

EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services
14 March 2000

I:\BYLAWS\WPDOCS\PORTER\CD-1CONS.WPD

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7166 7173
7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230
7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425
7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088
8097 8109 8111 8116 8130 8131

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

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

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

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

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

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

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

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

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

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

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

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

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

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

- "(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

- " (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 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."

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

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

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

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- "(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:
- "(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:
- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:
- "4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."
39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:
- "(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
40. By-law No. 5705 is amended in Section 4 by adding the following section:

- "4.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."
41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:
- "(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:
- "(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:
- "(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:
- "(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

- "(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

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

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

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

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

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

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

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

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

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

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

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

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

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

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

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

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

59. By-law No. 6169 is amended in Section 6 by adding the following section:

- "6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

DONE AND PASSED in open Council this 14th day of March , 2000.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"



ADMINISTRATIVE REPORT

Date: January 16, 2001
Author/Local: J. Baxter/6656

RTS No 01854

CC File No. 2606

Council: January 23, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1499 Homer Street

RECOMMENDATION

THAT the form of development for this portion the CD-1 zoned site known as 500 Pacific Street (1499 Homer Street being the application address) be approved generally as illustrated in the Development Application Number DE405202, prepared by Hewitt & Kwasnicky Architects and stamped "Received, City Planning Department November 28, 2000", 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, 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 February 24, 2000 Council approved amendments to provide floor space ratio exclusions for construction incentives to control building envelope leaks. This amendment (By-law Number 8169) was enacted on March 14, 2000.

The site is located at the northwest corner of Beach Crescent 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 DE405202. 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 28-storey residential tower (Tower 1B) containing 121 dwelling units, a three-storey townhouse element (total of 10 dwelling units), and three and one-half levels of underground parking having vehicular access from Beach Crescent.

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE405202, 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.

* * * * *



Comments or questions? You can send us email.

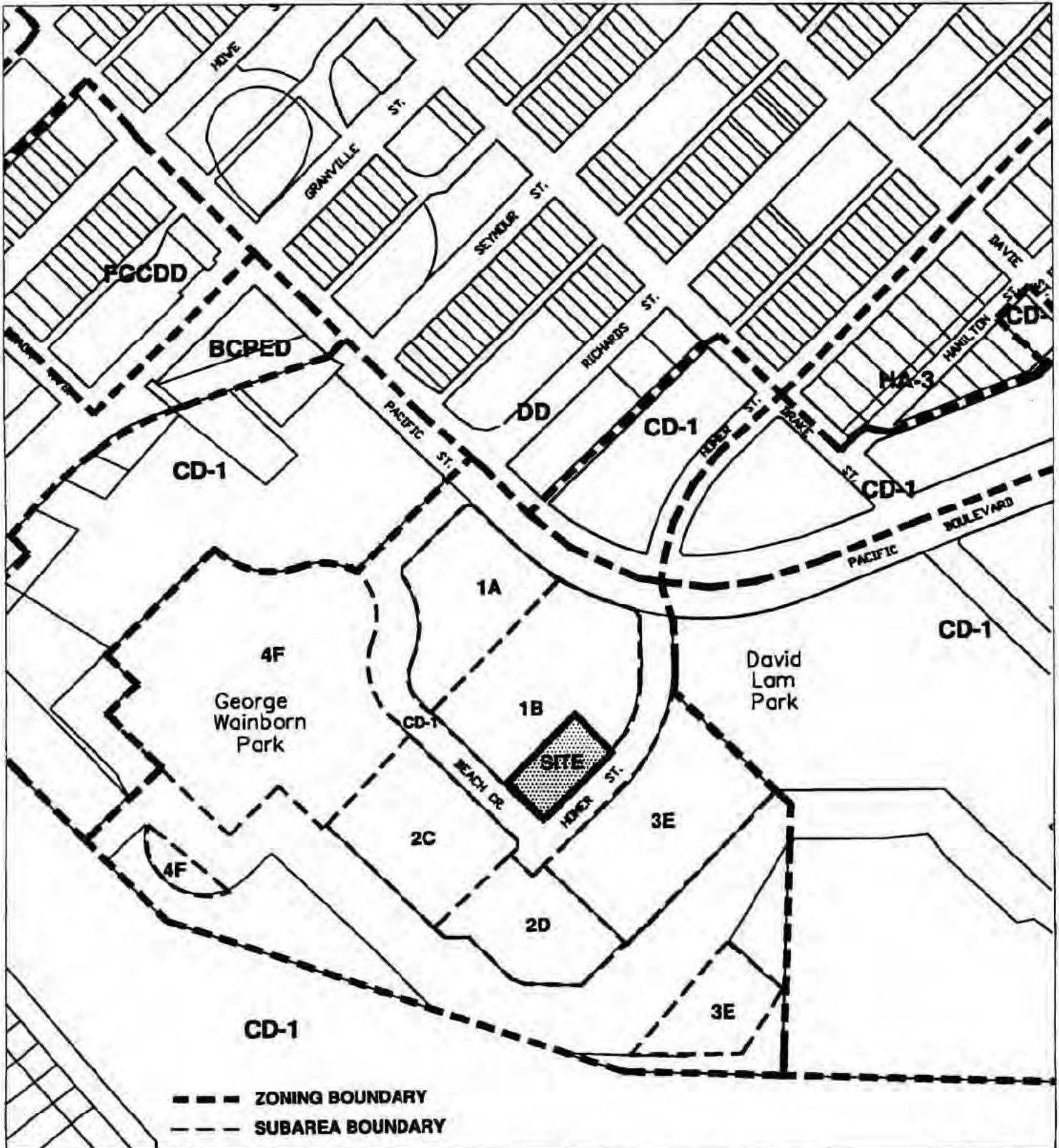
[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

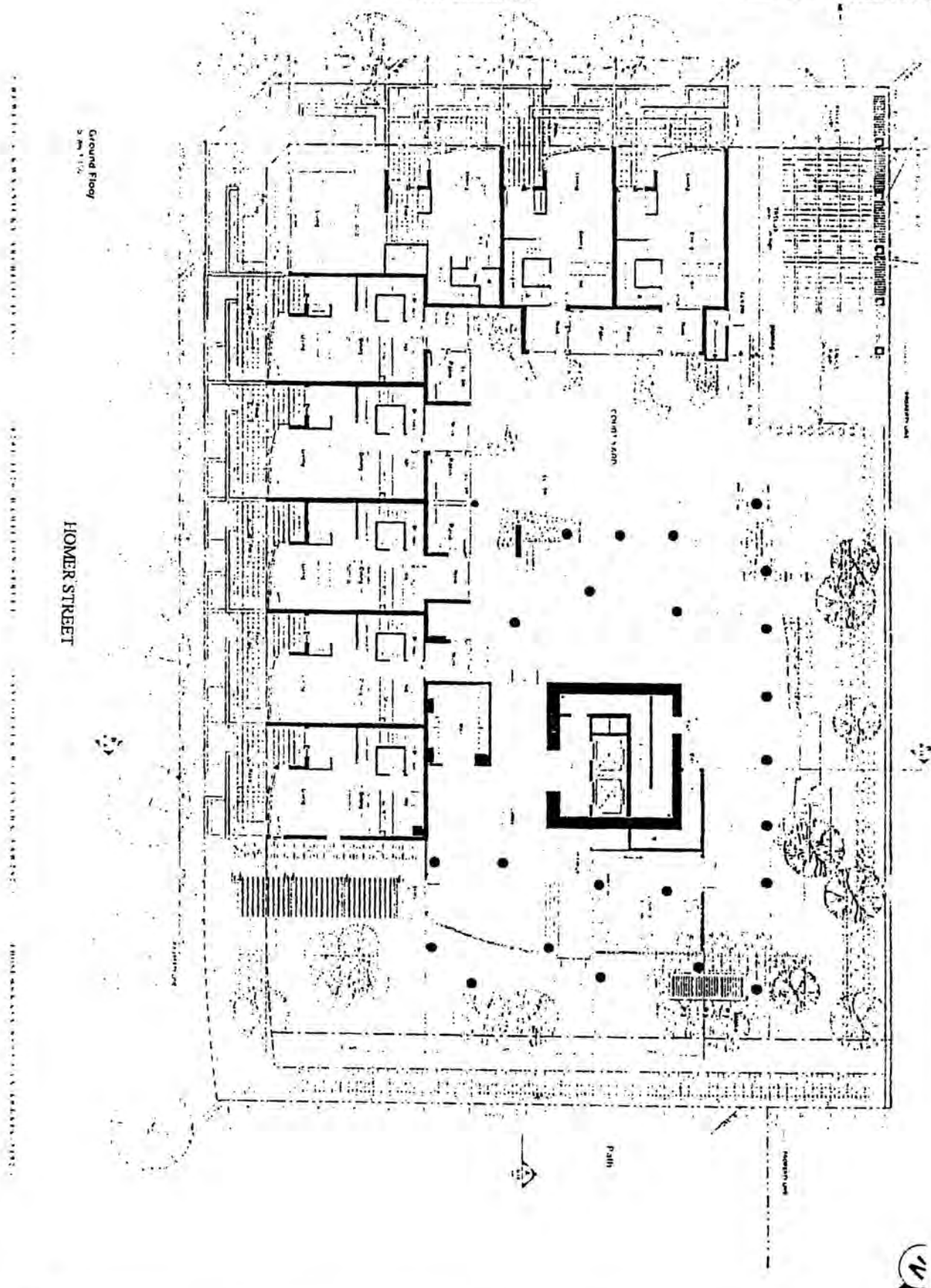
[COMMUNITIES](#)

[SEARCH](#)

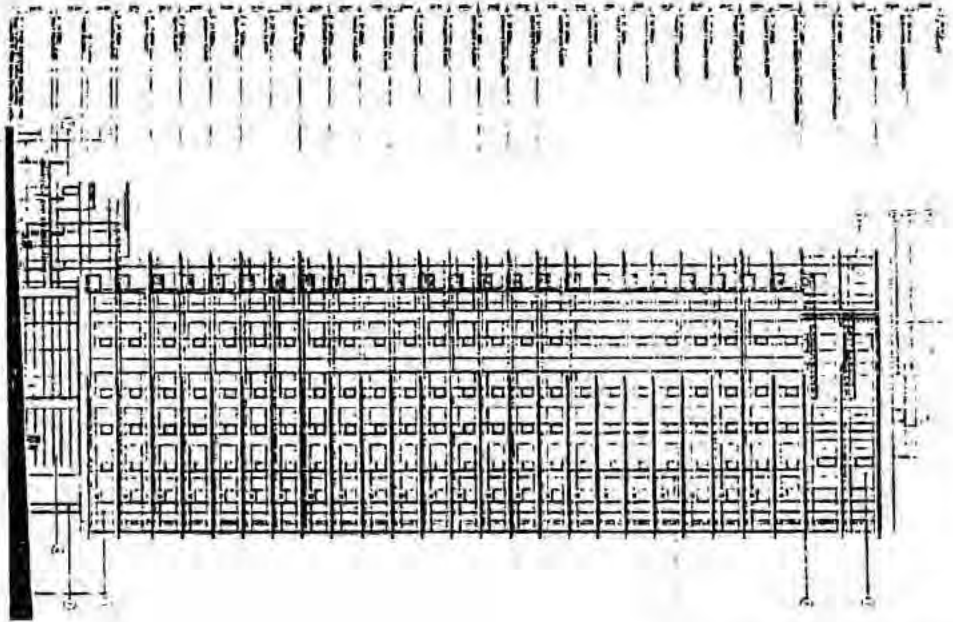
(c) 1998 City of Vancouver



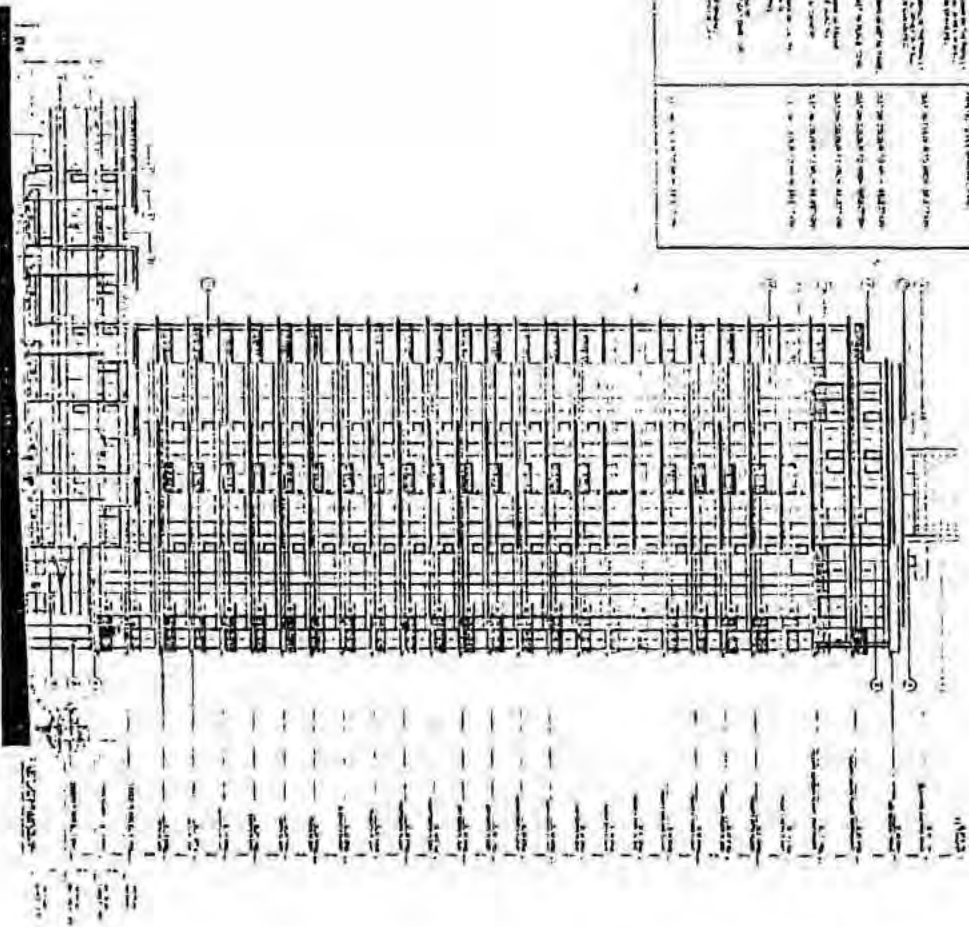
1499 HOMER STREET DE 405202	DATE 2001 01 16	↑
CITY OF VANCOUVER PLANNING DEPARTMENT	DRAWN WGKS	
FILE:F:\FROFDEV\2001 FORM OF DEVELOPMENT\1499HOMER.DWG		



East Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"



LEGEND	NOTES
1. All dimensions are in feet and inches.	2. All dimensions are in feet and inches.
3. All dimensions are in feet and inches.	4. All dimensions are in feet and inches.
5. All dimensions are in feet and inches.	6. All dimensions are in feet and inches.
7. All dimensions are in feet and inches.	8. All dimensions are in feet and inches.
9. All dimensions are in feet and inches.	10. All dimensions are in feet and inches.
11. All dimensions are in feet and inches.	12. All dimensions are in feet and inches.
13. All dimensions are in feet and inches.	14. All dimensions are in feet and inches.
15. All dimensions are in feet and inches.	16. All dimensions are in feet and inches.
17. All dimensions are in feet and inches.	18. All dimensions are in feet and inches.
19. All dimensions are in feet and inches.	20. All dimensions are in feet and inches.
21. All dimensions are in feet and inches.	22. All dimensions are in feet and inches.
23. All dimensions are in feet and inches.	24. All dimensions are in feet and inches.
25. All dimensions are in feet and inches.	26. All dimensions are in feet and inches.
27. All dimensions are in feet and inches.	28. All dimensions are in feet and inches.
29. All dimensions are in feet and inches.	30. All dimensions are in feet and inches.
31. All dimensions are in feet and inches.	32. All dimensions are in feet and inches.
33. All dimensions are in feet and inches.	34. All dimensions are in feet and inches.
35. All dimensions are in feet and inches.	36. All dimensions are in feet and inches.
37. All dimensions are in feet and inches.	38. All dimensions are in feet and inches.
39. All dimensions are in feet and inches.	40. All dimensions are in feet and inches.
41. All dimensions are in feet and inches.	42. All dimensions are in feet and inches.
43. All dimensions are in feet and inches.	44. All dimensions are in feet and inches.
45. All dimensions are in feet and inches.	46. All dimensions are in feet and inches.
47. All dimensions are in feet and inches.	48. All dimensions are in feet and inches.
49. All dimensions are in feet and inches.	50. All dimensions are in feet and inches.
51. All dimensions are in feet and inches.	52. All dimensions are in feet and inches.
53. All dimensions are in feet and inches.	54. All dimensions are in feet and inches.
55. All dimensions are in feet and inches.	56. All dimensions are in feet and inches.
57. All dimensions are in feet and inches.	58. All dimensions are in feet and inches.
59. All dimensions are in feet and inches.	60. All dimensions are in feet and inches.
61. All dimensions are in feet and inches.	62. All dimensions are in feet and inches.
63. All dimensions are in feet and inches.	64. All dimensions are in feet and inches.
65. All dimensions are in feet and inches.	66. All dimensions are in feet and inches.
67. All dimensions are in feet and inches.	68. All dimensions are in feet and inches.
69. All dimensions are in feet and inches.	70. All dimensions are in feet and inches.
71. All dimensions are in feet and inches.	72. All dimensions are in feet and inches.
73. All dimensions are in feet and inches.	74. All dimensions are in feet and inches.
75. All dimensions are in feet and inches.	76. All dimensions are in feet and inches.
77. All dimensions are in feet and inches.	78. All dimensions are in feet and inches.
79. All dimensions are in feet and inches.	80. All dimensions are in feet and inches.
81. All dimensions are in feet and inches.	82. All dimensions are in feet and inches.
83. All dimensions are in feet and inches.	84. All dimensions are in feet and inches.
85. All dimensions are in feet and inches.	86. All dimensions are in feet and inches.
87. All dimensions are in feet and inches.	88. All dimensions are in feet and inches.
89. All dimensions are in feet and inches.	90. All dimensions are in feet and inches.
91. All dimensions are in feet and inches.	92. All dimensions are in feet and inches.
93. All dimensions are in feet and inches.	94. All dimensions are in feet and inches.
95. All dimensions are in feet and inches.	96. All dimensions are in feet and inches.
97. All dimensions are in feet and inches.	98. All dimensions are in feet and inches.
99. All dimensions are in feet and inches.	100. All dimensions are in feet and inches.

CONCORD PACIFIC GROUP
TOWER 15

© 2015 Concord Pacific Group. All rights reserved. This document is the property of Concord Pacific Group and is not to be reproduced without written permission.

[illegible]

CALLING BALLIADS	CLUBS
<p>① <i>Call of the Wild</i> by Jack London</p> <p>② <i>The Call of the Wild</i> by Jack London</p> <p>③ <i>The Call of the Wild</i> by Jack London</p> <p>④ <i>The Call of the Wild</i> by Jack London</p> <p>⑤ <i>The Call of the Wild</i> by Jack London</p> <p>⑥ <i>The Call of the Wild</i> by Jack London</p> <p>⑦ <i>The Call of the Wild</i> by Jack London</p> <p>⑧ <i>The Call of the Wild</i> by Jack London</p> <p>⑨ <i>The Call of the Wild</i> by Jack London</p> <p>⑩ <i>The Call of the Wild</i> by Jack London</p>	<p>① <i>Call of the Wild</i> by Jack London</p> <p>② <i>Call of the Wild</i> by Jack London</p> <p>③ <i>Call of the Wild</i> by Jack London</p> <p>④ <i>Call of the Wild</i> by Jack London</p> <p>⑤ <i>Call of the Wild</i> by Jack London</p> <p>⑥ <i>Call of the Wild</i> by Jack London</p> <p>⑦ <i>Call of the Wild</i> by Jack London</p> <p>⑧ <i>Call of the Wild</i> by Jack London</p> <p>⑨ <i>Call of the Wild</i> by Jack London</p> <p>⑩ <i>Call of the Wild</i> by Jack London</p>



ADMINISTRATIVE REPORT

Date: January 16, 2001
Author/Local: J. Baxter/6656

RTS No. 01857

CC File No. 2608

Council: January 23, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 498 Pacific Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 500 Pacific Street (498 Pacific Street being the application address) be approved generally as illustrated in the Development Application Number DE405201, prepared by Roger Hughes Partners Architects and stamped "Received, City Planning Department September 20, 2000", 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, 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 [500 and 600 Pacific Street] Guidelines) were also adopted by Council on October 21, 1999.

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 February 24, 2000, Council approved amendments to provide floor space ratio exclusions for construction incentives to control building envelope leaks. This amendment (By-law Number 8169) was enacted on March 14, 2000.

The site is located at the southeast corner of Pacific Street and Richards 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 DE405201. 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 33-storey residential tower (Tower 1E) containing 203 dwelling units with a three-storey townhouse element (total of 5 dwelling units) and 5 levels of underground parking having vehicular access from Richards 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 a site plan and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

The Development Permit Board has approved Development Application Number DE405201, 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.

* * * * *



Comments or questions? You can send us [email](#).

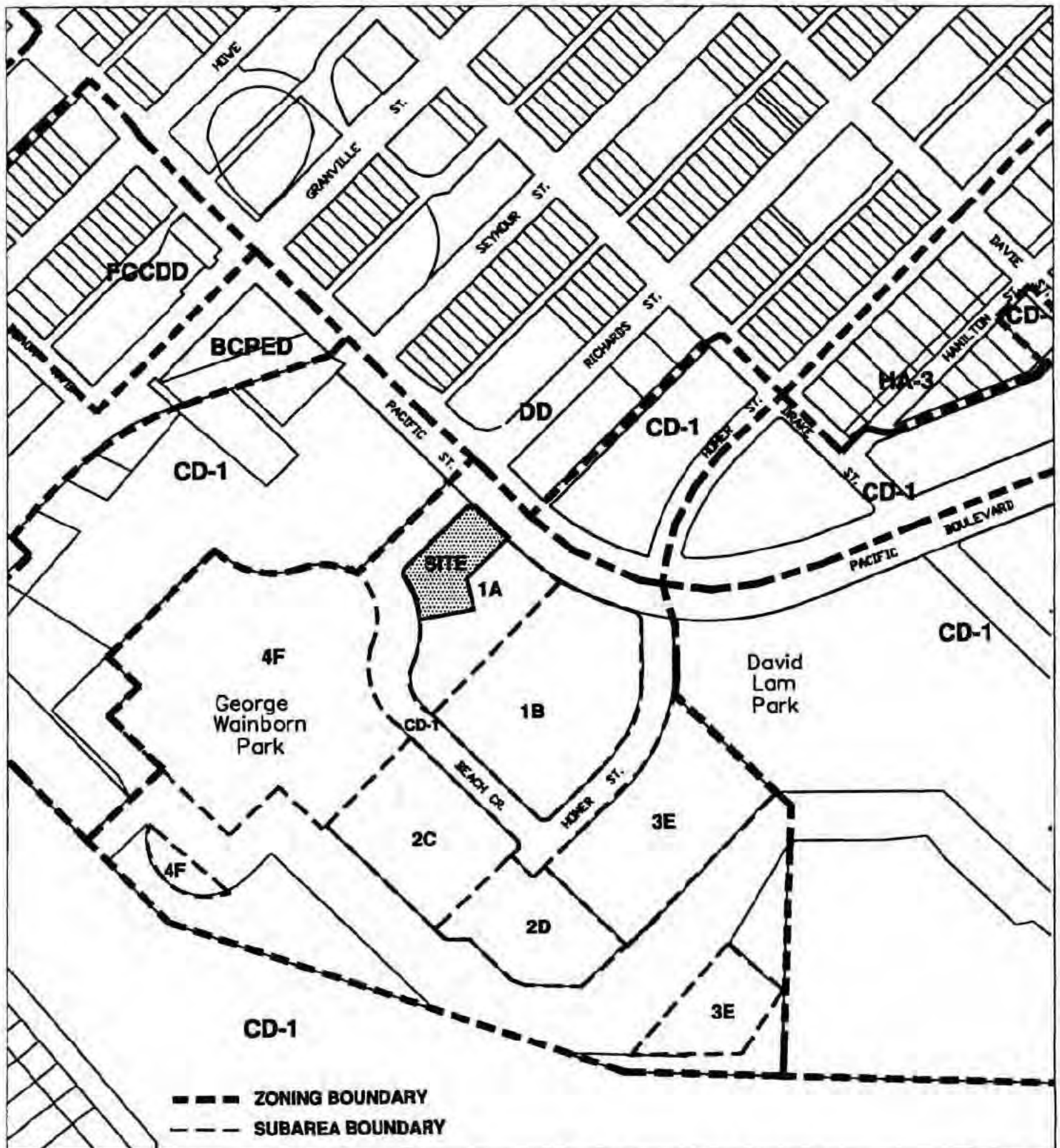
[CITY HOMEPAGE](#)


[GET IN TOUCH](#)

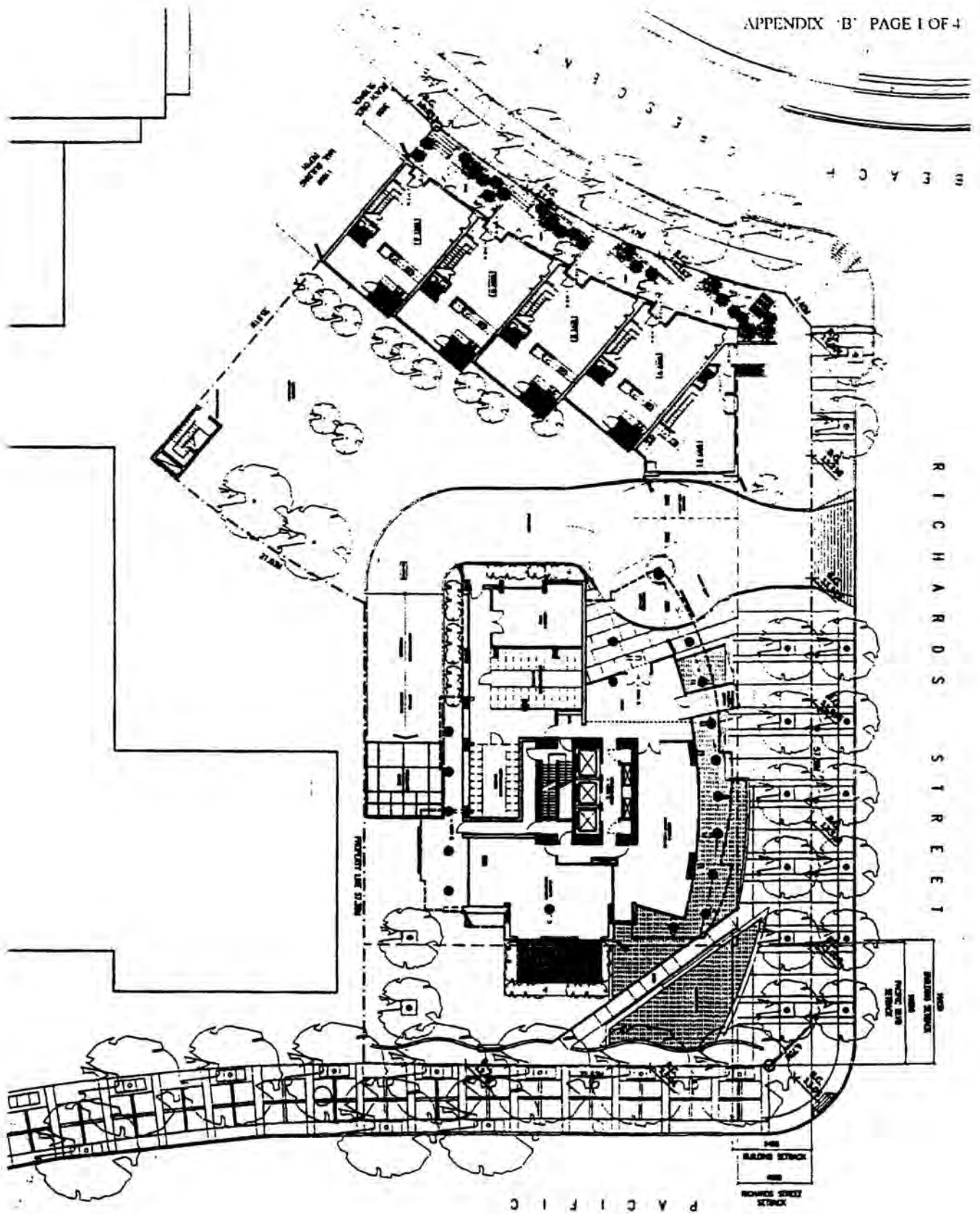
[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver



