Infrastructure Agreement dated April 27, 1984. The new pump station site is to be provided at no cost to the City;

6. the servicing of any development of the water lot portion of the subject site shall only be provided for;

(A) on the adjacent westerly Provincial site;

OR

(B) on the adjacent upland area, which may include a text amendment of the zoning to reconfigure the adjacent upland area for proper access and servicing, all to the satisfaction of the City Engineer.

7. in any event, the Services shall be completed to the satisfaction of the City Engineer prior to 10 years from the date of enactment of this rezoning.

8. execute an encroachment agreement, or other such agreement, to the satisfaction of the City Engineer, Director of Central Area Planning, and Director of Legal Services, to obligate the owners of Buildings O and P to maintain, repair, replace the special surface treatment on the new cul-de-sac extending east of the south foot of Granville Street.

SHORELINE (xiv) Execute agreements, satisfactory to the City Engineer and WORKS the Director of Legal Services, obligating the property owners, at no cost to the City to design and construct the shoreline works relevant to the subject site and which shall include a waterfront pedestrian/bicycle system (collectively called "Shoreline Works"), to the satisfaction of the City Engineer (and the General Manager of Parks and Recreation where such improvements encroach on park areas). This agreement will include provisions that:

1. no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of the Shoreline Works is completed to the satisfaction of the City Engineer;

2. the design of the Shoreline Works will be completed to the satisfaction of the City Engineer prior to tendering for the construction of these works, or the commencement of construction of the Shoreline Works if the property owner decides not to tender the construction;

3. the property owner shall grant all requisite ownership rights to the City, whether by dedication or perpetual right-of-way (as the City shall determine), over lands containing the Shoreline Works and shall grant access thereto, to the satisfaction of the City Engineer and the Director of Legal Services;

4. the property owner shall assure access to, and support of, the Shoreline Works from both the uplands and the water lots, and shall grant rights-of-way therefore as required by the City Engineer, including a blanket right-of-way over the water lots for access to the Shoreline

Works for maintenance and repair purposes;

5. the property owner shall amend the temporary walkway letter agreement dated October 16, 1987, to the satisfaction of the City Engineer and Director of Legal Services, to include provisions for improved maintenance of any re-routings of the temporary walkway and for bypassing of construction areas;

6. the water lots shall be maintained, to the satisfaction of the City Engineer, in such a manner as to preserve the amenity value inherent in the Shoreline Works;

7. the property owner shall obtain all necessary approvals and permits under the *Navigable Waters Protection Act* (Canada) and any ocean dumping permits which may be required by Federal authorities;

8. the construction of the Shoreline Works shall be completed in accordance with the following schedules:

(A) no occupancy of any buildings or improvements constructed pursuant to this rezoning, except for Building "L" and those building sites to be transferred to the City which are immediately adjacent the Granville Bridge and the Seymour Off-ramp, shall be permitted until the Shoreline Works is completed to the satisfaction of the City Engineer (and the General Manager of Parks and Recreation where relevant);

(B) the occupancy of that building that the City Manager determines contains the 625th residential unit constructed in Area 1B and Building L together;

(c) in any event the Shoreline Works shall be completed to the satisfaction of the City Engineer prior to 10 years from the date of enactment of Area 1B rezoning.

9. Execute an encroachment agreement or such other agreement, with a nominal fee for such use and satisfactory to the Director of Legal Services and the City Engineer to allow an underground vehicular connector between Building "O" and Building "P" beneath the shoreline walkway at the western edge of the site.

FLOODPLAIN (xv) Execute a flood plain covenant, satisfactory to the Director of Legal Services and the Ministry of Environment;

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

SUBDIVISION (xvii) Obtain approval and registration of a compatible subdivision plan.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council."

#### **Staff Comments**

Jonathan Barrett, Planner, with the aid of maps and a model, reviewed the proposal, in particular noting the options for the marina and the Beach Avenue connection to Granville, and with the consolidation of sites, the opportunity for the number of non-market units and for an improved neighbourhood. The applicant agrees with the proposed conditions.

#### **Applicant Comments**

Rick Hulbert, representing the applicant, described the concept for the development and responded to questions on proposed park development, the non-market housing component, location of the marina expansion and provision for children's play areas.

#### **Summary of Correspondence**

Council was advised the following correspondence was received:

two letters in support.

#### **Speakers**

The Deputy Mayor called for speakers for and against the application.



The following spoke in support of the application:

Bob Nicklin, Affordable Housing  
Alan Quinter, Vice-commodore, False Creek Yacht Club.

The foregoing speakers supported the application based on one or more of the following points:

- the development should reduce criminal activity;
- the proposed arrangement for non-market housing is supported;
- the proposal for the right-out only diverter at Beach and Granville is a fair compromise;
- the 20 additional spots in the Marina will help meet the demand for additional moorage.

The following expressed concerns with potential loss of views and view corridors from Drake and due to the proposed towers fronting Beach at Richards:

John Peters  
Resident, 1159 Mainland  
Resident, Pacific Point  
Ed Crook.

#### **Applicant Closing Comments**

Mr. Hulbert explained the applicant is comfortable in trying to preserve as many view corridors as possible, and is proposing to build the higher tower where the Creek widens. The critical view corridor down Richards Street will be preserved.

#### **Staff Closing Comments**

In response to the concerns with the loss of views, Mr. Barratt advised the view cones from the south shore will not be affected. The current proposal will impact the least amount of people. Parks Board staff are not concerned with a marginal increase of shadowing in the parks.

Susan Clift, Projects Engineer, in response to concerns with the intersection at Pacific Boulevard and Richards, suggested an additional recommendation to request a report back on the elimination of the free right turn on Richards at Pacific Boulevard.

MOVED by Cllr. Herbert.

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

B. THAT Council approve the form of the road connection between the existing Beach Avenue to the west of Granville Street and the proposed Beach Avenue within the Beach Neighbourhood Area 1A as follows:

THAT Council require a connection linking Beach Avenue to Granville Street, with a right-out only diverter for vehicular connections to Granville Street, and full public access for pedestrians and cyclists.



C. THAT Council approve the marina in Area 1A and:

THAT the expansion of the marina be allowed in Area 1A, with a requirement, all to be secured by legal agreement, for visitor moorage, other public benefits, and for access and servicing to be provided from either:

1. The adjacent Provincial land lot to the west of the Marina site,

- OR -

2. The upland Pacific Place lands within Area 1A following approval of any necessary changes to the plan, which may include a text amendment, all to the satisfaction of the Director of Central Area Planning and General Manager of Engineering Services.

D. THAT Council authorize the General Manager of Engineering Services and Director of Legal Services to enter an agreement with Pacific Place Holdings Ltd. permitting the proposed parking tunnel under dedicated street along the shoreline walkway at a nominal fee on terms and conditions satisfactory to the General Manager of Engineering Services and Director of Legal Services.

E. THAT Council authorize the General Manager of Engineering Services and the Director of Legal Services to enter an agreement with Pacific Place Holdings Ltd. permitting Pacific Place's usage of the water area over the City's dedicated street for marina use at a nominal fee.

F. THAT Recommendations A, B and C be adopted on the following conditions:

(i) 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.

G. THAT the General Manager of Engineering Services report back on the elimination of the free right turn, southbound on Richards Street at Pacific Boulevard, so changes can be made prior to the occupancy of the adjacent building, 501 Richards Street.

- CARRIED

(Councillor Price opposed to C)

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

### **ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Cllr. Bellamy,  
SECONDED BY Cllr. 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

### **BY-LAWS**

#### **1. A By-law to designate heritage property, and to amend By-law No. 4837, being the Heritage By-law (2132 Cypress Street)**

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

#### **2. A By-law to designate heritage property, and to amend By-law No. 4837, being the Heritage By-law (1850 West 5th Avenue)**

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

**3. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (1850 West 5th Avenue and 2132 Cypress Street)**

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:05 p.m.

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BY-LAW NO. 8110

A By-law to amend  
By-law No. 7675,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 3 of By-law No. 7675 is amended in clause (a)(ii) by:
  - (a) deleting the figure "11.3" and substituting the figure "7.24", and
  - (b) inserting the word "family" immediately after the word "non-market".
2. Section 3 is further amended in clause (a)(iii) by deleting the figure "7.7" and substituting the figure "7.72".
3. Section 4 is amended by deleting Diagram 1 and substituting a new Diagram 1 which is attached to and forms part of this by-law.
4. Section 5.1 is amended in Table 1 by deleting the figure "1 580" and substituting the figure "1 260".
5. Section 5.3 is amended in clause (g) by deleting the figure "9 000" and substituting the figure "10 000".
6. Section 5.3 is further amended
  - (a) in clause (f) by deleting the word "and" which follows the semi-colon,
  - (b) in clause (g) by deleting the final period and substituting a semi-colon followed by the word "and", and

- (c) by adding the following new subclause:

"(h) child day care facilities."

7. Section 5.5 is amended in Table 2

- (a) in the area labelled "SUB-AREA 1" by deleting the figures "39 027", "48 227", "0", and "1 580" and substituting the figures "38 567", "48 042", "N/A" and "1 260" respectively and
- (b) in the area labelled "SUB-AREA 2" by deleting the figures "29 970" and "13 190" and substituting the figures "30 696" and "13 109" respectively.

8. Section 6 is amended in Table 4 in the area labelled "SUB-AREA 2" by deleting the figures "66.0" and "48.0" and substituting the figures "71.0" and "53.0" respectively.

9. Section 6 is further amended by numbering the existing text as "6.1" and adding the following:

"6.2 The Development Permit Board may permit an increase in the maximum height of a building where it is satisfied that the relaxation will enhance the livability of residential units and provided it considers all applicable policies and guidelines adopted by Council, subject to the following:

- (a) the floor level of ground floor residential units, the principal entrance and the entrance lobby, are a maximum of 2.2 m above the building grades of the closet street; and
- (b) the height measured from the lobby floor level must not exceed the maximum height in Table 4."

10. Section 8 is amended

- (a) in clause (c) by inserting the words "units described in clause (d) or" immediately after the word "including" and by deleting the final word "and",
- (b) by relettering clause (d) as clause (e), and
- (c) by inserting the following new clause (d):

"(d) family non-market housing shall provide a minimum of 1.1 spaces for each dwelling unit, and".



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

DONE AND PASSED in open Council this 21st day of October , 1999.