498 PACIFIC STREET DE 405201	DATE 2001 01 16	
	DRAWN WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT		FILE:F:\FROFDEV\2001 FORM OF DEVELOPMENT\F498PACIFIC.DWG

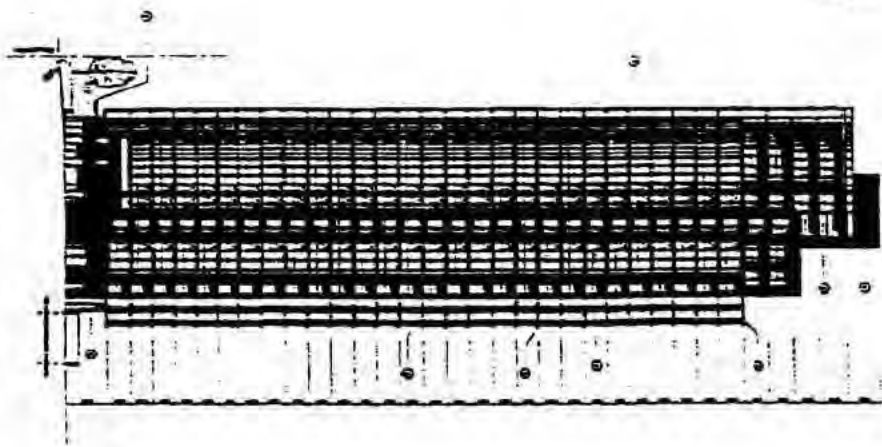


DP.4

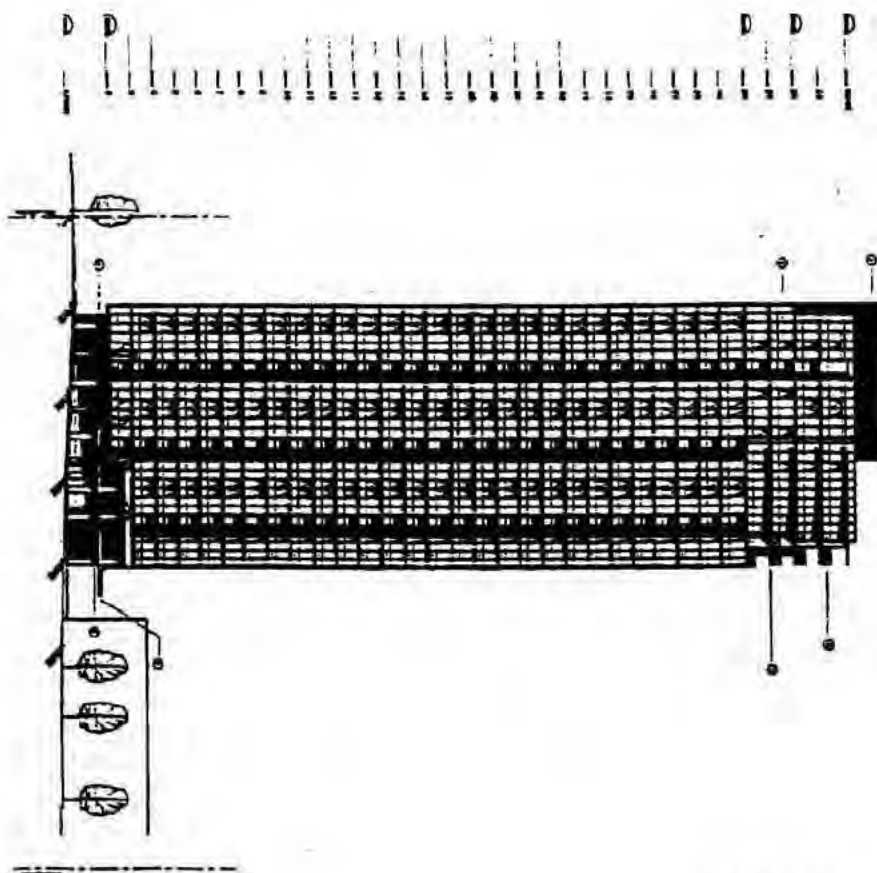
1. SITE PLAN
 2. FLOOR PLAN
 3. SECTION
 4. ELEVATION
 5. LANDSCAPE PLAN
 6. PAVING PLAN
 7. LIGHTING PLAN
 8. FURNITURE PLAN
 9. SIGNAGE PLAN
 10. OTHER

ROGERMUCHES - PARTNERS ARCHITECTS
 1. NORTH ARROW
 2. SCALE
 3. DATE

① SOUTH BEACH ORCHARD ELEVATION



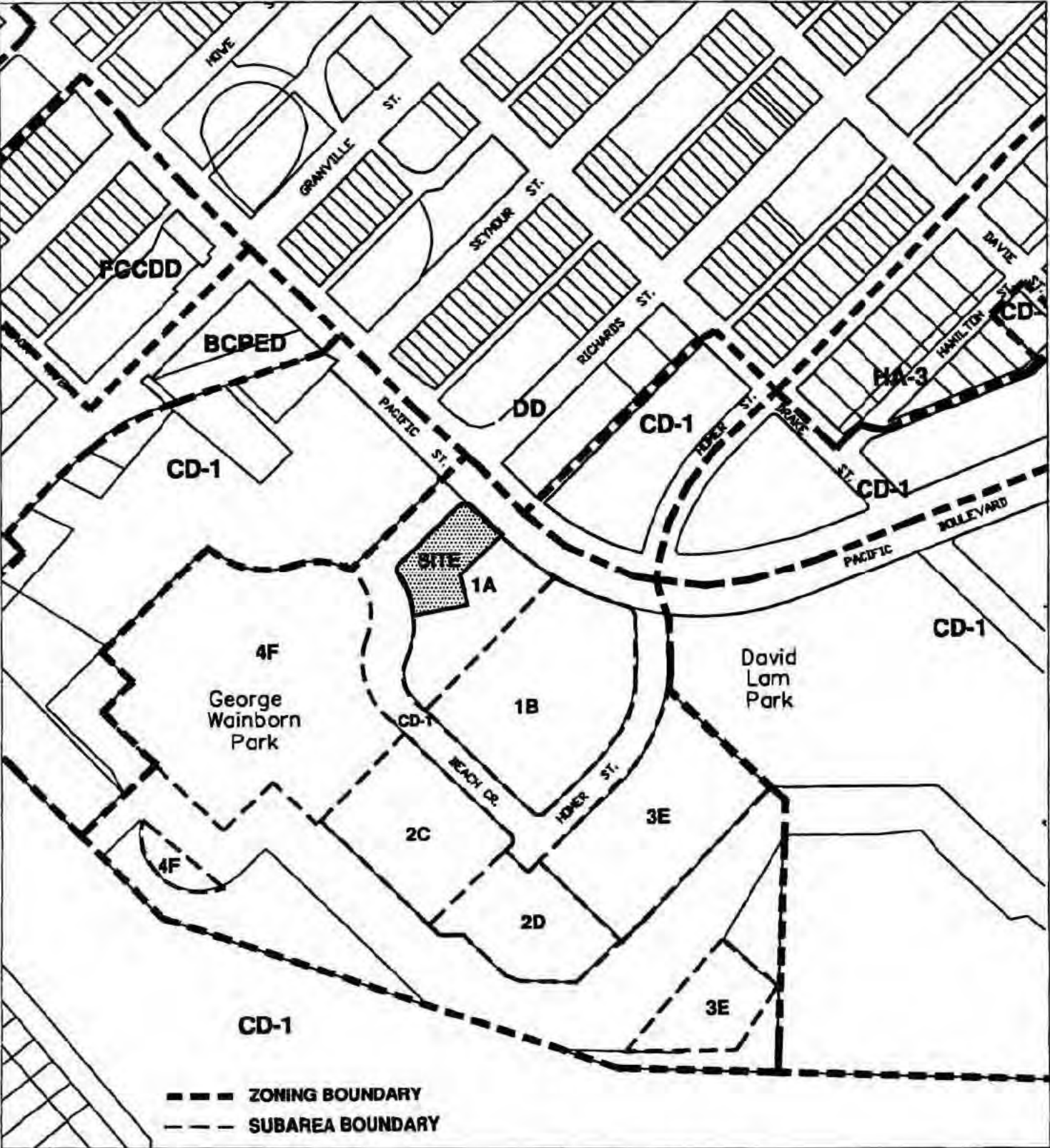
② WEST BROADWAY STREET ELEVATION



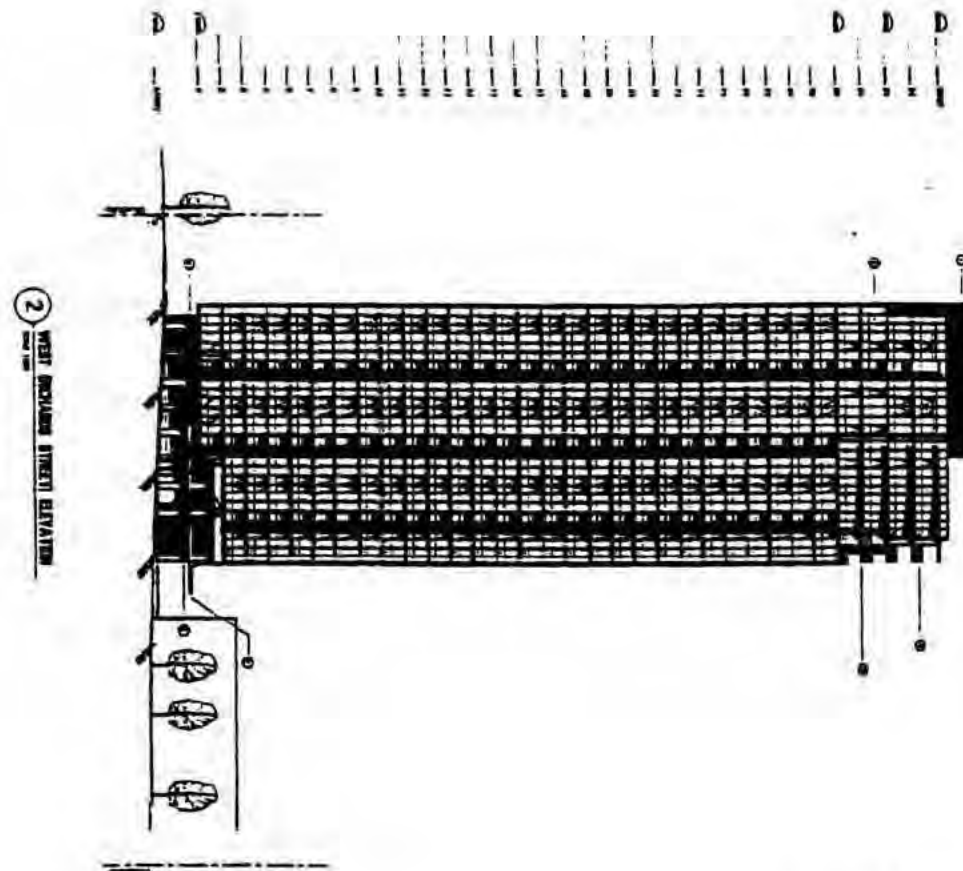
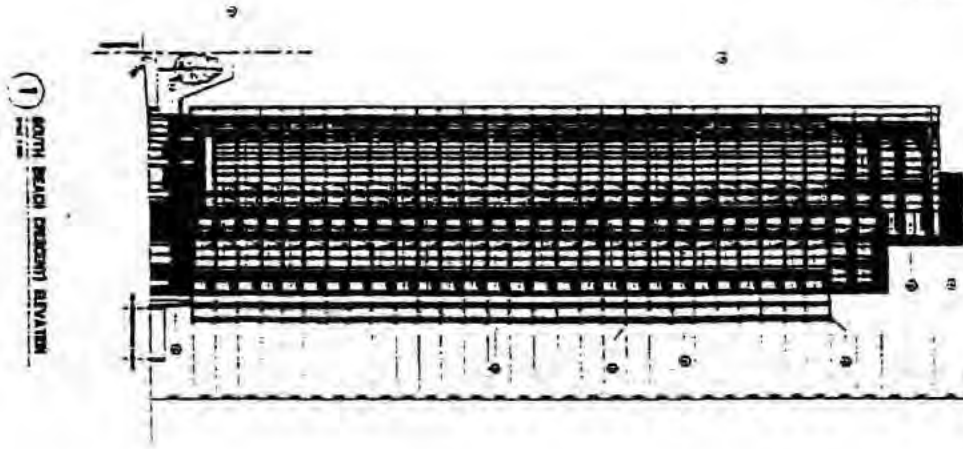
1. 1st Floor
2. 2nd Floor
3. 3rd Floor
4. 4th Floor
5. 5th Floor
6. 6th Floor
7. 7th Floor
8. 8th Floor
9. 9th Floor
10. 10th Floor
11. 11th Floor
12. 12th Floor
13. 13th Floor
14. 14th Floor
15. 15th Floor
16. 16th Floor
17. 17th Floor
18. 18th Floor
19. 19th Floor
20. 20th Floor
21. 21st Floor
22. 22nd Floor
23. 23rd Floor
24. 24th Floor
25. 25th Floor
26. 26th Floor
27. 27th Floor
28. 28th Floor
29. 29th Floor
30. 30th Floor
31. 31st Floor
32. 32nd Floor
33. 33rd Floor
34. 34th Floor
35. 35th Floor
36. 36th Floor
37. 37th Floor
38. 38th Floor
39. 39th Floor
40. 40th Floor
41. 41st Floor
42. 42nd Floor
43. 43rd Floor
44. 44th Floor
45. 45th Floor
46. 46th Floor
47. 47th Floor
48. 48th Floor
49. 49th Floor
50. 50th Floor
51. 51st Floor
52. 52nd Floor
53. 53rd Floor
54. 54th Floor
55. 55th Floor
56. 56th Floor
57. 57th Floor
58. 58th Floor
59. 59th Floor
60. 60th Floor
61. 61st Floor
62. 62nd Floor
63. 63rd Floor
64. 64th Floor
65. 65th Floor
66. 66th Floor
67. 67th Floor
68. 68th Floor
69. 69th Floor
70. 70th Floor
71. 71st Floor
72. 72nd Floor
73. 73rd Floor
74. 74th Floor
75. 75th Floor
76. 76th Floor
77. 77th Floor
78. 78th Floor
79. 79th Floor
80. 80th Floor
81. 81st Floor
82. 82nd Floor
83. 83rd Floor
84. 84th Floor
85. 85th Floor
86. 86th Floor
87. 87th Floor
88. 88th Floor
89. 89th Floor
90. 90th Floor
91. 91st Floor
92. 92nd Floor
93. 93rd Floor
94. 94th Floor
95. 95th Floor
96. 96th Floor
97. 97th Floor
98. 98th Floor
99. 99th Floor
100. 100th Floor

ROGERMUCHES - PARTNERS ARCHITECTS

DP.8



<div>498 PACIFIC STREET DE 405201</div>	<div>DATE 2001 01 16</div> <div>DRAWN WGKS</div>	<div>↑</div>
<div>CITY OF VANCOUVER PLANNING DEPARTMENT</div>	<div>FILE:F:\PROFDEV\2001 FORM OF DEVELOPMENT\F498PACIFIC.DWG</div>	

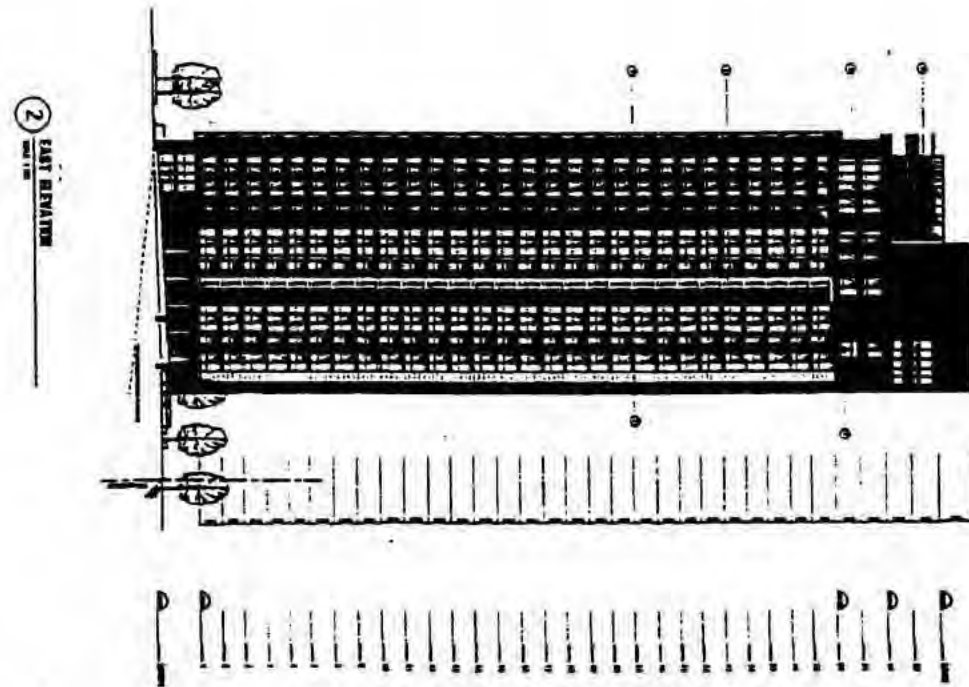
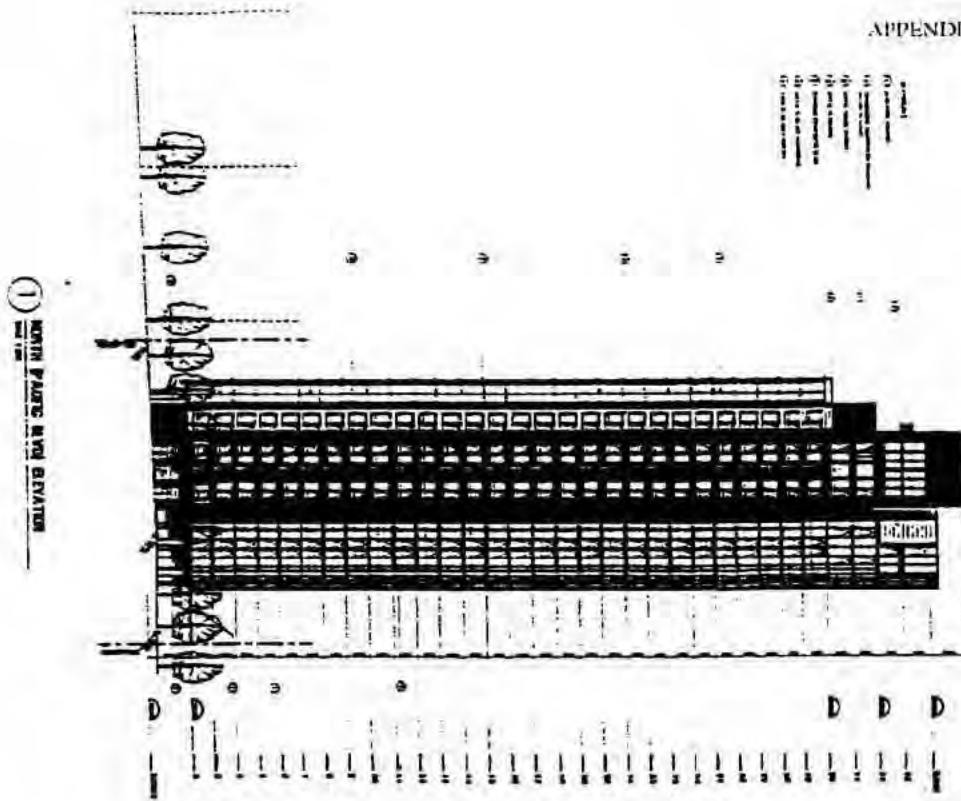


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



ROGER HUGHES + PARTNERS ARCHITECTS

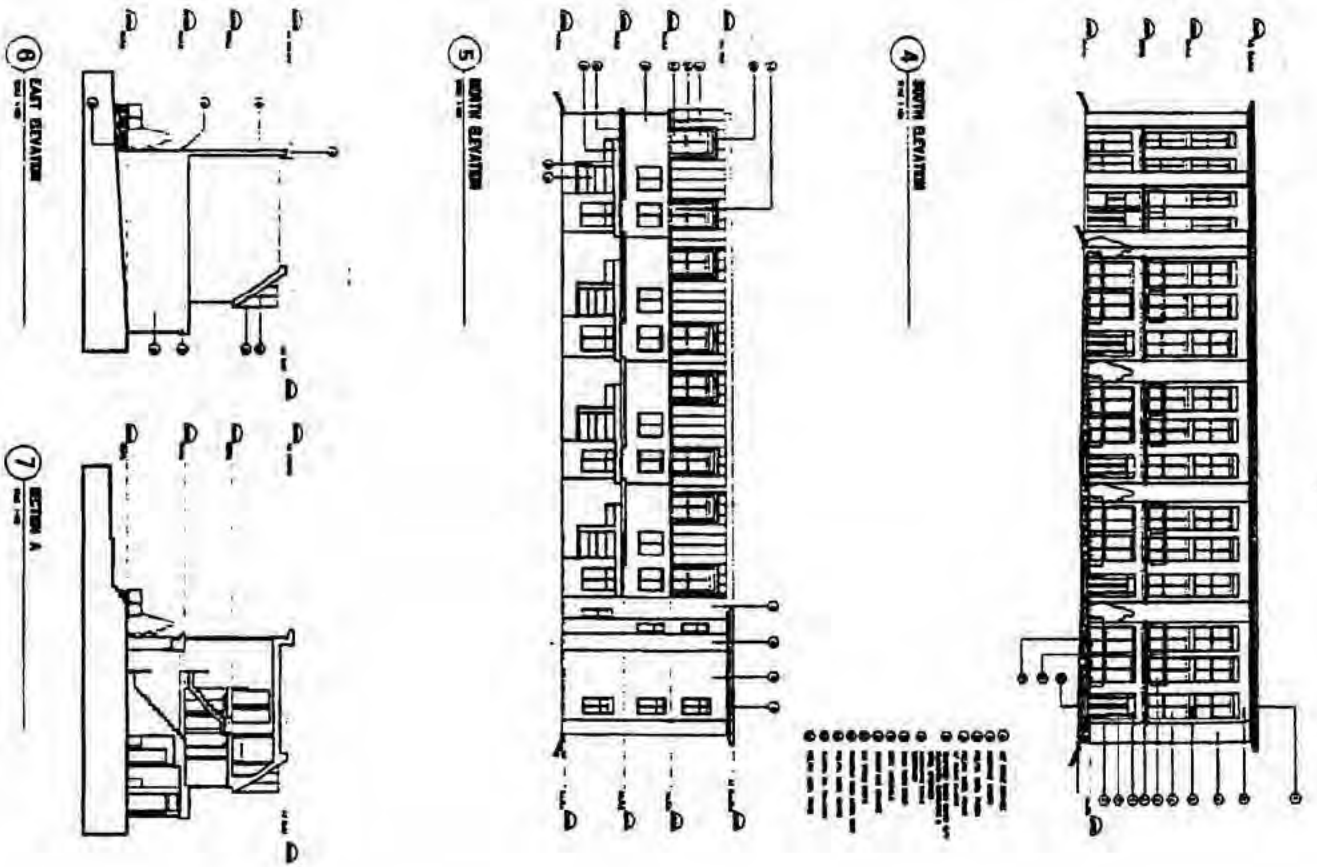
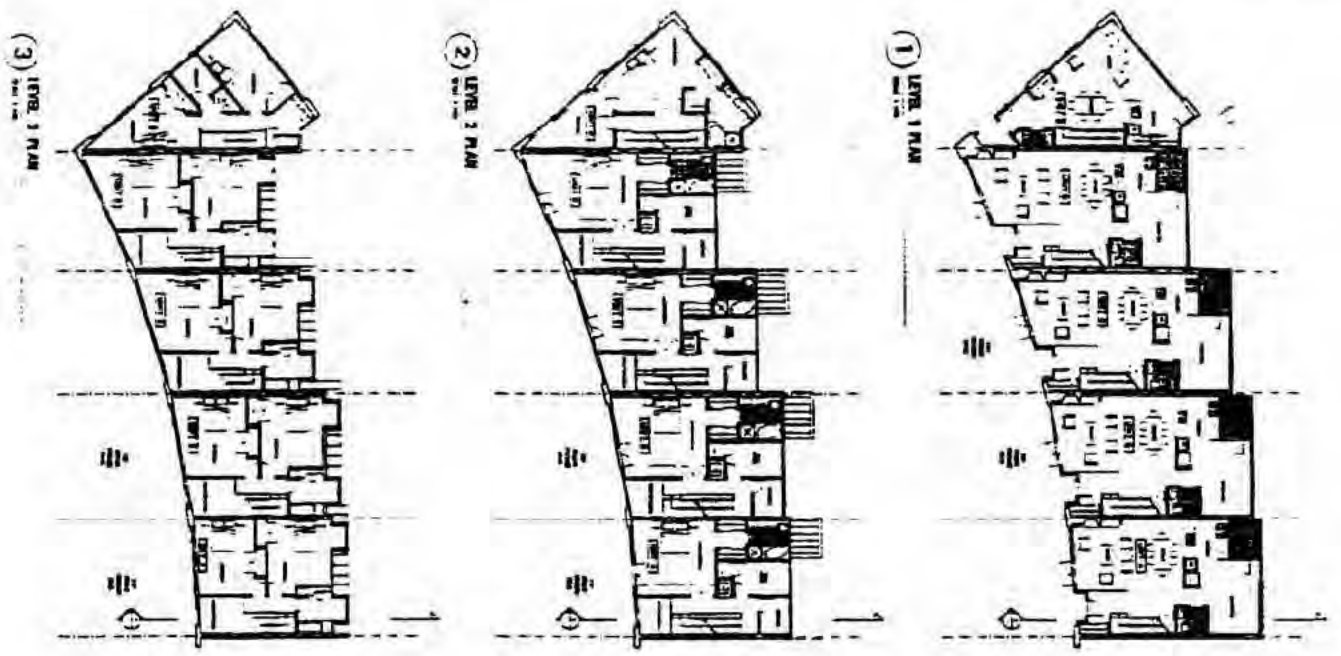
DP.8



- 1. General
- 2. North Pacific Ring Station
- 3. East Elevation
- 4. West Elevation
- 5. South Elevation
- 6. Section
- 7. Detail
- 8. Landscape
- 9. Other

ROGER HUGHES PARTNERS ARCHITECTS

DP.7



SITE & CONCEPT
 PLAN
 TOWNHOMES
 FLOOR PLANS
 ELEVATIONS
 SECTIONS
 DETAILS

DP.6

ROGERMANS - PARTNERS ARCHITECTS
 1000 14th Avenue
 Vancouver, BC V6P 4E1
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.ROGERMANS-PA.COM

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

At 3:15 p.m., Councillor Price returned to Council Chambers.

8. **Form of Development: 498 Pacific Street**
January 16, 2001

File: 2608/RTS: 1857

MOVED by Cllr. Louis,

THAT the form of development for this portion of the CD-1 zoned site known as 500 Pacific Street (498 Pacific Street being the application address) be approved generally as illustrated in the Development Application Number DE405201, prepared by Roger Hughes Partners Architects and stamped "Received, City Planning Department September 20, 2000", 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.