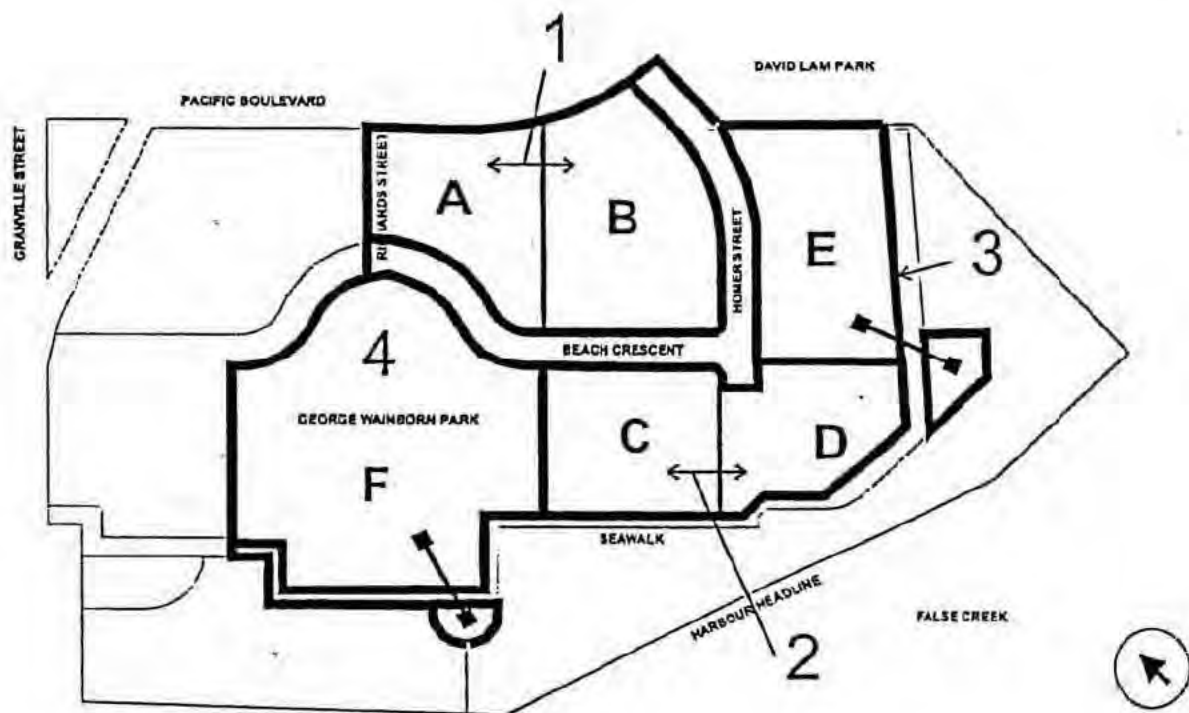
(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 21st day of October 1999, and numbered 8110.

CITY CLERK"

Diagram 1





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

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

## **BEACH NEIGHBOURHOOD CD-1 GUIDELINES (500 AND 600 PACIFIC STREET)**

*Adopted by City Council October 21, 1999  
Amended by City Council May 28, 2002*

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# 1 Application and Intent

## 1.1 Application

These guidelines should be used in conjunction with the Beach Neighbourhood CD-1 By-laws for 500 Pacific Street (Area 1B) and 600 Pacific Street (Area 1A) to guide development of these False Creek North sub-areas. As well as assisting the development permit application, the guidelines will be used by City staff in evaluating proposed developments. Applicants should also refer to the following City documents, available from the Planning Department:

- (a) False Creek North shoreline treatment and pedestrian/bicycle system concepts;
- (b) False Creek North public realm design;
- (c) High-Density Housing for Families with Children Guidelines;
- (d) Balcony Enclosure Guidelines;
- (e) Public Art Policies and Guidelines; and
- (f) Bridgehead Study.

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

An illustrative plan (see Appendix A) is included for general guidance and indicates an acceptable form of development. However, it is possible that detailed design analysis at the Development Application stage will lead to site specific solutions. Therefore, variations may be considered where they fully maintain the intent of these guidelines and the illustrative plan, and the overall urban design. Changes to maximum tower heights and floor plates are not anticipated. Criteria for judging changes will be based on the following:

- (a) relationships to adjacent development with respect to shadowing and public and private views;
- (b) livability with respect to private open space, privacy and access;
- (c) meeting CPTED (Crime Prevention Through Environmental Design) principles;
- (d) public and common open space provision, quality and programming;
- (e) public realm treatment, amenity and safety;
- (f) vehicle and pedestrian movement relationships and safety, and vehicular access;
- (g) overall built form, architectural design and quality of materials and finishes; and
- (h) the submission of any advisory group, property owner or tenant.

The site consists of 15.4 ha of land and water. It is bounded on the south by False Creek and to the north by Pacific Street. To the west is the Granville Bridge and the Seymour off-ramp. To the east is David Lam Park and the Roundhouse Neighbourhood.

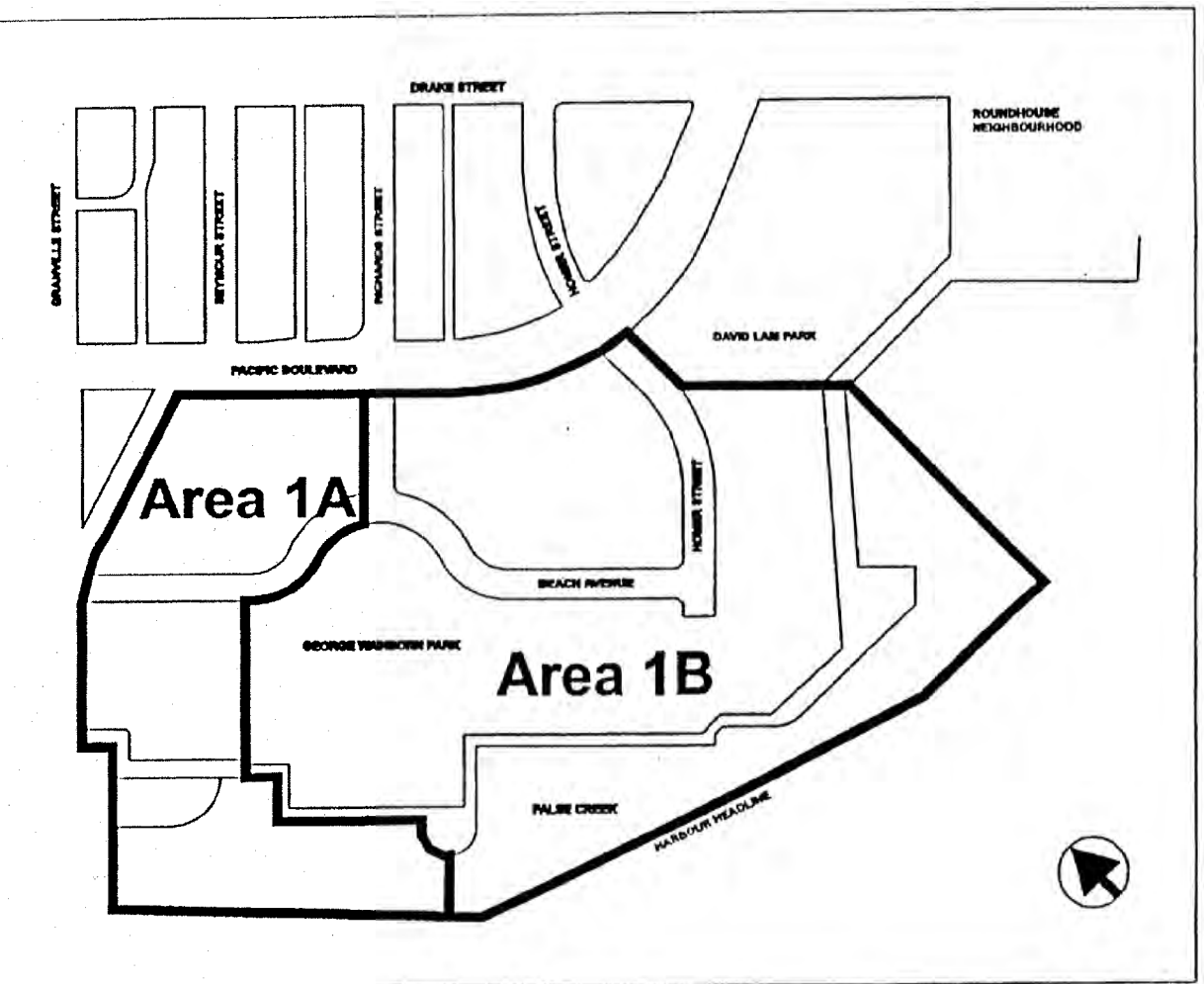
## 1.2 Intent

The intent of development in the Beach Neighbourhood is to recognize the site as a prime residential neighbourhood providing housing consistent with livability, environmental, and household and income mix objectives, particularly for families with children.

It is also to achieve development with a high quality of urban design and architecture.



Figure 1: Beach Neighbourhood Boundary



## 2

### Urban Design Principles

The Beach Neighbourhood site is organized around the centrally located George Wainbom Park, the extensions of Richards and Homer Streets, Beach Avenue, and two pedestrian mews linking through from Pacific Street.

Key urban design principles guiding the pattern of development are:

- extending the city street grid from the west and north with new streets or mews;
- responding to the unique characteristics of the waterfront site such as Granville Bridge, False Creek, Pacific Street, and sloping site topography;
- extending the established pedestrian and bicycle routes through the site, particularly along the waterfront;
- providing a sequence of public open spaces and parks that links the new and existing neighbourhood;
- stepping tower heights down from Pacific Street to the water;
- orienting towers to the downtown grid;

- (g) providing a landmark tower on the Pacific Boulevard axis as part of a pair of towers that define each end of the neighbourhood shopping district along Pacific Boulevard;
- (h) preserving adopted public and street-end views;
- (i) locating towers and associated lower buildings to create a formal urban built form on the Richards Street axis and around George Wainborn Park;
- (j) creating well defined, animated, landscaped streets with lower rise buildings which maximize “eyes on the street” and individual unit entryways from the street; and
- (k) ensuring that public access to the waterfront and full accessibility to the area is provided for all, including the disabled; and
- (l) pursuant to (i) and (j) above, ensuring that streets, park walkways, mews and the waterfront walkway are lined predominantly with 2 –3 storey townhouses having their individual primary entries facing the Public Realm, noting that it may be impractical or uneconomic to achieve townhouses on all the non-market housing sites in Beach Neighbourhood.

### **3 Overall Guidelines**

#### **3.1 Siting**

The location of streets, open spaces, development parcels and buildings should generally be as described in the illustrative site plan included in Appendix A.

Building setbacks should respond to the unique characteristics of the site and include:

- (a) Richards Street – 6.0 m setback to the building face from the property line and 1.8 m setback for landscape from the property line for expansion of the public realm as per Downtown South Guidelines;
- (b) adjacent to waterfront walkway – 7.5 m;
- (c) mews – 1.5 m setback for up to two storeys and a minimum spacing of 15 m between building faces above two storeys;
- (d) Pacific Street – building faces on the non-market housing site and the landmark tower site east of the mews should be setback and aligned with the easterly extension of the south property line of the Pacific Street, except for a minor entry feature encroachment for the low-rise building east of the mews;
- (e) all other streets – 3.65 m setback from the property line; and
- (f) bay windows, porches and similar design elements, as well as open or enclosed balconies above the first storey, may encroach up to 1.0 m into the required setback. Stairs and patios may extend further if adequate landscaping is provided.

#### **3.2 High-rise Towers**

High-rise towers range in height between 10 to 38 storeys. Tower building heights have been established in response to:

- (a) the impact of height and massing on adjacent public and private views;
- (b) the provision of sunlight to ground level;
- (c) the scale of adjacent open space, water areas and existing structures; and
- (d) established public views.

High-rise towers should:

- (a) provide floor plates no larger than 600 m<sup>2</sup> except for the 38-storey landmark tower where 625 m<sup>2</sup> is permitted up to 34 storeys and 500 m<sup>2</sup> above, and except for 10-storey towers where 650 m<sup>2</sup> is permitted. Floor plate areas include all interior circulation space, storage space and mechanical space, and exclude balconies;
- (b) have distinct roof forms; and
- (c) have compact floor plates to minimize shadow and view impacts.

The overall design and character of the high-rise towers:

- (a) should present their narrowest frontage toward the water to maximize the view for dwelling units and view corridors through downtown from the south;
- (b) the 38-storey landmark tower should relate to the axis of Pacific Boulevard;

- (c) may have different architectural styles suitable for their context and location except the towers framing George Wainborn Park which should be of the same design family.