- CARRIED UNANIMOUSLY

9. **Form of Development: 1499 Homer Street**
January 16, 2001

File: 2606/RTS: 1854

MOVED by Cllr. Louis,

THAT the form of development for this portion the CD-1 zoned site known as 500 Pacific Street (1499 Homer Street being the application address) be approved generally as illustrated in the Development Application Number DE405202, prepared by Hewitt & Kwasnicky Architects and stamped "Received, City Planning Department November 28, 2000", 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.

- CARRIED UNANIMOUSLY

10. **FCM Funding Request for the Municipal Rights-of-Way Defense Fund**
January 11, 2001

File: 3253/RTS: 1821

MOVED by Cllr. Kennedy,

THAT Council approve the request of the Federation of Canadian Municipalities (FCM) for a contribution from the City of Vancouver in the amount of \$15,420 for the FCM's Municipal Rights-of-Way Defense Fund to be funded as a one-time addition to the 2001 Operating Budget.

- CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORT

Date: May 17, 2001
Author/Local: T. Ng/7755
RTS No. 02080
CC File No.

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 455 Beach Crescent

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 500 Pacific Street (455 Beach Crescent being the application address) be approved, generally as illustrated in the Development Application Number DE405455, prepared by The Hulbert Group International Inc. and stamped "Received, City Planning Department February 20, 2001," 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, 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 [500 and 600 Pacific Street] CD-1 Guidelines) were also adopted by Council on October 21, 1999.

An amendment (By-law Number 8011) to various CD-1 By-laws, including 500 Pacific Street, to include a loading relaxation clause, was enacted on April 13, 1999, following a Public Hearing on February 23, 1999. A further amendment (By-law Number 8169) to provide a floor 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 Richards and Homer Streets. 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 DE405455. 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

The proposal involves the construction of a twenty-nine-storey residential tower (Tower 1D) containing 149 dwelling units, with a three-storey low-rise component along Beach Crescent, a two-storey component along the "Mews," and a Gatehouse Unit at the corner of the "Mews" and Beach Crescent (totalling eight dwelling units), with four levels of underground parking.

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE405455, 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.

* * * * *

General Mgr./Dept. Head:

Report dated: May 17, 2001

Author: Tim Ng

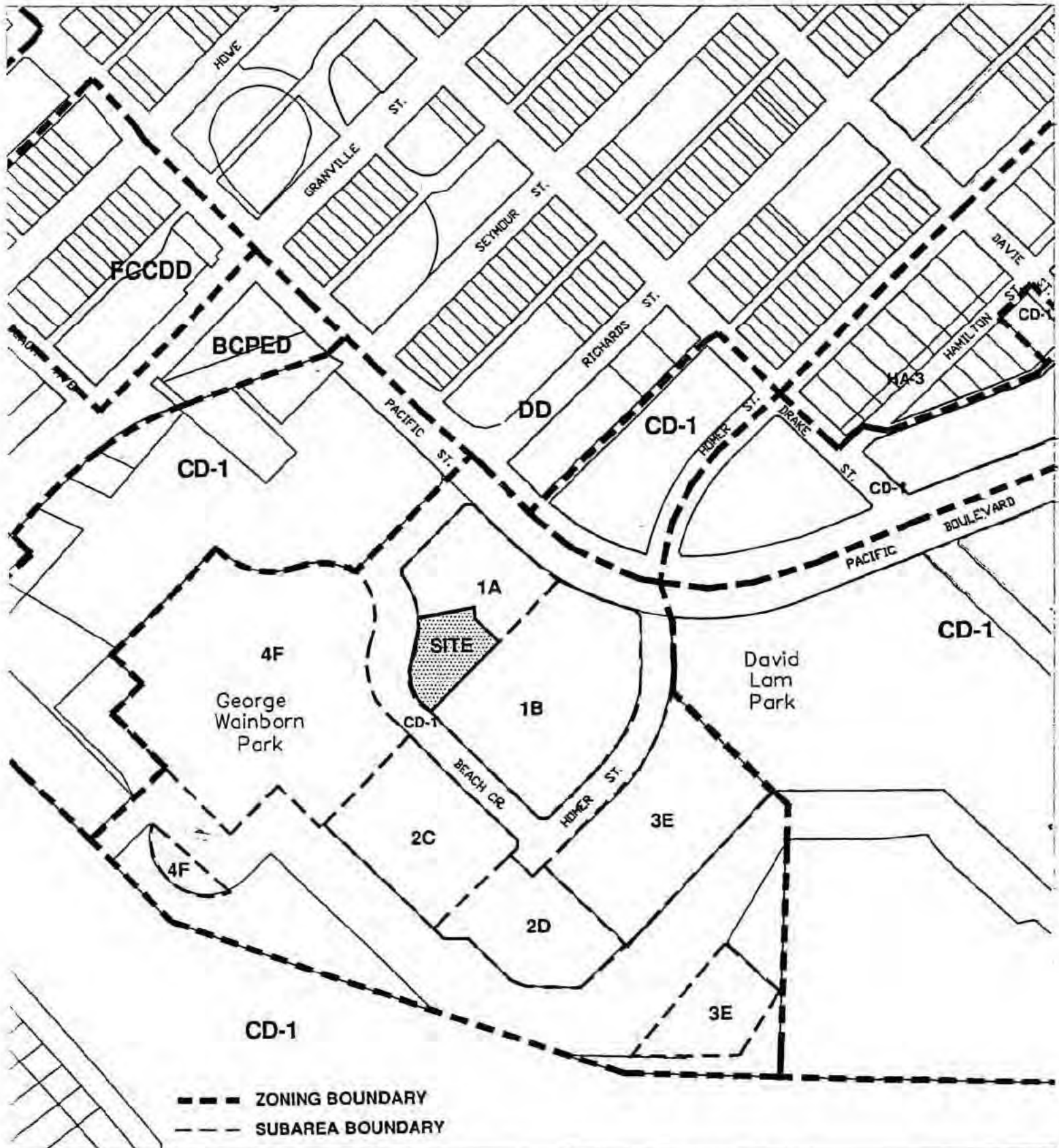
Phone: 873-7755

Date: 01/05/18

Concurring Departments:

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents

Q:\Clerical\EA Group\In-basket\~@455 Beach Crescent - TN - Council Report - DE405455.wpd



455 BEACH CRESCENT DE 405455

DATE 2001 05 15

DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

F:\FRM\DEV\2001\455 BEACH CRESC.DWG

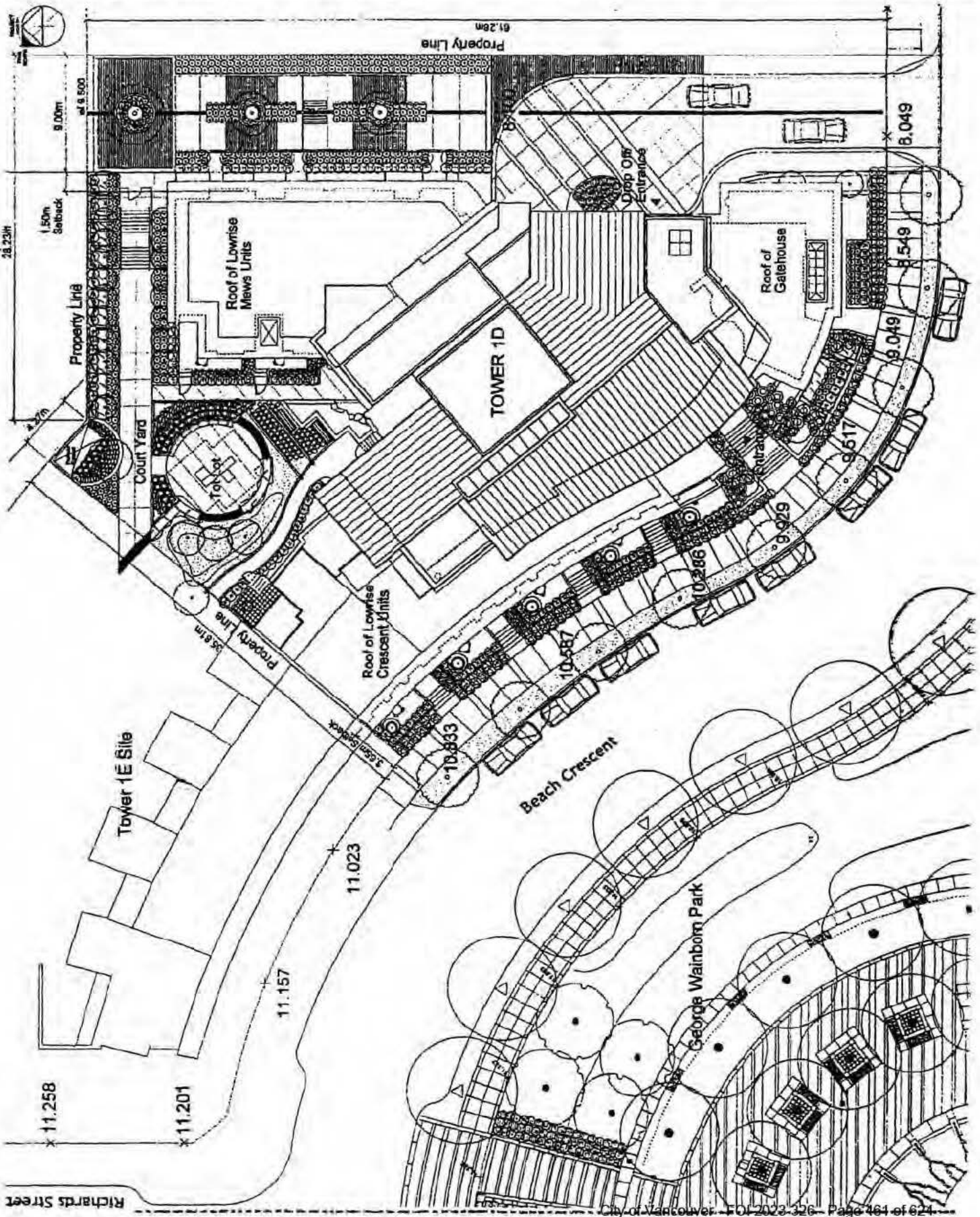
City of Vancouver - FOI 2023-326 - Page 460 of 624



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

NOTE: NOT FOR CONSTRUCTION
 THIS PLAN IS FOR INFORMATION ONLY
 AND COORDINATES
 PROVIDED FOR ONLY

DATE: 11/11/11
 DRAWN BY: J. HULBERT
 CHECKED BY: J. HULBERT
 PROJECT NO: 11-0000
 SHEET NO: 11-0000
 DP 2

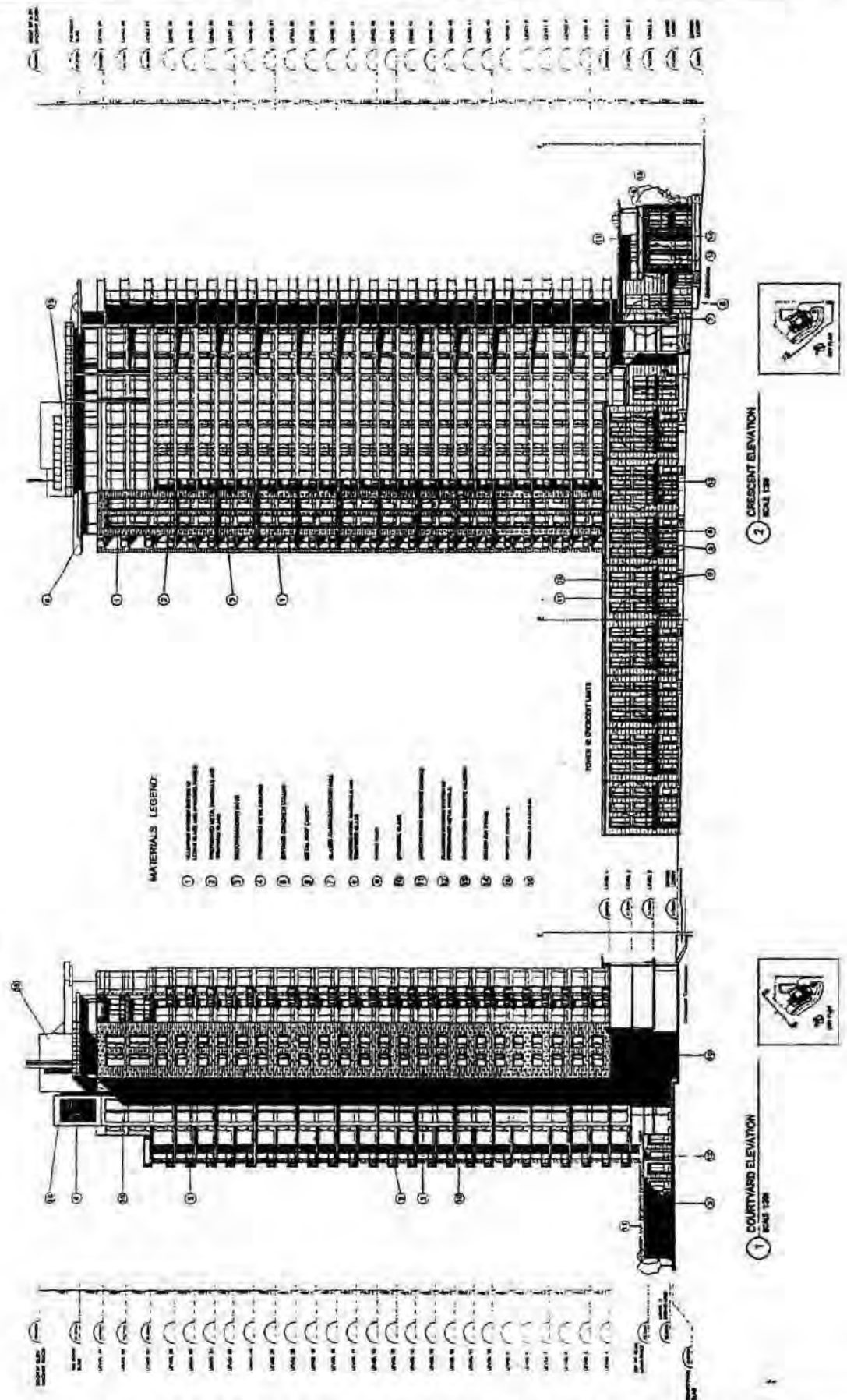


THE HULBERT GROUP
ARCHITECTS
1000 West Broadway, Suite 1000
Vancouver, BC V6H 1A1
Tel: 604-681-1111
Fax: 604-681-1112
www.hulbertgroup.com

NOTE: NOT FOR
CONSTRUCTION
THIS DRAWING IS
FOR INFORMATION ONLY
AND CO-ORDINATION
PURPOSES ONLY

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

CLIENT: PACIFIC PLACE DEVELOPMENT CORPORATION
PROJECT: TOWER 1D - AREA 1B
DATE: 12/20/2011
DRAWN BY: J. HULBERT
CHECKED BY: J. HULBERT
PROJECT NO.: 11-0001
SHEET NO.: 12
DP 12

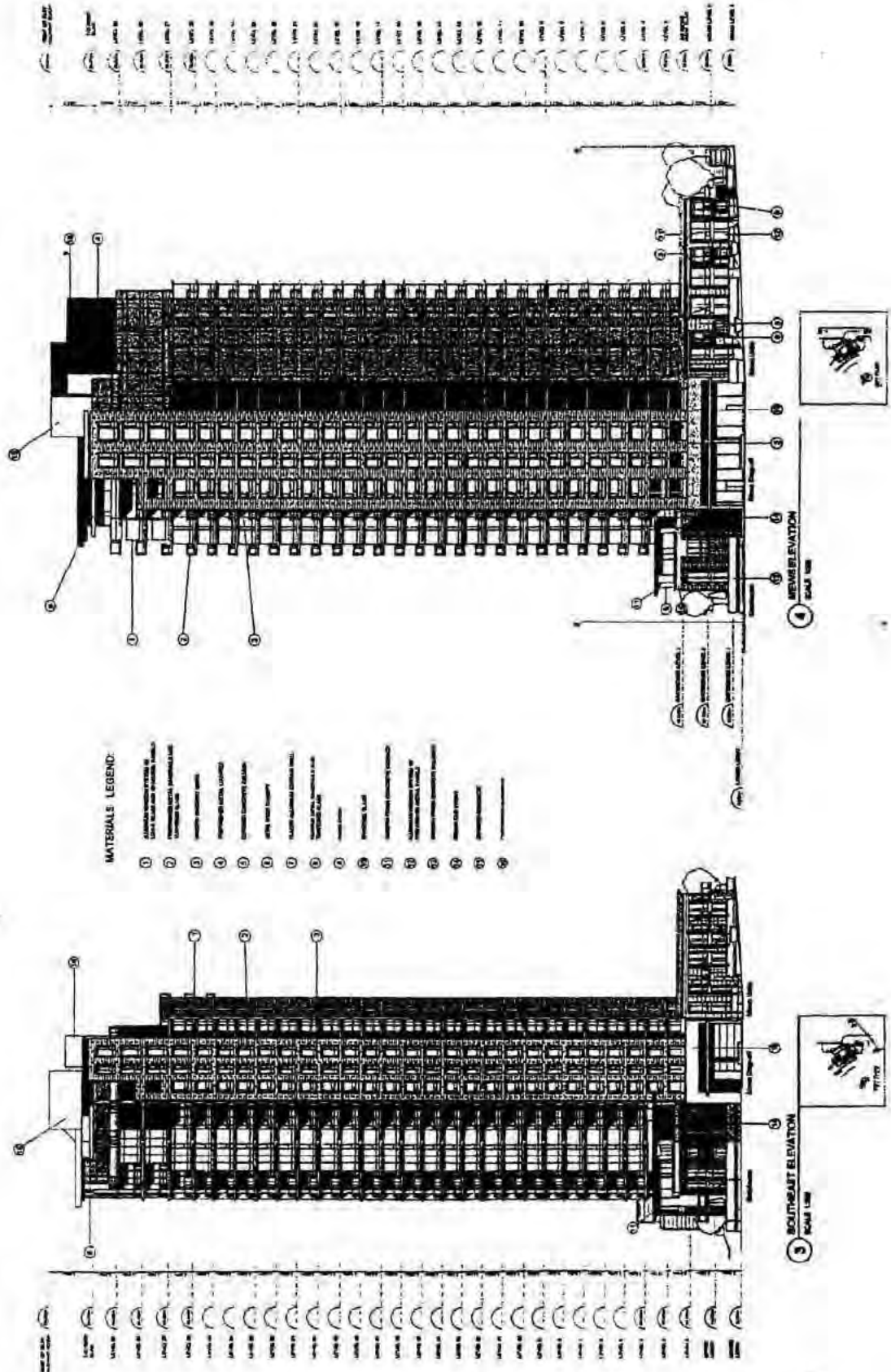




NOTE: NOT FOR CONSTRUCTION
THIS DRAWING IS TO BE USED FOR INFORMATION AND COORDINATION PURPOSES ONLY

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

North and Southeast Corner Elevations
Scale: 1/8" = 1'-0"
Sheet: 1-200
Project: 13-0000
Drawing: 13-0000-01
Date: 11/11/11
PP 13



CITY OF VANCOUVER
REGULAR COUNCIL MEETING MINUTES

June 5, 2001

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 5, 2001, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:	Deputy Mayor Lynne Kennedy Councillor Fred Bass Councillor Jennifer Clarke Councillor Daniel Lee Councillor Don Lee Councillor Tim Louis Councillor Sandy McCormick Councillor Gordon Price Councillor Sam Sullivan
ABSENT:	Mayor Philip Owen (Civic Business) Councillor George Puil (Leave of Absence - Civic Business)
CITY MANAGER'S OFFICE:	Brent MacGregor, Deputy City Manager
CITY CLERK'S OFFICE:	Ulli S. Watkiss, City Clerk Tarja Tuominen, Meeting Coordinator

PRAYER

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

LEAVE OF ABSENCE - Councillor Puil (File: 1254)

MOVED by Councillor Don Lee
SECONDED by Councillor McCormick

THAT Councillor Puil be granted Leave of Absence for Civic Business for June 5, 2001.

CARRIED UNANIMOUSLY

"IN CAMERA" MEETING

MOVED by Councillor Louis
SECONDED by Councillor Don Lee

THAT Council will go into a meeting later this day which is closed to the public,

**7. Form of Development: 455 Beach Crescent
May 17, 2001 (File: 2604)**

MOVED by Councillor McCormick

THAT the form of development for the CD-1 zoned site known as 500 Pacific Street (455 Beach Crescent being the application address) be approved, generally as illustrated in the Development Application Number DE405455, prepared by The Hulbert Group International Inc. and stamped "Received, City Planning Department February 20, 2001," 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.

CARRIED UNANIMOUSLY

**8. Contract Award for Library Square Security Guards, Additional Staff Position
May 23, 2001 (File: 1380)**

MOVED by Councillor Don Lee

- A. THAT Vancouver Council approve the awarding of the security contract at Library Square to Initial Security Services for a term of three (3) years, plus a Library option for a fourth (4th) year, commencing July 1st, 2001; source of funding for 2001 to be Library Operating Budget and that the Director of Corporate Services of the Vancouver Public Library, in consultation with the Director of Legal Services, sign the contract on behalf of the Library Board.
- B. THAT Vancouver Council approve a Regular Full Time Exempt position of Security Supervisor for the Vancouver Public Library, with funding to be provided from the Library's operating budget.

CARRIED UNANIMOUSLY

OTHER REPORTS

I. Report of Special Advisory Committee on Seniors May 4, 2001 (File: 3057-1)

Cl. 1: Attendance at the 17th World Congress of Gerontology: July 1-6, 2001

MOVED by Councillor Louis

THAT members of the Special Advisory Committee on Seniors be authorized to attend the 17th World Congress of Gerontology at the Vancouver Convention and Exhibition Centre: July 1 - 6, 2001.

FURTHER THAT the sum of \$750 (2 tickets @ \$375 each) be allocated to attendance fees for the Conference.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee
SECONDED by Councillor Clarke

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

CARRIED UNANIMOUSLY

MOVED by Councillor Louis

THAT the amendments to the Beach Neighbourhood CD-1 Guidelines (500 and 600 Pacific Street), attached as Appendix "A" to the Policy Report, dated May 21, 2002 entitled "Design Guideline Amendments - Beach Neighbourhood - Townhouses", be adopted.

CARRIED UNANIMOUSLY
(Councillor Kennedy absent for the vote)

4. Form of Development: 400 Beach Crescent

June 25, 2002 (File 2604)

MOVED by Councillor Don Lee

THAT the form of development for this portion of the CD-1 zoned site known as 400 - 500 Pacific Street (400 Beach Crescent being the application address) be approved generally as illustrated in the Development Application Number DE406387, prepared by James K. M. Cheng Architects and stamped "Received, Community Services, Development Services June 3, 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.

CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORT

Date: June 25, 2002
Author/Local: J. Baxter/6656
RTS No. 02789
CC File No. 2604
Council: July 9, 2002

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 400 Beach Crescent

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 400 - 500 Pacific Street (400 Beach Crescent being the application address) be approved generally as illustrated in the Development Application Number DE406387, prepared by James K. M. Cheng Architects and stamped "Received, Community Services, Development Services June 3, 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 form of development for this portion of the above-noted CD-1 zoned site.

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on March 28 and April 2, 1996, 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. 7675 was enacted on November 26, 1996. Companion Guidelines (Beach Neighbourhood CD-1 Guidelines [500 and 600 Pacific Street]) were adopted by Council on October 21, 1999.

An amendment (By-law No. 8011) to various CD-1 By-laws, including 500 Pacific Street, to include a loading relaxation clause, was enacted on April 13, 1999, following a Public Hearing on February 23, 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 south side of Beach Crescent, between Richards and Homer Streets. 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 DE406387. 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. The proposal (AREA 1B, Sub-area 2, Site 2C) involves the construction of a 24-storey tower, 18-storey tower, 7-storey mid-rise building, 18 townhouse units (for a total of 145 residential dwelling units) and a 3-storey amenity building, with three levels of underground parking providing 341 off-street parking spaces, having vehicular access off the cul-de-sac at the end of Homer Street.

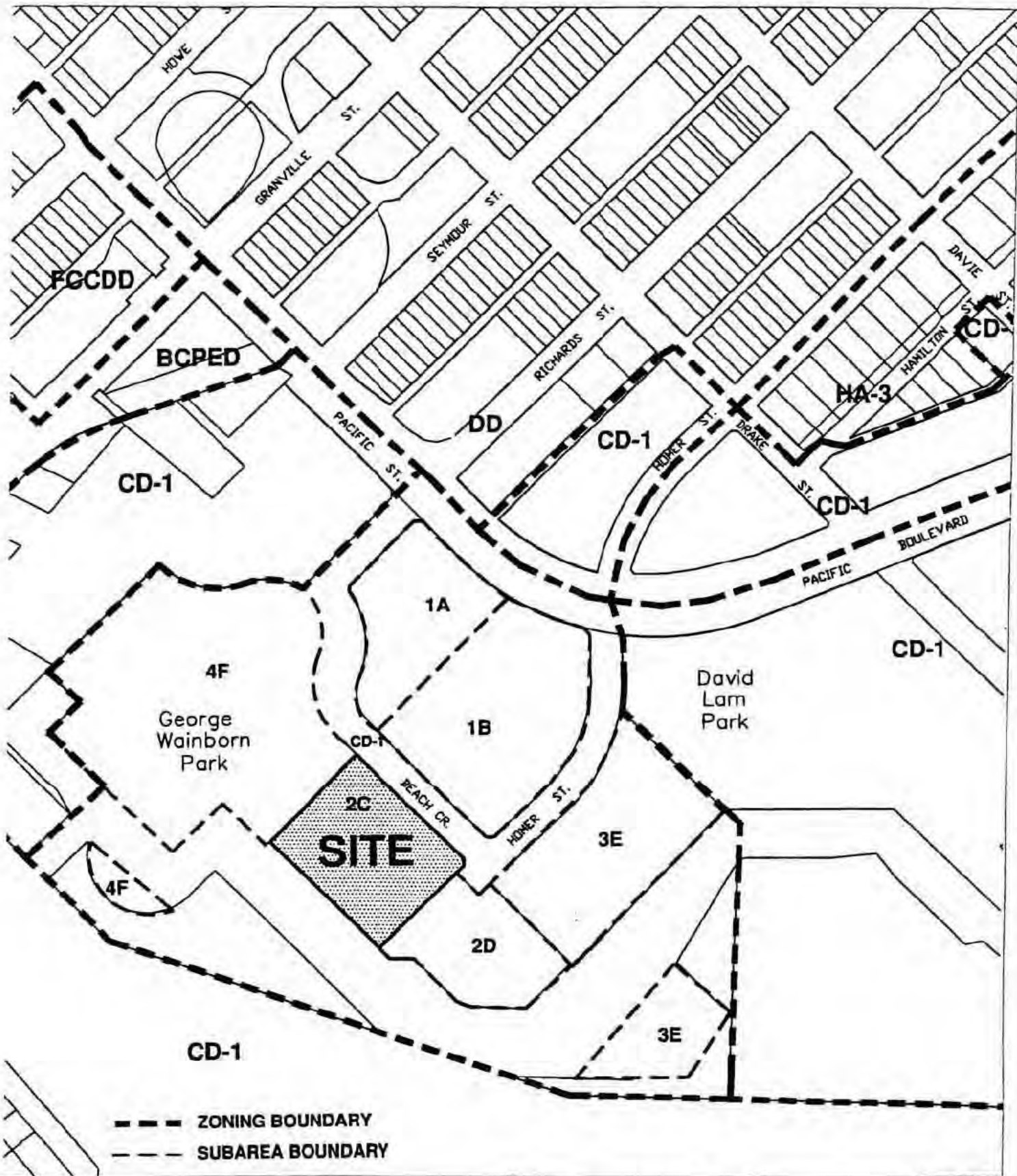
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