### 3.3 Low and Mid-rise Buildings

Low and mid-rise buildings range in height from 2 to 8 storeys. These buildings should:

- (a) provide periodic openings between buildings to provide public views into secured semi-private open spaces and articulation of the building to break down the scale, and to define the street;
- (b) respond to their location through appropriate variations in height, form, setback and architectural expressions;
- (c) create pedestrian scale and character through individual unit expression (e.g. 2 - 3-storey townhouses differentiated from apartments above), changes in materials, fenestration and cornice lines;
- (d) create strong residential character on the street, park edges, mews, and waterfront walkway through provision of such features as townhouse front doors approximately 1.0 m above grade, bay windows, special paving and landscaping;
- (e) incorporate roof gardens and decks where appropriate to provide open space;
- (f) provide roof materials which enhance visual interest from higher buildings.



Townhouse/Live-Work: Pacific Boulevard



Three-Storey Townhouses: Marinaside Crescent



Townhouse/Live-Work: Cooper Mews



Two-Storey Townhouses: W 5<sup>th</sup> Ave near Hemlock



Three-Storey Townhouses: Hornby Street



Two-Storey Townhouses Forming Base of Mid-rise Building: Marinaside Crescent

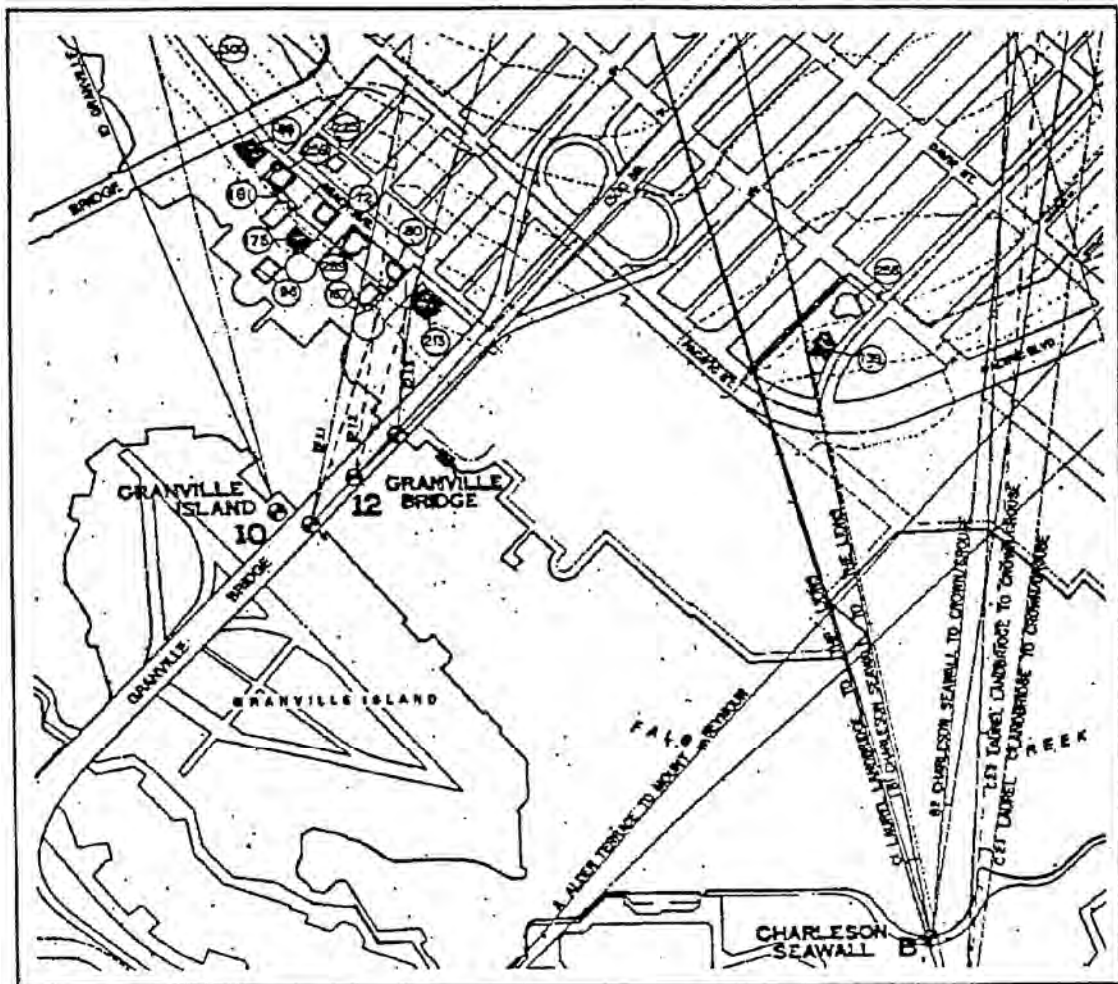
### 3.3

#### Views

Built form has been generally located to respect various public, semi-public and private views. Principal public views to be preserved include:

- (a) view cones as determined in the False Creek North Official Development Plan (see Figure 2 below); and
- (b) street end views for Richards Street, Homer Street terminus and Beach Avenue.

Figure 2: Public Views



### 3.5 Architectural Components

#### 3.5.1 Materials

Dominant materials should be architectural concrete, glass, brick, pre-cast concrete, stone cladding or metal cladding. Stucco should not be a principal building material.

#### 3.5.2 Balconies

Balconies recessed into the building face are encouraged. Balconies may be enclosed subject to the Council-adopted **Balcony Enclosure Guidelines**.

#### 3.5.3 Awnings, Canopies and Entries

Entries to residential, commercial uses and community facilities should be weather protected. This protection should be utilized to create building identity and address.

Commercial uses and community facilities located adjacent to a street should incorporate weather protection in the form of awnings and canopies.

#### 3.5.4 Lighting

Particular attention should be given to the lighting of public and private areas, with a hierarchy of fixture types designed according to functional and security needs.

### 3.5.5

#### Townhouse/Public Realm Interface

Townhouses, either in continuous rows or incorporated within higher building forms, should be individually articulated in their massing and raised up approximately 1 m from the public realm to balance unit privacy with the objective of creating “eyes on the street” (CPTED). The transition between the public walk and the unit should be carefully delineated with low, articulated planter walls and hedges, steps, possibly with a gate, to the covered, recessed front door, and where desired, raised front patios looking over the walk.



Townhouses Lining Waterfront Walkway



Townhouses Lining Drake Mews



Townhouse Front Doors



Townhouse Front Doors



Townhouses: Alberni Street



Townhouse Front Doors



Townhouse Front Doors



### **3.6 Residential Livability and Security**

- 3.6.1 Family Housing  
Dwelling units designed for families with children should comply with the City's *High-Density Housing for Families with Children Guidelines*.
- 3.6.2 Residential livability of each development and each dwelling unit should be maintained following these considerations:
- (a) Adequate balcony space:  
Each unit should have direct access to an appropriately sized private outdoor space or enclosed balcony. (Refer to Balcony Enclosure By-laws, Policies and Guidelines.)
  - (b) Adequate building amenities:  
Each residential development should provide on-site amenities such as community meeting rooms, fitness facilities, outdoor recreational space, etc., suitable for the anticipated population.
- 3.6.3 Access and "Address"  
The main entrance of all residential buildings should front the street, and the number of primary entrances to individual dwelling units from street and grade level should be maximized, specifically through the provision of townhouses with their front doors facing the streets, mews, park edges and waterfront walkway. Primary access through sliding glass doors is not appropriate.
- 3.6.4 Daylight  
Habitable rooms should have access to daylight and where possible, direct sunlight.
- 3.6.5 Safety and Security  
Design of residential developments and units should take into consideration the principles of CPTED (Crime Prevention Through Environmental Design). (See Appendix B.)

### **3.7 Urban Landscape**

- 3.7.1 Public Realm  
The public realm should be designed in accordance with Engineering Services standards and requirements.
- 3.7.2 Mews  
The outer building faces and the public right-of-way should align with the building faces of the southerly precincts. The mews should provide a distinct character in contrast to the standard streets. They should:
- (a) incorporate quality surface materials such as pavers (blacktop is not acceptable);
  - (b) incorporate soft landscape materials;
  - (c) incorporate appropriate distinctions between areas for vehicle and pedestrian movement;
  - (d) provide for safe and distinct access points to dwelling units; and
  - (e) ensure appropriate lighting to provide a safe pedestrian and residential environment.
- 3.7.3 Parks and Open Spaces  
The parks and open spaces should:
- (a) provide for the active and passive recreation needs of residents and visitors, including ample opportunities for children's play;
  - (b) ensure safety and security through the provision of natural surveillance and guardianship from surrounding residents and the use of appropriate materials and equipment;
  - (c) incorporate diversity through the use of distinctive landscape materials and design;
  - (d) incorporate the parks and open spaces into the surrounding walkway and cycling systems; and
  - (e) distinguish between public and private open spaces through the use of defined access points and edges, circulation systems, grade changes and plant materials.
  - (f) consider a variety of grade changes allowing overviews to the water and general interest within the park;
  - (g) consider materials, i.e., plants, furnishing and lighting, that are long-lasting and durable;
  - (h) maximize opportunities for users to enjoy these amenities in inclement weather, i.e., dry pathways, fast draining and drying benches;

- (i) provide a range of opportunities, both within formal and informal areas of the park, for human interaction for the general public and neighbours, while ensuring privacy of residents; and
- (j) provide a strong formality to the Richards street-end with park design elements including, for example:
  - (i) major access/egress to the park;
  - (ii) programming for diverse public use at this arrival space;
  - (iii) street trees, plant material, and botanical layout;
  - (iv) public art; and
  - (v) weather protection in appropriate locations.

### 3.8 **Disabled Access**

Generally, the primary pedestrian systems, public open spaces, primary private walkways and principal entrances of all buildings should be accessible to the physically challenged.

### 3.9 **Parking Access, Vehicular Arrival/Drop-off and Loading**

Parking and loading entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided for vehicles at access points. Parking garages should be designed in accordance with the City's ***Parking Garage Security Guidelines***.

Drop-off areas should be provided on site, and may be located within the confines of a building, as long as it does not reduce usable, landscaped, outdoor open space.

### 3.10 **Garbage and Recycling**

Underground recycling and garbage containers should be provided for each development.

### 3.11 **Phasing**

The development will occur in phases. Measures to ensure each phase is complete and livable should be undertaken including the use of, among other things, security fencing, screens and landscaping. Natural pathways should be acknowledged and provided for. [*Seaside Route bypasses, care about hoarding*]

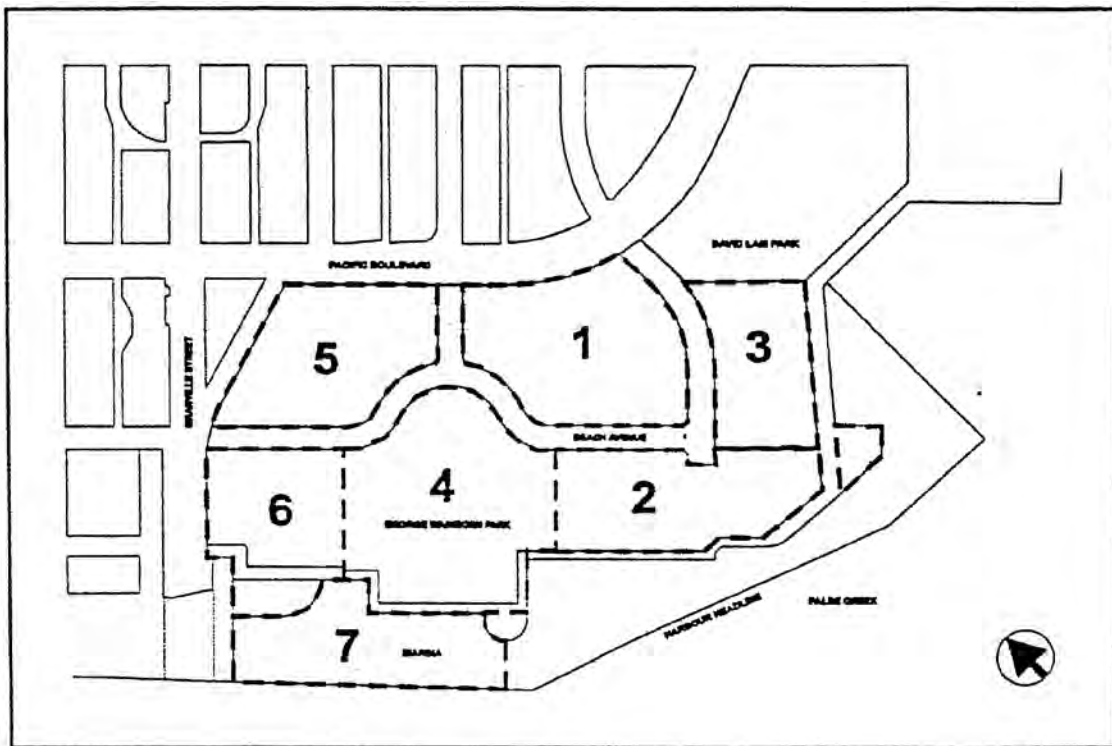
## 4 **Precinct Guidelines**

Beach Neighbourhood is divided into seven development precincts as illustrated on Figure 3. The principal design concepts and development considerations are illustrated on the following annotated plans.

At the time of development application for the first building within a precinct the applicant should include concept drawings for the precincts, as defined in the CD-1 by-law. The objective is to confirm, among other things, the following:

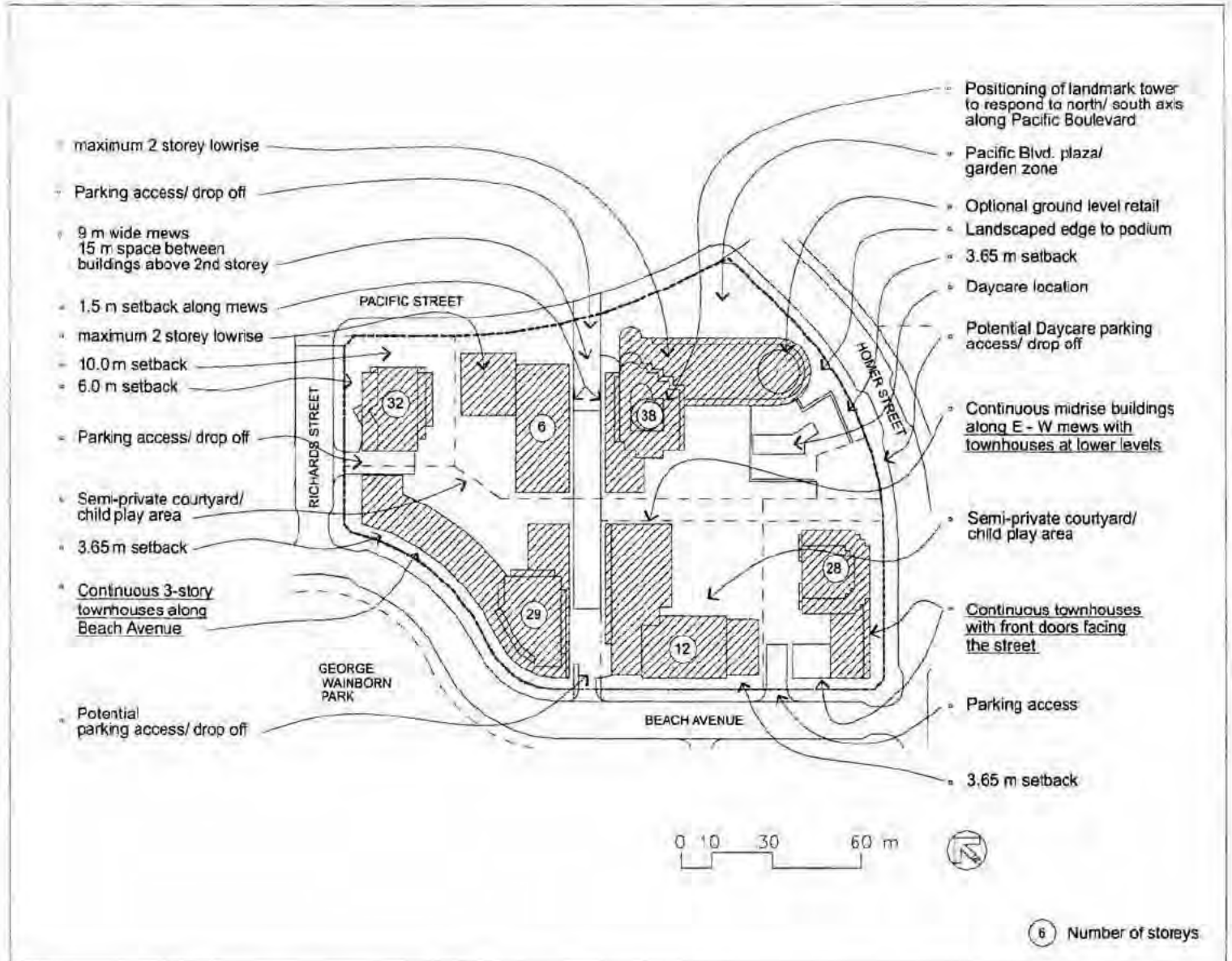
- (a) that the approved density can be fully achieved within the scope and intent of the guidelines; and
- (b) that the access systems for pedestrians and private, service and emergency vehicles function appropriately.

Figure 3: Development Precincts

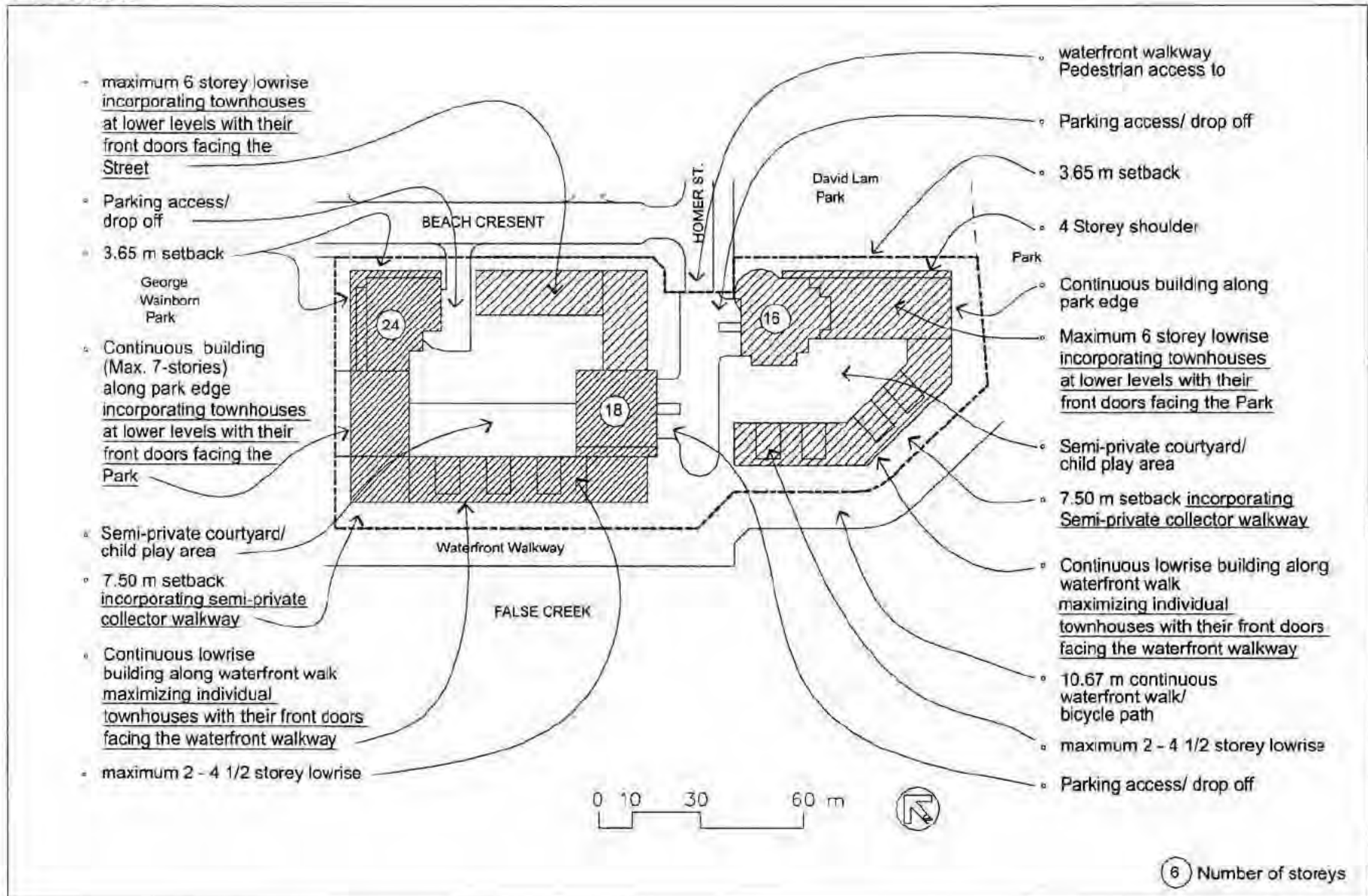


Note: the Precinct area numbers are different from the CD-1 By-law Sub Areas.