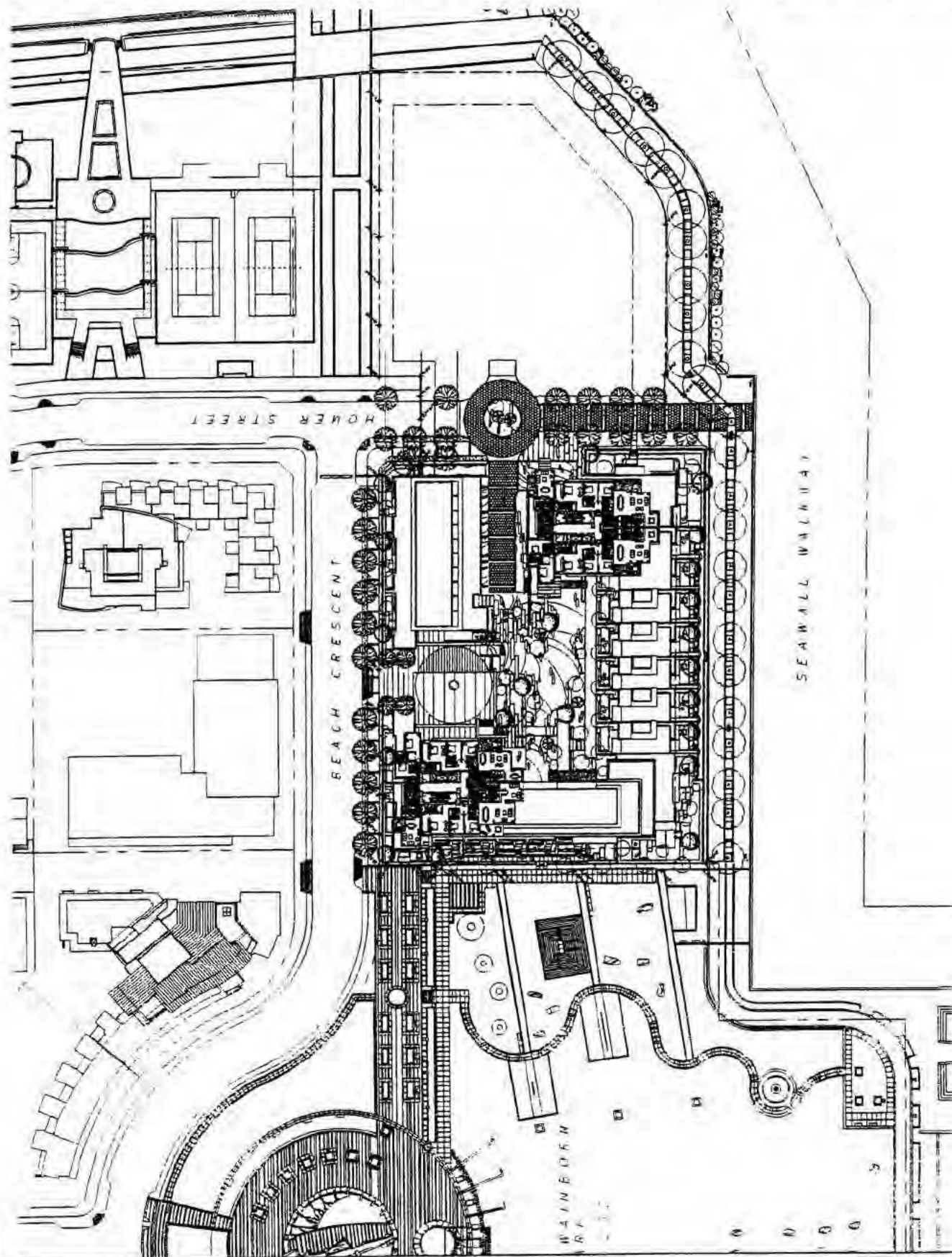
CONCLUSION

The Development Permit Board has approved Development Application Number DE406387, 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.

* * * * *



400 BEACH CRESCENT DE 406387	DATE 2002 06 13	
	DRAWN WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT		FILE: F:\PROFDEV\2001 FORM OF DEVELOPMENT\400 BEACH CR.DWG City of Vancouver - FOI 2023-326 - Page 472 of 624



DATE: 10/10/2011
BY: J. [illegible]
FOR: [illegible]
PROJECT: [illegible]



JAMES HUNTER ARCHITECTS INC.
[illegible]
[illegible]
[illegible]

Concord 1044
D.P. Application
400 Beach Crescent
Vancouver, B.C.
Site Plan

1/8" = 1'-0"
DATE: 01-10-11
BY: [illegible]
FOR: [illegible]

[illegible]

JAMES KHORRAM | ARCHITECTURE

[illegible]

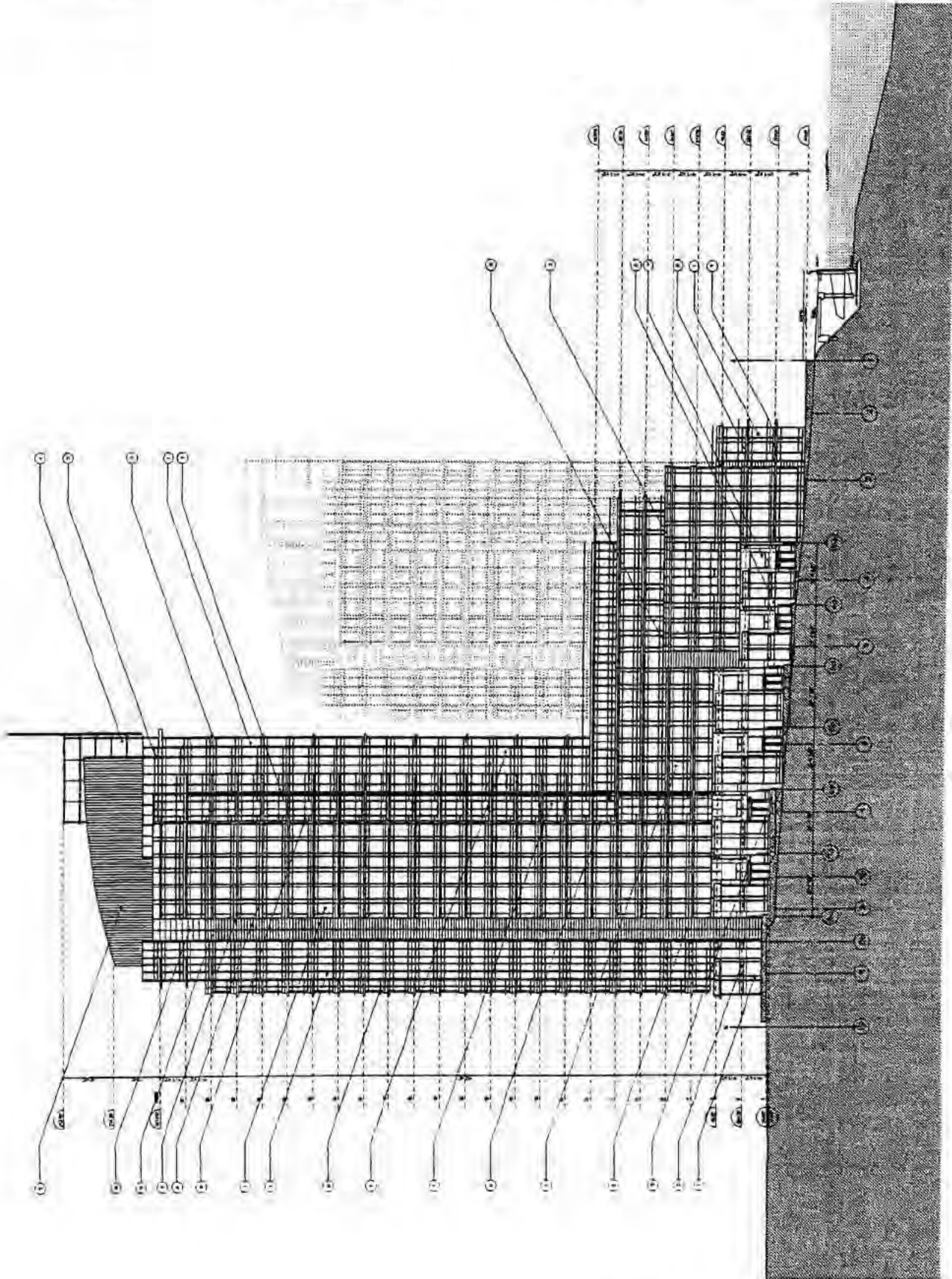
Concord 1844
D.P. Application
400 Beach Crescent
Vancouver, B.C.

Elevations
West Elevation
(George Washington Park)

 $W = 1.9 \text{ N}$

01-006

Pa

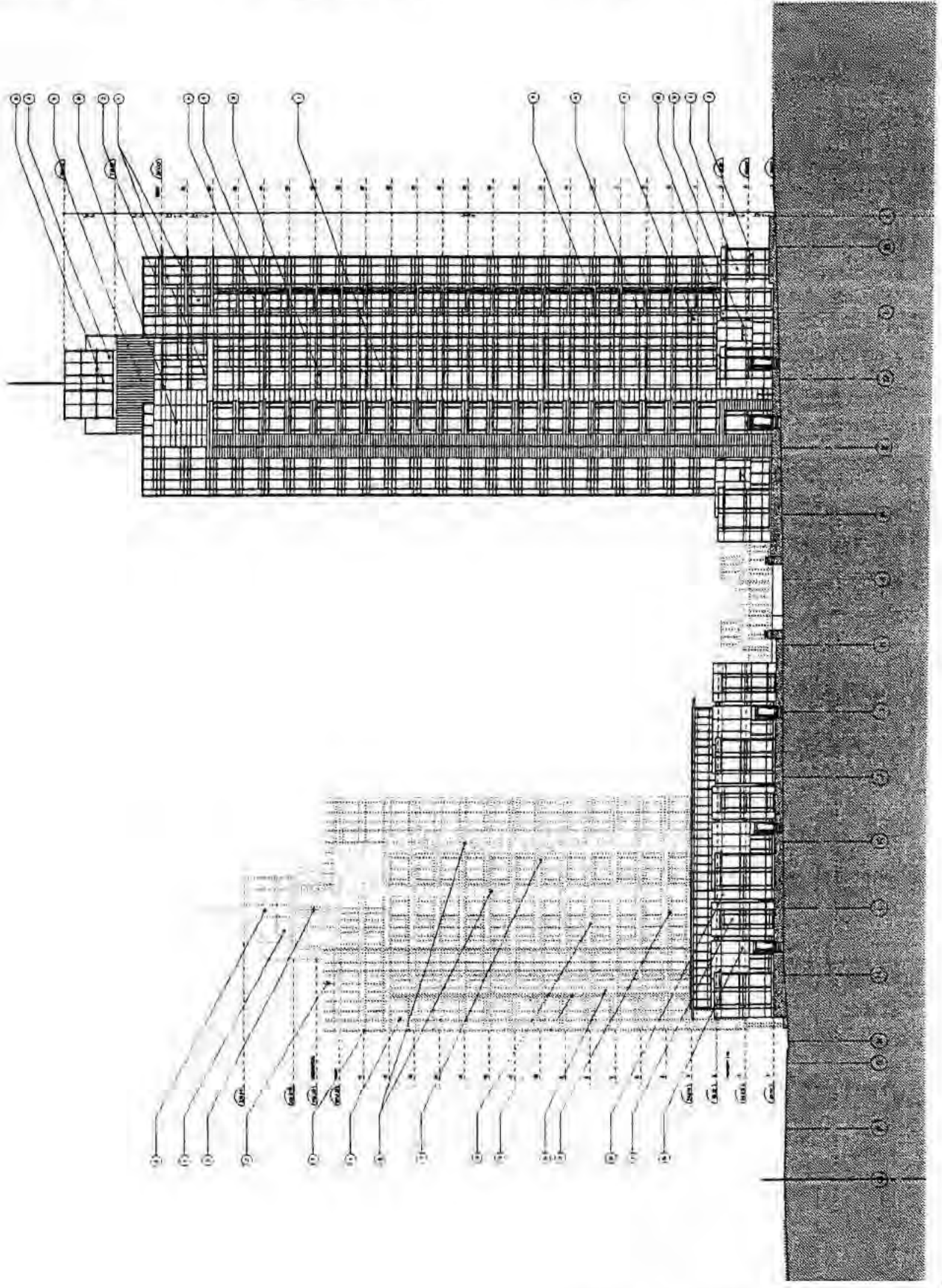


- REVISIONS**
- 1. Initial Design
 - 2. Final Design
 - 3. Construction Documents
 - 4. Construction Documents
 - 5. Construction Documents
 - 6. Construction Documents
 - 7. Construction Documents
 - 8. Construction Documents
 - 9. Construction Documents
 - 10. Construction Documents
 - 11. Construction Documents
 - 12. Construction Documents
 - 13. Construction Documents
 - 14. Construction Documents
 - 15. Construction Documents
 - 16. Construction Documents
 - 17. Construction Documents
 - 18. Construction Documents
 - 19. Construction Documents
 - 20. Construction Documents
 - 21. Construction Documents
 - 22. Construction Documents
 - 23. Construction Documents
 - 24. Construction Documents
 - 25. Construction Documents
 - 26. Construction Documents
 - 27. Construction Documents
 - 28. Construction Documents
 - 29. Construction Documents
 - 30. Construction Documents
 - 31. Construction Documents
 - 32. Construction Documents
 - 33. Construction Documents
 - 34. Construction Documents
 - 35. Construction Documents
 - 36. Construction Documents
 - 37. Construction Documents
 - 38. Construction Documents
 - 39. Construction Documents
 - 40. Construction Documents
 - 41. Construction Documents
 - 42. Construction Documents
 - 43. Construction Documents
 - 44. Construction Documents
 - 45. Construction Documents
 - 46. Construction Documents
 - 47. Construction Documents
 - 48. Construction Documents
 - 49. Construction Documents
 - 50. Construction Documents
 - 51. Construction Documents
 - 52. Construction Documents
 - 53. Construction Documents
 - 54. Construction Documents
 - 55. Construction Documents
 - 56. Construction Documents
 - 57. Construction Documents
 - 58. Construction Documents
 - 59. Construction Documents
 - 60. Construction Documents
 - 61. Construction Documents
 - 62. Construction Documents
 - 63. Construction Documents
 - 64. Construction Documents
 - 65. Construction Documents
 - 66. Construction Documents
 - 67. Construction Documents
 - 68. Construction Documents
 - 69. Construction Documents
 - 70. Construction Documents
 - 71. Construction Documents
 - 72. Construction Documents
 - 73. Construction Documents
 - 74. Construction Documents
 - 75. Construction Documents
 - 76. Construction Documents
 - 77. Construction Documents
 - 78. Construction Documents
 - 79. Construction Documents
 - 80. Construction Documents
 - 81. Construction Documents
 - 82. Construction Documents
 - 83. Construction Documents
 - 84. Construction Documents
 - 85. Construction Documents
 - 86. Construction Documents
 - 87. Construction Documents
 - 88. Construction Documents
 - 89. Construction Documents
 - 90. Construction Documents
 - 91. Construction Documents
 - 92. Construction Documents
 - 93. Construction Documents
 - 94. Construction Documents
 - 95. Construction Documents
 - 96. Construction Documents
 - 97. Construction Documents
 - 98. Construction Documents
 - 99. Construction Documents
 - 100. Construction Documents

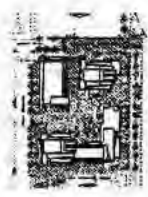


JAMES KIMBROUGH ARCHITECTS INC.
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1A1
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.JKARCHITECTS.COM

CONCORD (LNU) 12th Application
 400 Beach Crescent
 Vancouver, B.C.
 Elevation
 North Elevation
 (Beach Crescent)
 VLS: 1-01
 Project: 01-001
 Date: 11/11/2011
 Author: [Name]
 Checker: [Name]



- 1. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 2. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 3. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 4. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 5. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 6. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 7. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 8. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 9. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 10. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 11. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 12. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 13. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 14. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 15. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 16. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 17. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 18. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 19. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.
- 20. The City of Vancouver is not responsible for the accuracy or completeness of the information provided in this document.