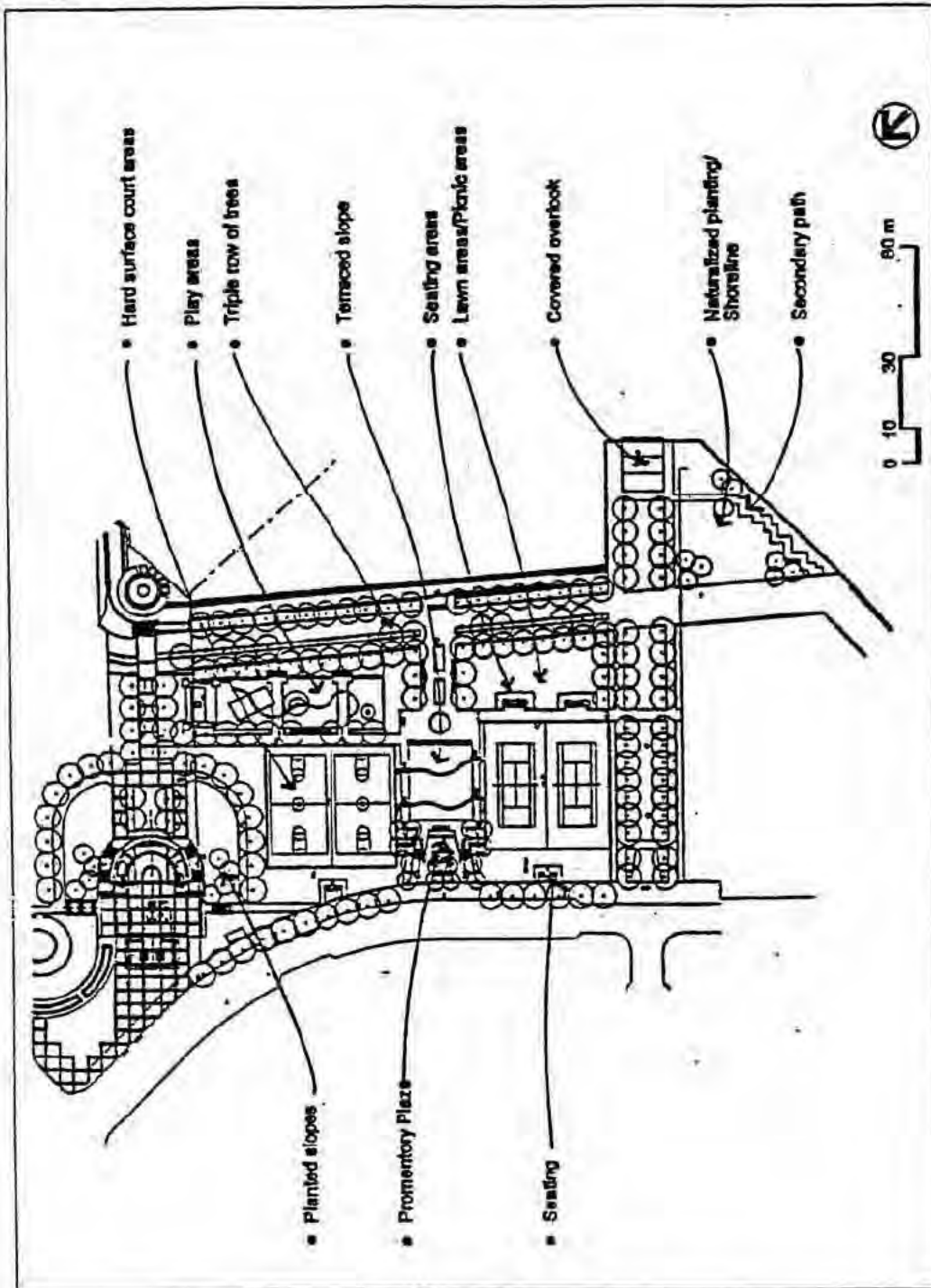
## Precinct 1

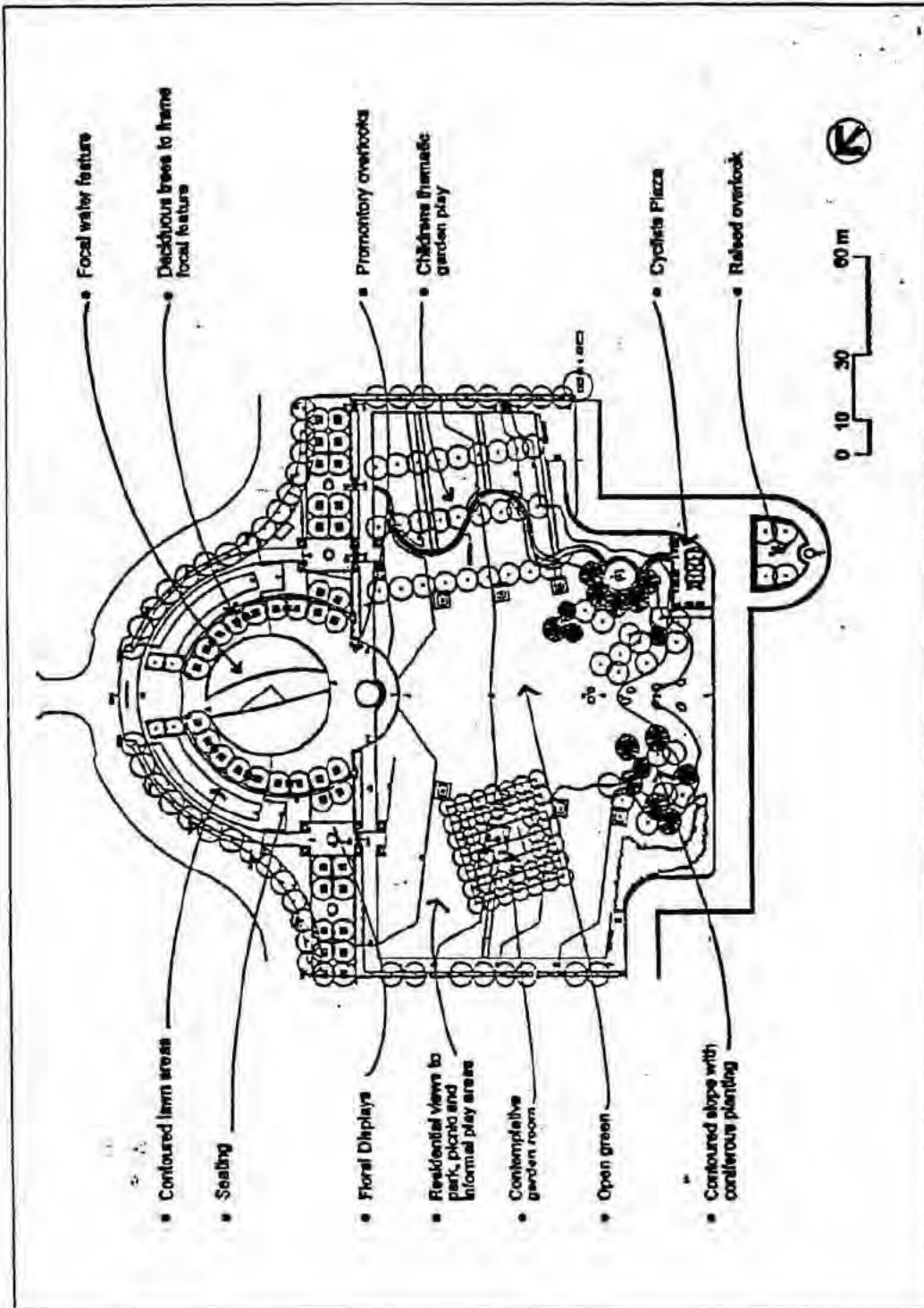


## Precinct 2

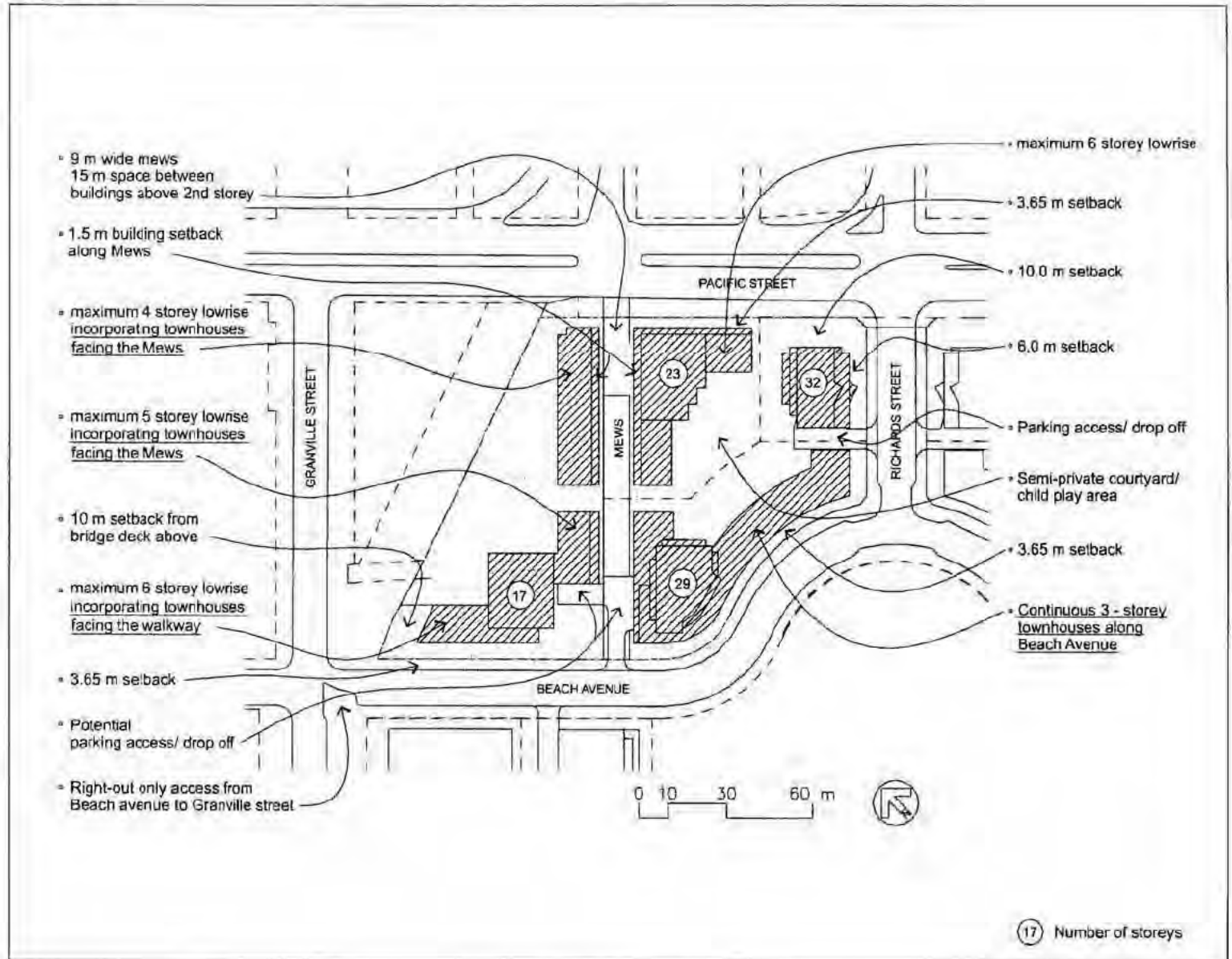






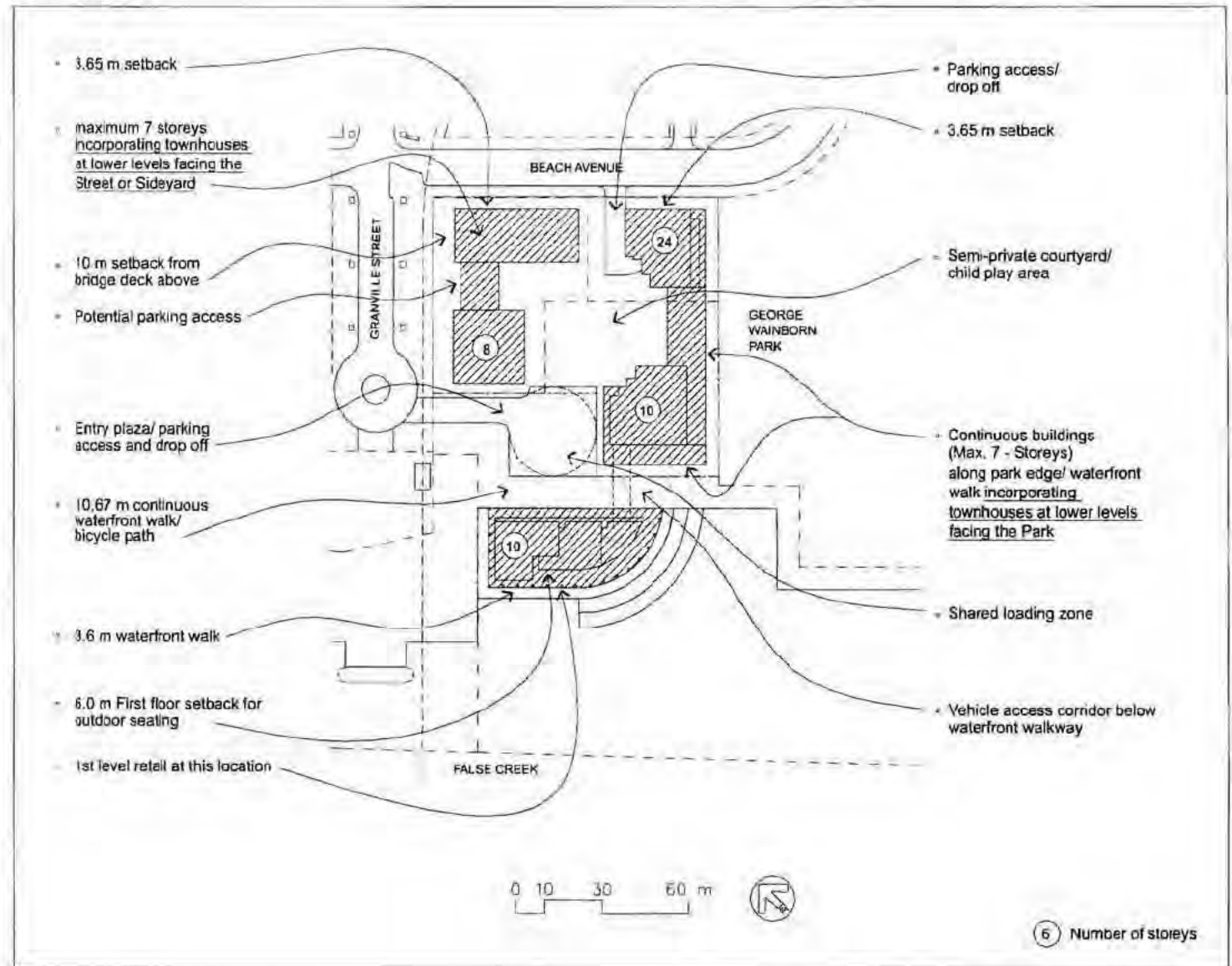


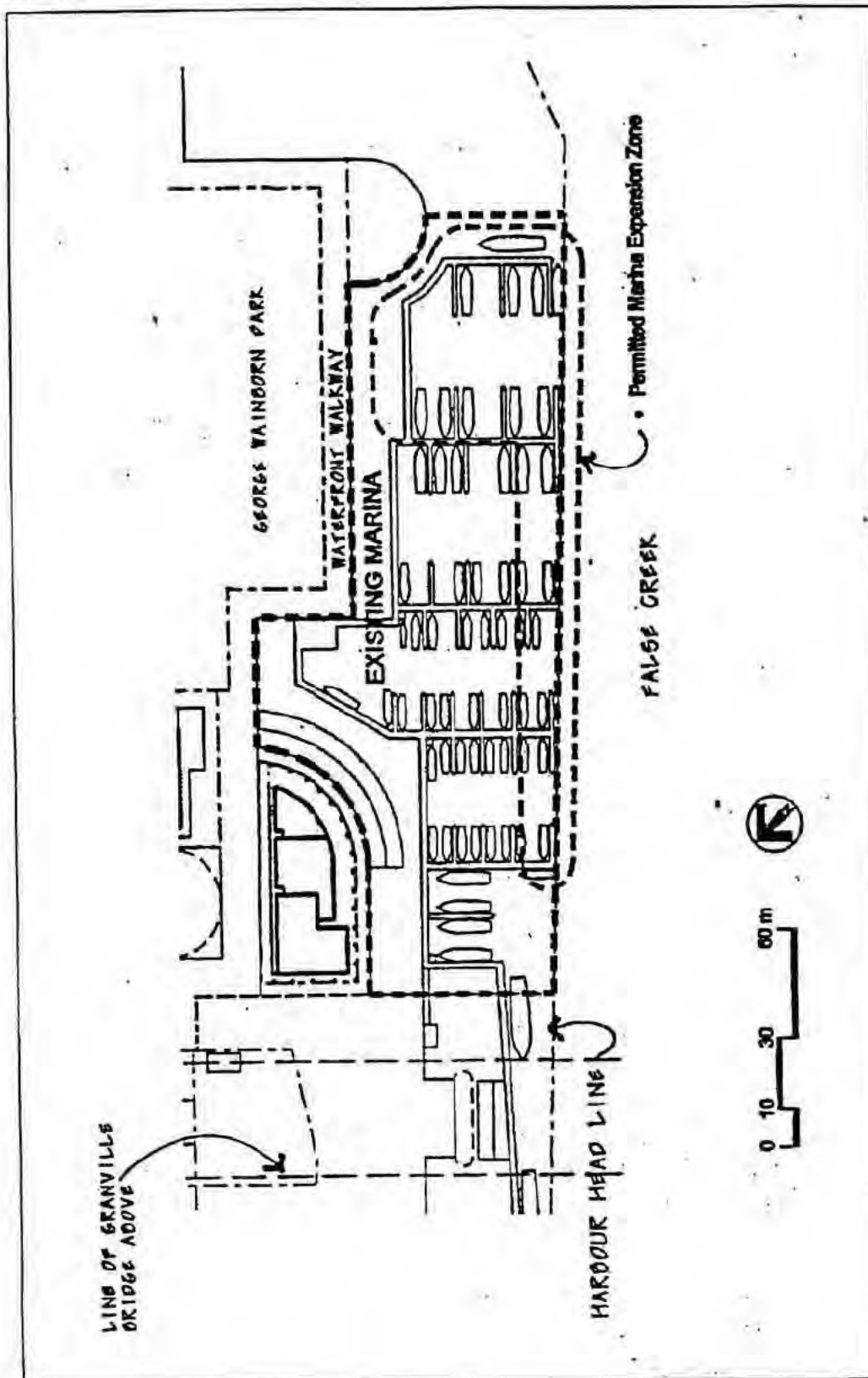
## Precinct 5





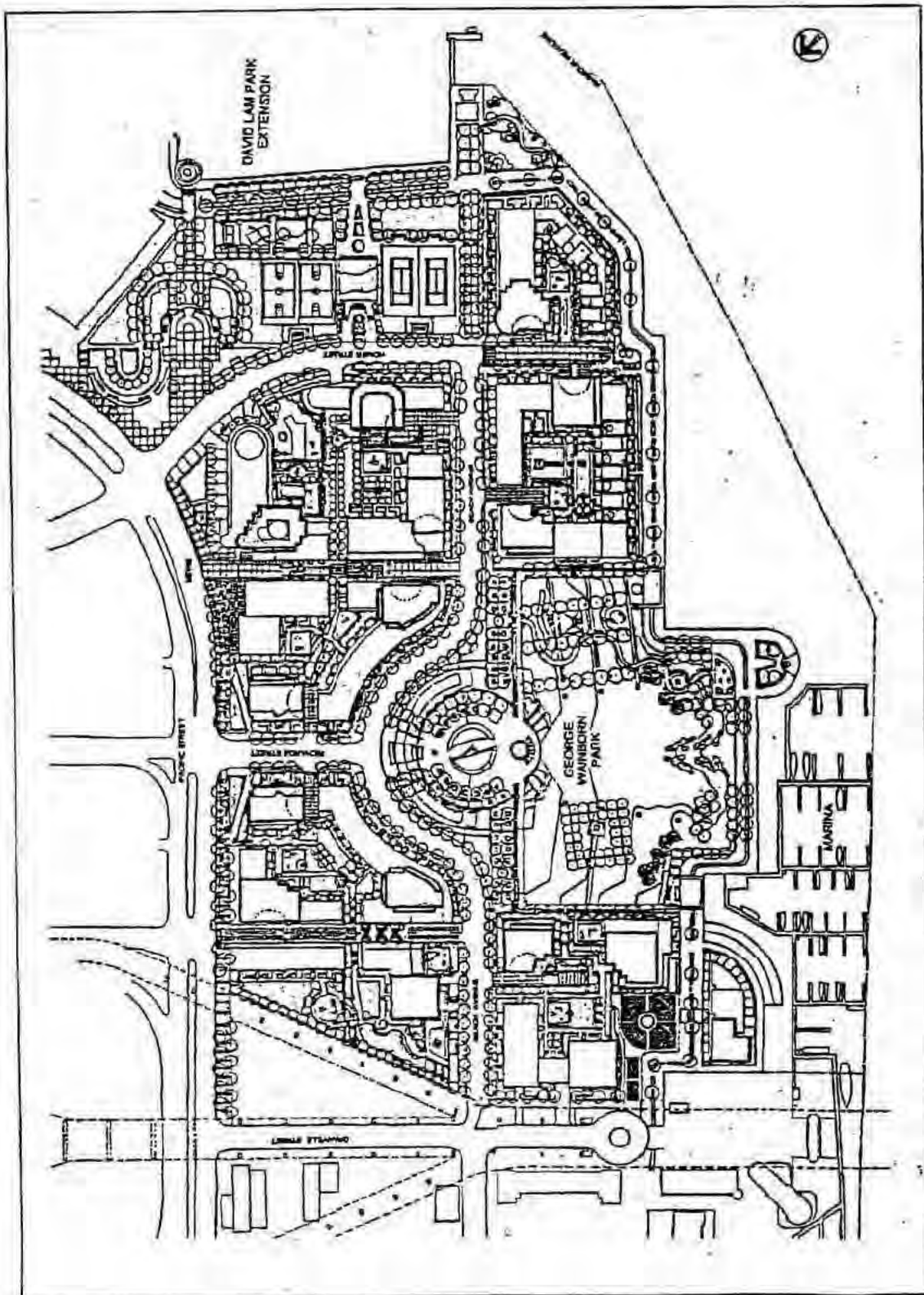
## Precinct 6







## Appendix A: Illustrative Site Plan



## Crime Prevention Through Environmental Design (CPTED)

The design of the Beach Neighbourhood should take into consideration the principles of CPTED.

Designs should be safe and secure yet not fortress-like. Specific crimes to consider are: auto and bicycle theft in the underground; break and enter; and mischief such as graffiti and loitering in alcoves. Fear should also be considered particularly for vulnerable populations such as seniors and in places with minimal natural surveillance or guardianship such as parking garages.

### (a) Underground Parking

Visitor parking should be separate from residents parking and secured with an overhead gate and electronic communication to residential units. If elevator access is provided at the visitor parking level, it should be electronically secured.

Public and commercial parking should be fully separate from residents parking and consideration should be given to securing these areas during non-operating hours.

Doors from elevator lobbies should be locked with key or card access in the direction from the lobby to residents parking areas (opposite to the direction of fire exit).

Open exit stairs from underground parking are a known source of mischief and often provide easy access for theft particularly when located on the lane. This can be mitigated by locating exit stairs within the building envelope, with only an exit door exposed. An open exit stair can also be located in the semi-private open space where it can be watched by residents. Consideration should be given to provision of a full length, steel astragal on the exterior of the door without a door knob.

Walls and ceilings of underground parking areas should be painted white to improve visibility and reduce fear.

### (b) Break and Enter

Ground level and podium level residential units have been susceptible to break and enter. This can be mitigated by reducing areas of concealment outside of the units, ensuring good surveillance by other units in the development, using small paned windows, and using fully secured swing doors rather than sliding doors. Consideration should also be given to providing electronic security to these units. Where residential units face semi-private open space, this space should be secured at the mews or street through landscape and gating.

Exit stairs from the underground parking into lobbies have provided break and enter opportunities. Where these doors cannot be locked due to fire exiting, it is preferred that they exit to the outdoors rather than into the lobby.

### (c) Mischief

Graffiti is prevalent in the Downtown and its removal is an expense to many building owners and strata councils. Graffiti generally occurs on blank, exposed surfaces such as walls on lanes. Opportunities for graffiti can be mitigated by reducing areas of blank wall, by covering these walls with vines, lattice or steel mesh or by using a coating material.

Doors from exits to the street and the lane should be designed so that an alcove is not created.

### (d) Parks and Open Spaces

- (i) reduce opportunities for skateboarding. This can be achieved with non-smooth paving material and planter walls with reveals;
- (ii) reduce opportunities for graffiti by reducing exposed blank wall areas; and
- (iii) maximize natural surveillance from residential units facing the parks or open spaces.

## Submission Requirements

In addition to all the typical submission requirements of major development applications, large scale (1/4" Imperial or 1:50 metric) partial plans, elevations and sections are required illustrating the detailed treatment of the project's Public Realm interface at the street, mews, park and waterfront walkway, including planter walls, stairs, gates, landscaping, soil depth (indicating any underground structures), patios, privacy screens, etc.

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

There being no amendments, it was

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Clarke,

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

- CARRIED UNANIMOUSLY

**2. A By-law to amend By-law No. 3575, being the Zoning**

**and Development By-law [600 Pacific Street (Area 1A)  
Rezoning - BCPED & CD-1 to CD-1] By-law No. 8109**

MOVED by Cllr. Clarke,  
SECONDED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Clarke,  
SECONDED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

**3. A By-law to amend By-law No. 7675, being a By-law**

**which amended the Zoning and Development By-law  
by rezoning an area to CD-1 [500 Pacific Street (Area 1B)  
Text Amendment to By-law No. 7675] By-law No. 8110**

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Clarke,

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

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law

open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Clarke,

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

- CARRIED UNANIMOUSLY

### **MOTIONS**

#### **1. Beach Neighbourhood (500 and 600 Pacific Street)**

##### **CD-1 Guidelines (CD-1[366] and CD-1[399]) File: 5301**

MOVED by Cllr. Price,  
SECONDED by Cllr. Herbert,

THAT the document entitled "Beach Neighbourhood CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 500 and 600 Pacific Street.

- CARRIED UNANIMOUSLY

The Council adjourned at 11:55 a.m.

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### **REPORT TO COUNCIL**

#### **STANDING COMMITTEE OF COUNCIL ON CITY SERVICES AND BUDGETS**

**OCTOBER 21, 1999**

A Regular Meeting of the Standing Committee of Council on City Services and Budgets was held on Thursday, October 21, 1999 at 9:30 a.m., in Committee Room No. 1, Third Floor, City Hall.

#### **PRESENT:**

Mayor Philip Owen, Chair  
Councillor Don Bellamy  
Councillor Jennifer Clarke  
Councillor Alan Herbert  
Councillor Lynne Kennedy  
Councillor Daniel Lee  
Councillor Don Lee  
Councillor Gordon Price  
Councillor Sam Sullivan

#### **ABSENT:**

Councillor Nancy A. Chiavario (Civic Business)  
Councillor George Puil (Civic Business)



**ADMINISTRATIVE REPORT**

Date: January 24, 2000  
Author/Local: M.Cho/6496  
RTS No. 01228  
CC File No. 2608

Council: February 15, 2000

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 400 Pacific Street

**RECOMMENDATION**

***THAT the form of development for this portion (Area 1B) of the CD-1 zoned site known as 400 Pacific Street be approved generally as illustrated in the Development Application Number DE404504, prepared by Hancock Bruckner Eng & Wright Architects and stamped "Received, City Planning Department September 24, 1999", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.***

**GENERAL MANAGER'S COMMENTS**

***The General Manager of Community Services RECOMMENDS approval of the foregoing.***

**COUNCIL POLICY**

***There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.***

**PURPOSE**

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

**SITE DESCRIPTION AND BACKGROUND**

At a Public Hearing on March 28 and April 2, 1996, City Council approved a rezoning of



this site from B.C. Place/Expo District (BCPED) to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7675 was enacted on November 26, 1996. Companion Guidelines (Beach Neighbourhood East [500 Pacific Street] CD-1 Guidelines) were also adopted by Council at that time.

A further amendment (By-law Number 8011) was enacted on April 13, 1999 following a Public Hearing on February 23, 1999, amending the various CD-1 By-laws to include parking and loading relaxation clauses.

At a subsequent Public Hearing on April 29, 1999, Council approved the rezoning of 600 Pacific Street (Area 1A) from BCPED to CD-1 Comprehensive Development District to permit residential, commercial and marina uses and the amendment of CD-1 By-law Number 7675, 500 Pacific Street (Area 1B) to permit residential and commercial uses. By-law Number 8110 was enacted on October 21, 1999.

The site is located at the southwest corner of Pacific Street and Homer Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE404504. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

## DISCUSSION

This CD-1 District consists of four sub-areas, containing six sites. The proposal involves the construction of a 38-storey residential tower (Tower 1A) containing 244 dwelling units and four three-storey townhouse units (total of 248 dwelling units) on Area 1B, with three levels of underground parking having vehicular access from Homer Street.

The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

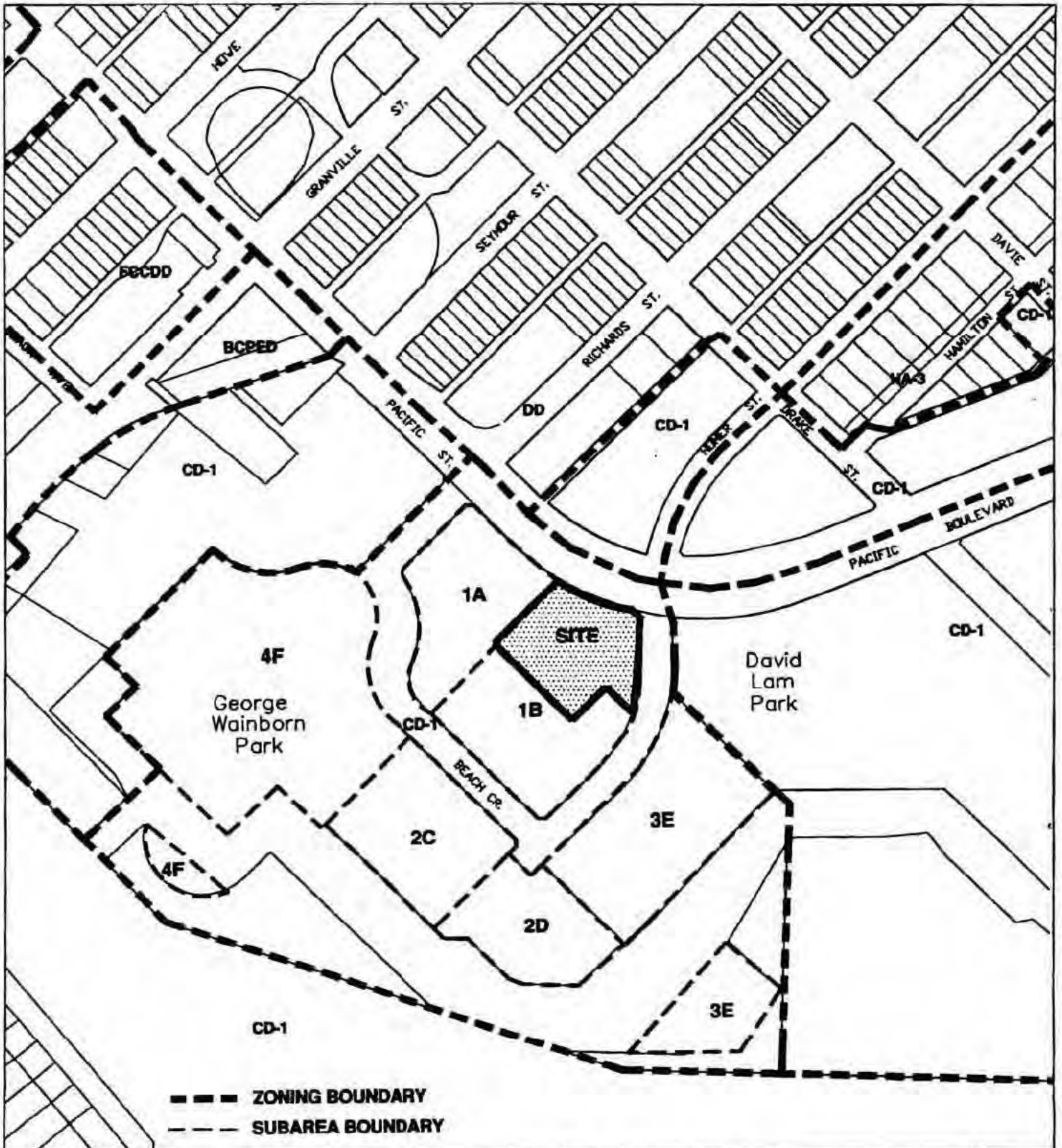
Simplified plans, including context and site plans and elevations of the proposal, have been included in Appendix 'B'.


## CONCLUSION

The Development Permit Board has approved Development Application Number DE404504, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*

LINK TO APPENDICES A & B



400 PACIFIC STREET DE 404504	DATE 2000 01 25	
CITY OF VANCOUVER PLANNING DEPARTMENT	DRAWN WGKS	
		FILE:F:\FROPDEV\400PAC.DWG



Project Name	CD-1 Rezoning 800 Pacific Street
Project Address	800 Pacific Street
Project Owner	CD-1
Project Manager	CD-1

## DEVELOPMENT DATA

CURRENT ZONING CD-1 (Rezoning 800 Pacific Street)

PROJECT ADDRESS 800 Pacific Street

LEGAL DESCRIPTION Lot 275, False Creek Plan, Plan LMP

SITE AREA 5,080 SQM

TOTAL FBR AREA 23,780.9 SQM

AMENITY AREA 127 SQM

8, Tower 1A, 1A, 1A, 1A, 1A, 1A, 1A, 1A

8, Tower 1B, 1B, 1B, 1B, 1B, 1B, 1B, 1B

BALCONY SUMMARY: 1,000 SQM (4.4%)

Open Balconies: 1,000 SQM (4.4%)

TOTAL BALCONIES 1,000 SQM (4.4%)

PARKING SUMMARY: 1,000 SQM (4.4%)

Required Parking: 1,000 SQM (4.4%)

PROVIDED PARKING: 1,000 SQM (4.4%)

Bicycle Storage Summary: 1,000 SQM (4.4%)

Required: 1,000 SQM (4.4%)

Provided: 1,000 SQM (4.4%)

Loading Bay: 1,000 SQM (4.4%)

Provided: 1,000 SQM (4.4%)

Residential Suite Summary: 1,000 SQM (4.4%)

Location: 1,000 SQM (4.4%)

1 Bedroom: 1,000 SQM (4.4%)

2 Bedroom: 1,000 SQM (4.4%)

3 Bedroom: 1,000 SQM (4.4%)

Total: 1,000 SQM (4.4%)

Subtotal: 1,000 SQM (4.4%)

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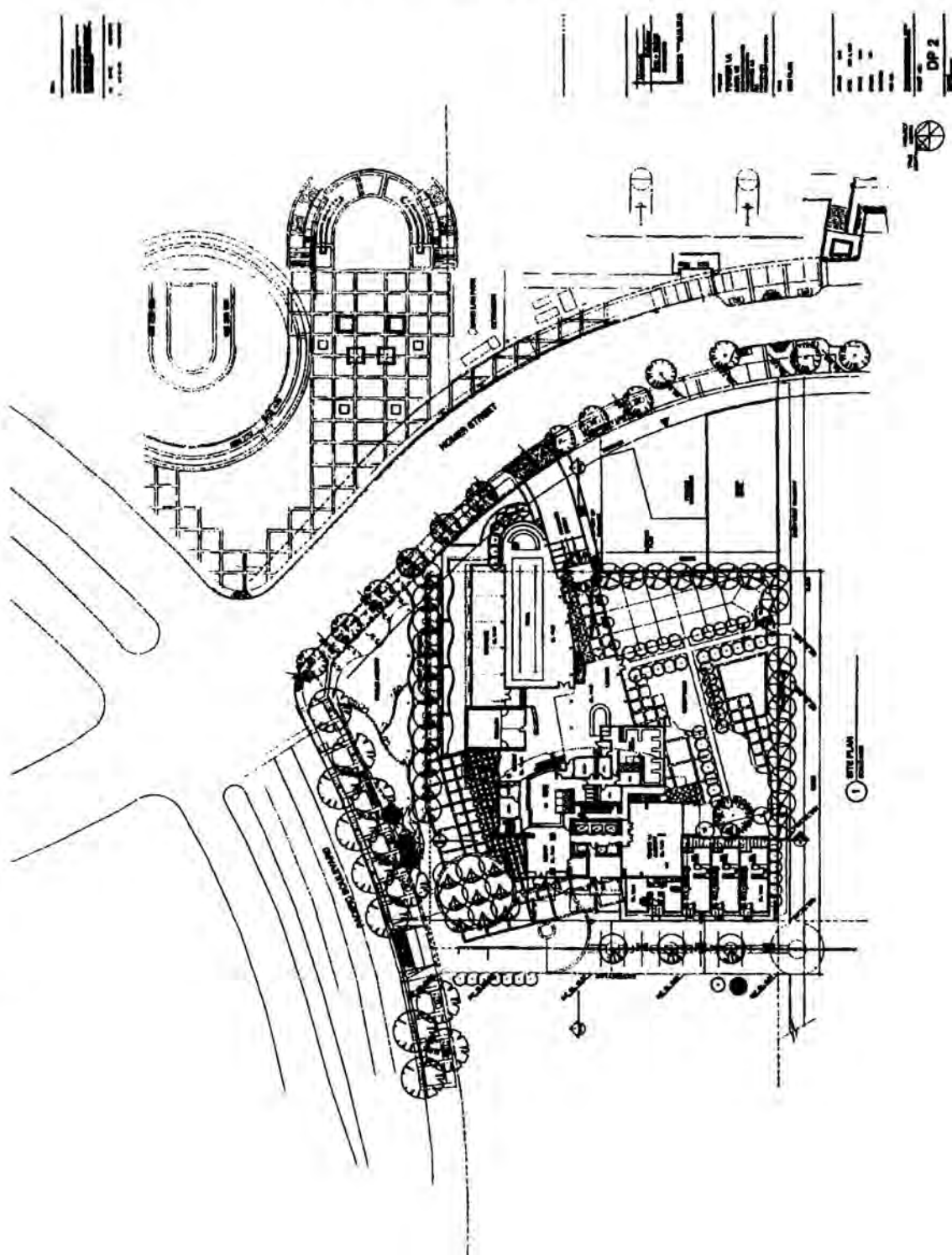
Subtotal: 1,000 SQM (4.4%)

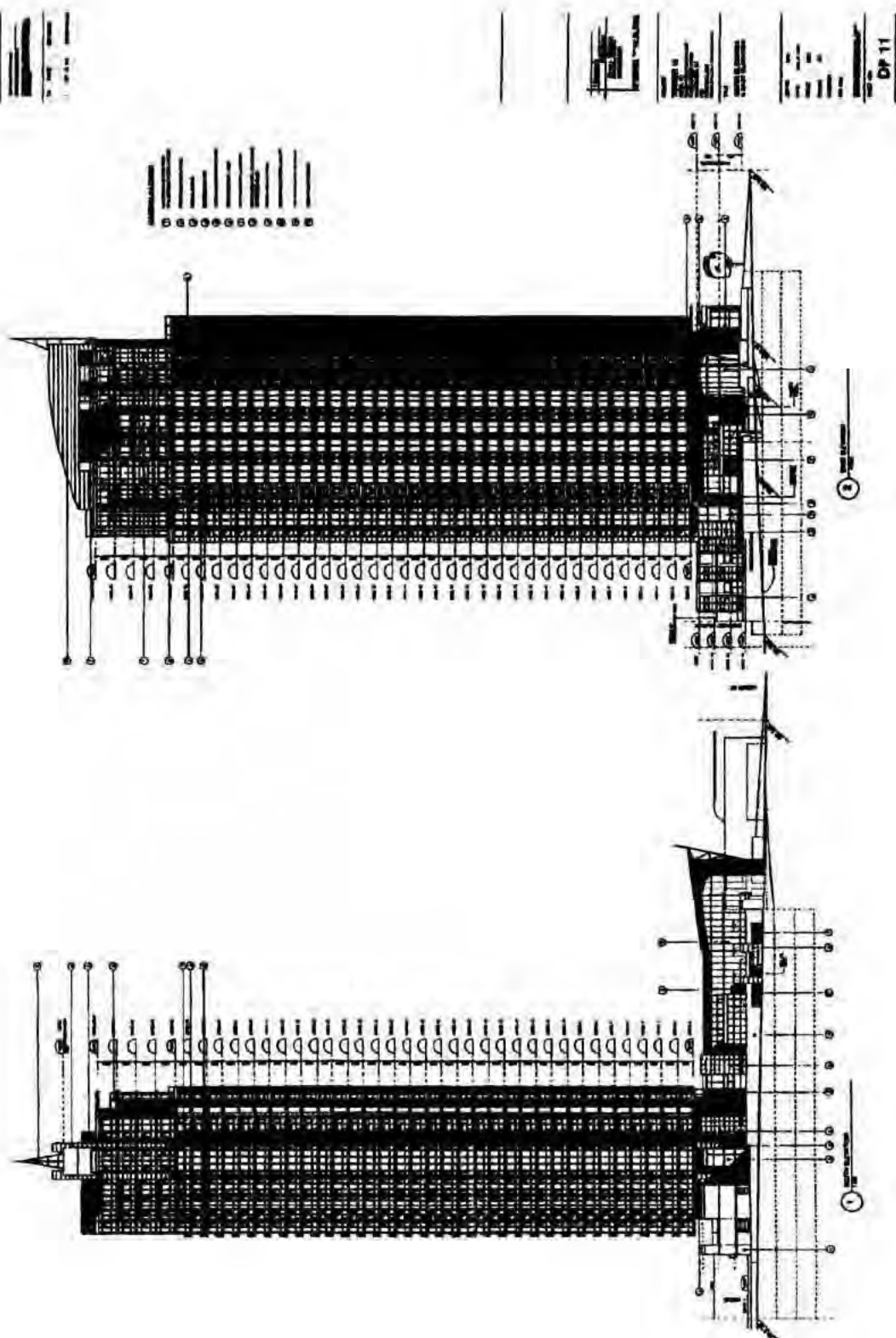
Subtotal: 1,000 SQM (4.4%)

Subtotal: 1,000 SQM (4.4%)

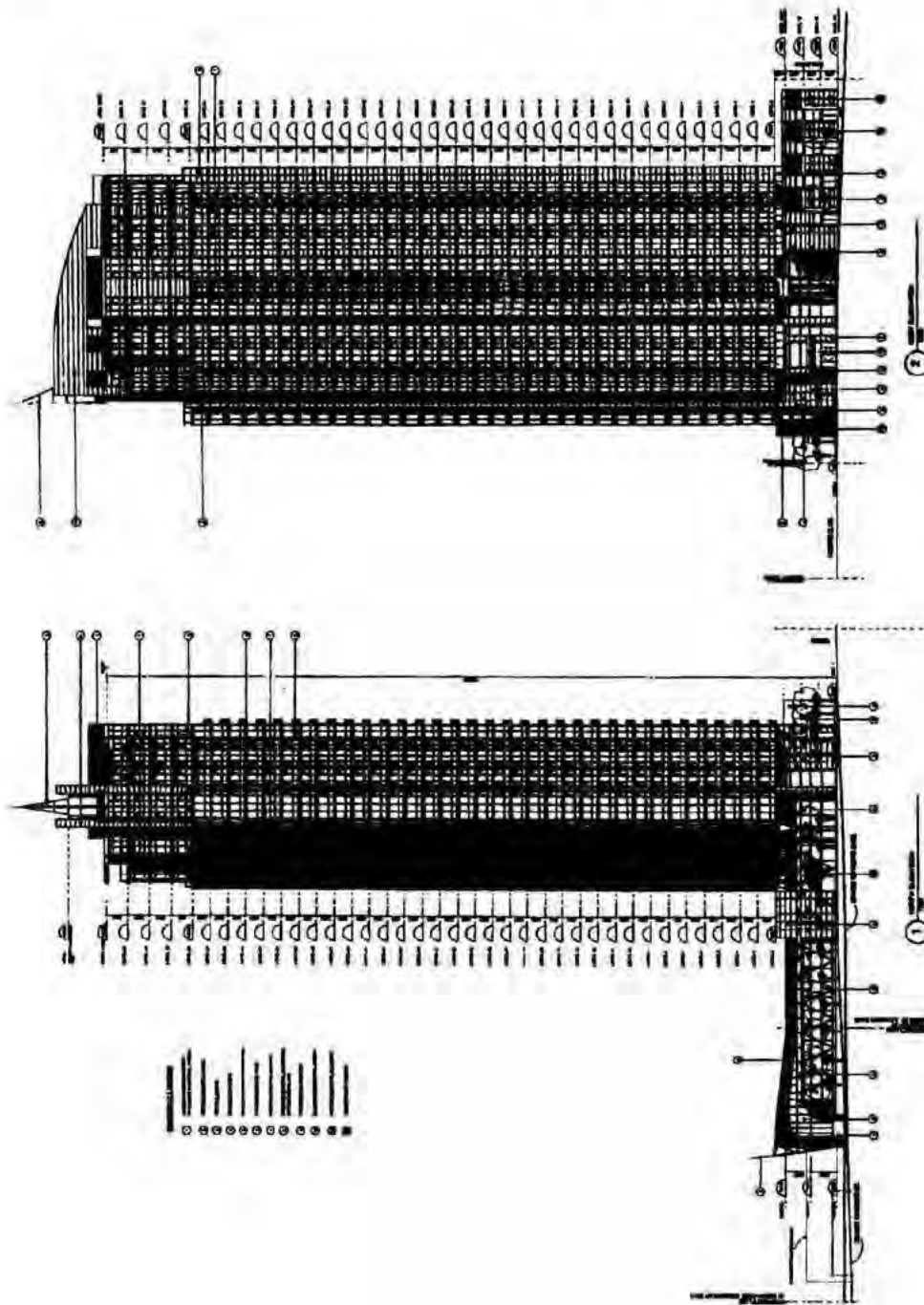
Subtotal: 1,000 SQM (4.4%)











**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****FEBRUARY 24, 2000**

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

**PRESENT:**

Mayor Philip Owen  
Councillor Fred Bass  
Councillor Jennifer Clarke  
Councillor Daniel Lee  
Councillor Don Lee  
Councillor Sandy McCormick  
Councillor Sam Sullivan

**ABSENT:**

Councillor Lynne Kennedy  
Councillor Tim Louis  
Councillor Gordon Price (Sick Leave)  
Councillor George Puil (Civic Business)

**CITY CLERK'S  
OFFICE:**

Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

**1. Text Amendments: District Schedules, Official Development Plans and****CD-1 By-laws - Floor Space Exclusions**

**[Barrett Commission]**

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

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

The Director of Current Planning recommended approval.

**Staff Comments**

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

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

**Summary of Correspondence**

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

one letter in support of 'Option A'.

**Speakers**

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.



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

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

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

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

### **Staff Closing Comments**

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

*(Italics denote amendment)*

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

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

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