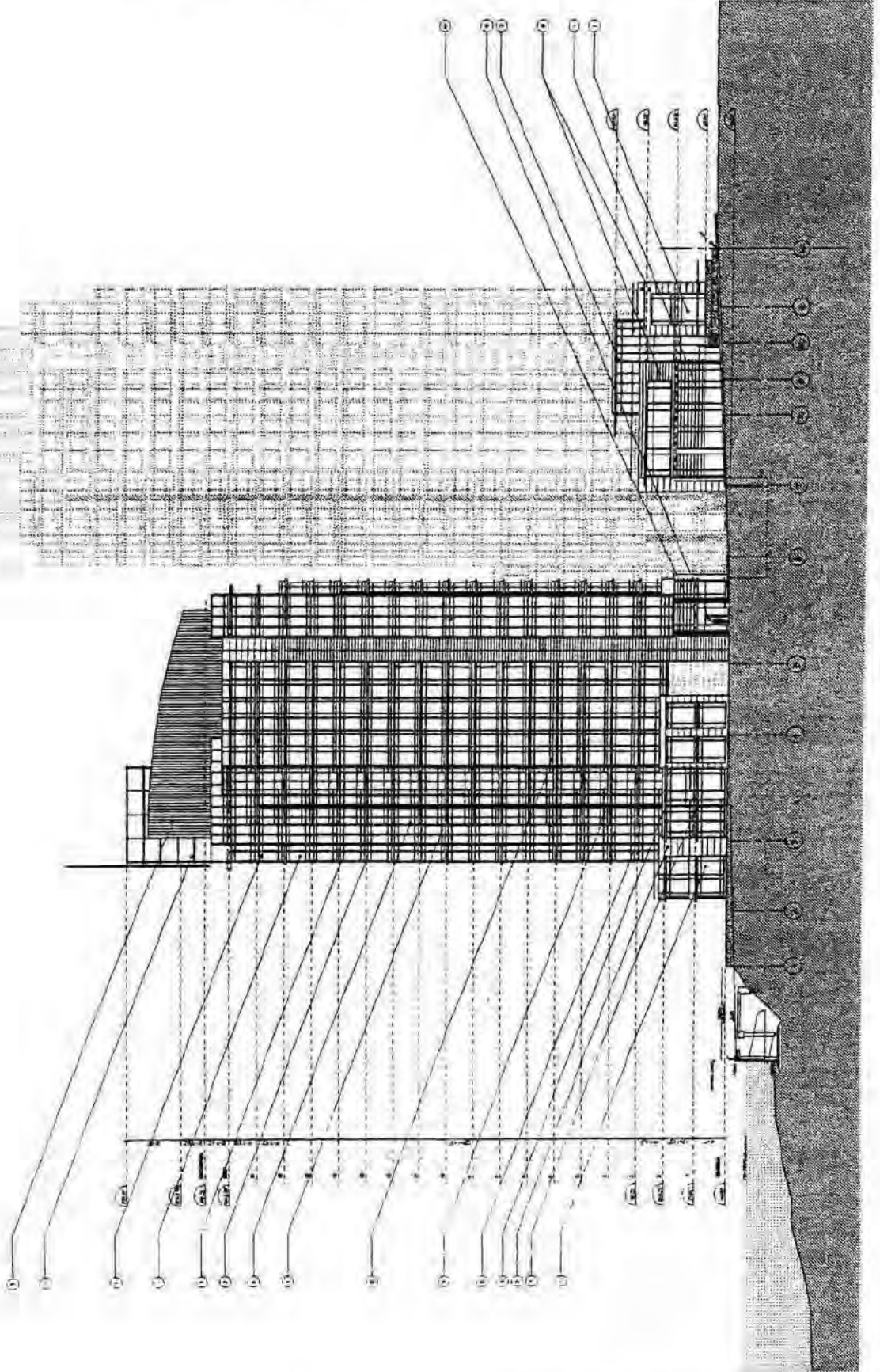


HAERICHONG ARCHITECTS INC.

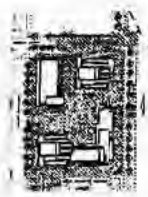
Consolidated
DP Application
400 Beach Crescent
Vancouver, B.C.

Elevation
East Elevation
(Homer House)

UBA: 1-01
D1-009
JAN 5, 2005



- EXPLANATION**
- 1. Proposed new building
 - 2. Existing building
 - 3. Proposed new building
 - 4. Existing building
 - 5. Proposed new building
 - 6. Existing building
 - 7. Proposed new building
 - 8. Existing building
 - 9. Proposed new building
 - 10. Existing building
 - 11. Proposed new building
 - 12. Existing building
 - 13. Proposed new building
 - 14. Existing building
 - 15. Proposed new building
 - 16. Existing building
 - 17. Proposed new building
 - 18. Existing building
 - 19. Proposed new building
 - 20. Existing building
 - 21. Proposed new building
 - 22. Existing building
 - 23. Proposed new building
 - 24. Existing building
 - 25. Proposed new building
 - 26. Existing building
 - 27. Proposed new building
 - 28. Existing building
 - 29. Proposed new building
 - 30. Existing building
 - 31. Proposed new building
 - 32. Existing building
 - 33. Proposed new building
 - 34. Existing building
 - 35. Proposed new building
 - 36. Existing building
 - 37. Proposed new building
 - 38. Existing building
 - 39. Proposed new building
 - 40. Existing building
 - 41. Proposed new building
 - 42. Existing building
 - 43. Proposed new building
 - 44. Existing building
 - 45. Proposed new building
 - 46. Existing building
 - 47. Proposed new building
 - 48. Existing building
 - 49. Proposed new building
 - 50. Existing building
 - 51. Proposed new building
 - 52. Existing building
 - 53. Proposed new building
 - 54. Existing building
 - 55. Proposed new building
 - 56. Existing building
 - 57. Proposed new building
 - 58. Existing building
 - 59. Proposed new building
 - 60. Existing building
 - 61. Proposed new building
 - 62. Existing building
 - 63. Proposed new building
 - 64. Existing building
 - 65. Proposed new building
 - 66. Existing building
 - 67. Proposed new building
 - 68. Existing building
 - 69. Proposed new building
 - 70. Existing building
 - 71. Proposed new building
 - 72. Existing building
 - 73. Proposed new building
 - 74. Existing building
 - 75. Proposed new building
 - 76. Existing building
 - 77. Proposed new building
 - 78. Existing building
 - 79. Proposed new building
 - 80. Existing building
 - 81. Proposed new building
 - 82. Existing building
 - 83. Proposed new building
 - 84. Existing building
 - 85. Proposed new building
 - 86. Existing building
 - 87. Proposed new building
 - 88. Existing building
 - 89. Proposed new building
 - 90. Existing building
 - 91. Proposed new building
 - 92. Existing building
 - 93. Proposed new building
 - 94. Existing building
 - 95. Proposed new building
 - 96. Existing building
 - 97. Proposed new building
 - 98. Existing building
 - 99. Proposed new building
 - 100. Existing building



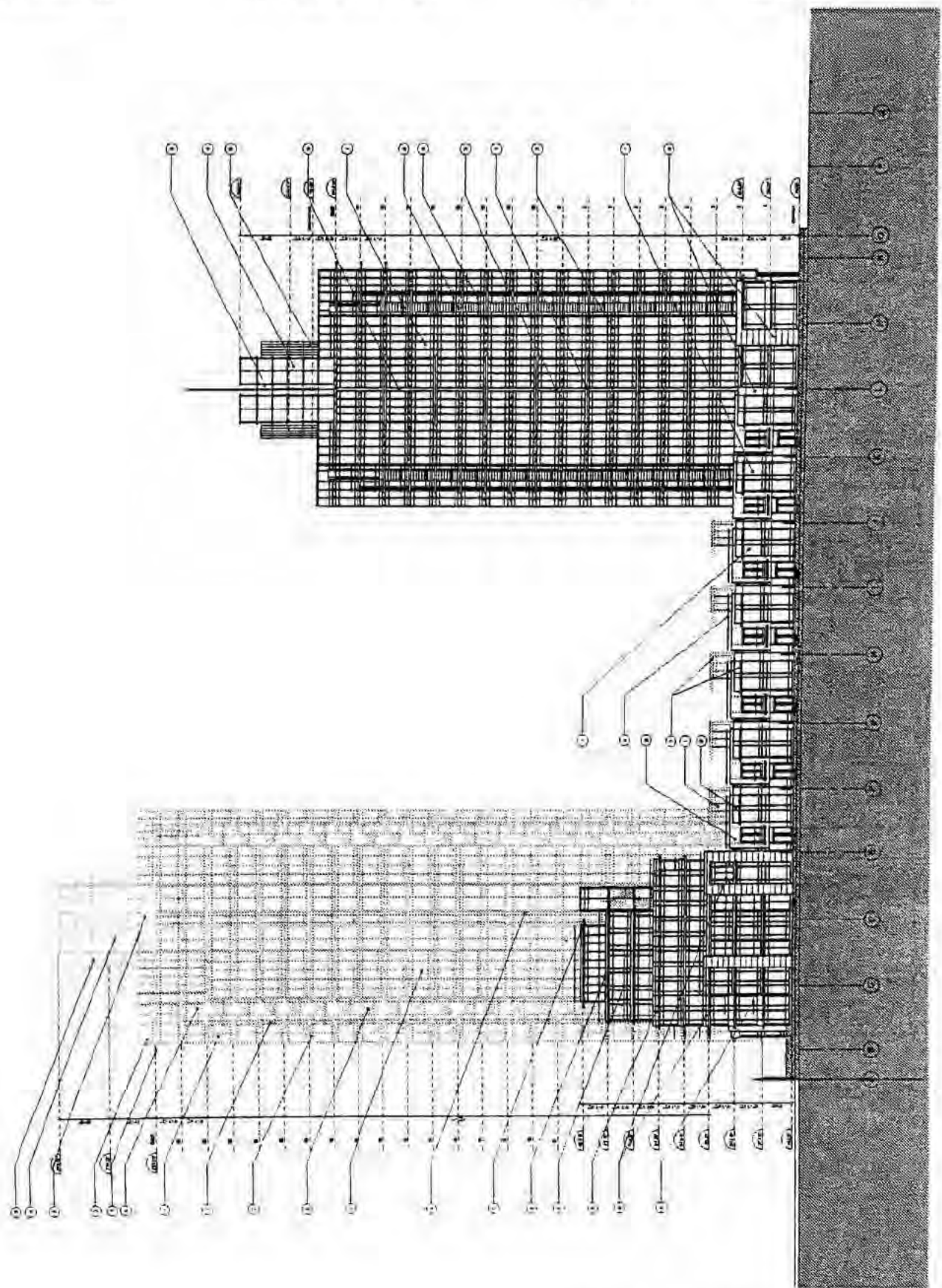
MECHANICAL / MECHANICAL

Concord 184
P.F. Application
400 Beach Crescent
Vancouver, B.C.

Elevation
South Elevation
(Scale)

Unit = 1/4"

Scale
1/4" = 1'-0"



2. Form of Development: 455 Beach Crescent**DE405455 - CD-1 By-law No. 8109 (File: 2604)**

A. THAT staff report back on a process for development and zoning related applications to incorporate a formal notification of such applications to pre-purchasers in advance of Council, Development Permit Board or Community consideration.

B. THAT the revised form of development for this portion of the CD-1 zoned site known as 600 Pacific Street (455 Beach Crescent being the application address) be approved generally as illustrated in the Development Application Number DE405455, 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

ADMINISTRATIVE REPORT

Date: August 23, 2002
Author/Local: J. Baxter/
604-871-6656
RTS No. 02888
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: 455 Beach Crescent
DE405455 - 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 (455 Beach Crescent being the application address) be approved generally as illustrated in the Development Application Number DE405455, 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 April 17, 2001, the Development Permit Board approved Development Application Number DE405455 to construct a 29-storey residential tower (149 dwelling units) with three-storey townhouses along Beach Crescent, a two-storey component along a "mews" connecting Pacific Street to Beach Crescent, and having four levels of underground parking.

On June 5, 2001, 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 DE405455. 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 1B, Site B - Tower 1D) 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 173 dwelling units), with four levels of underground parking providing 257 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:

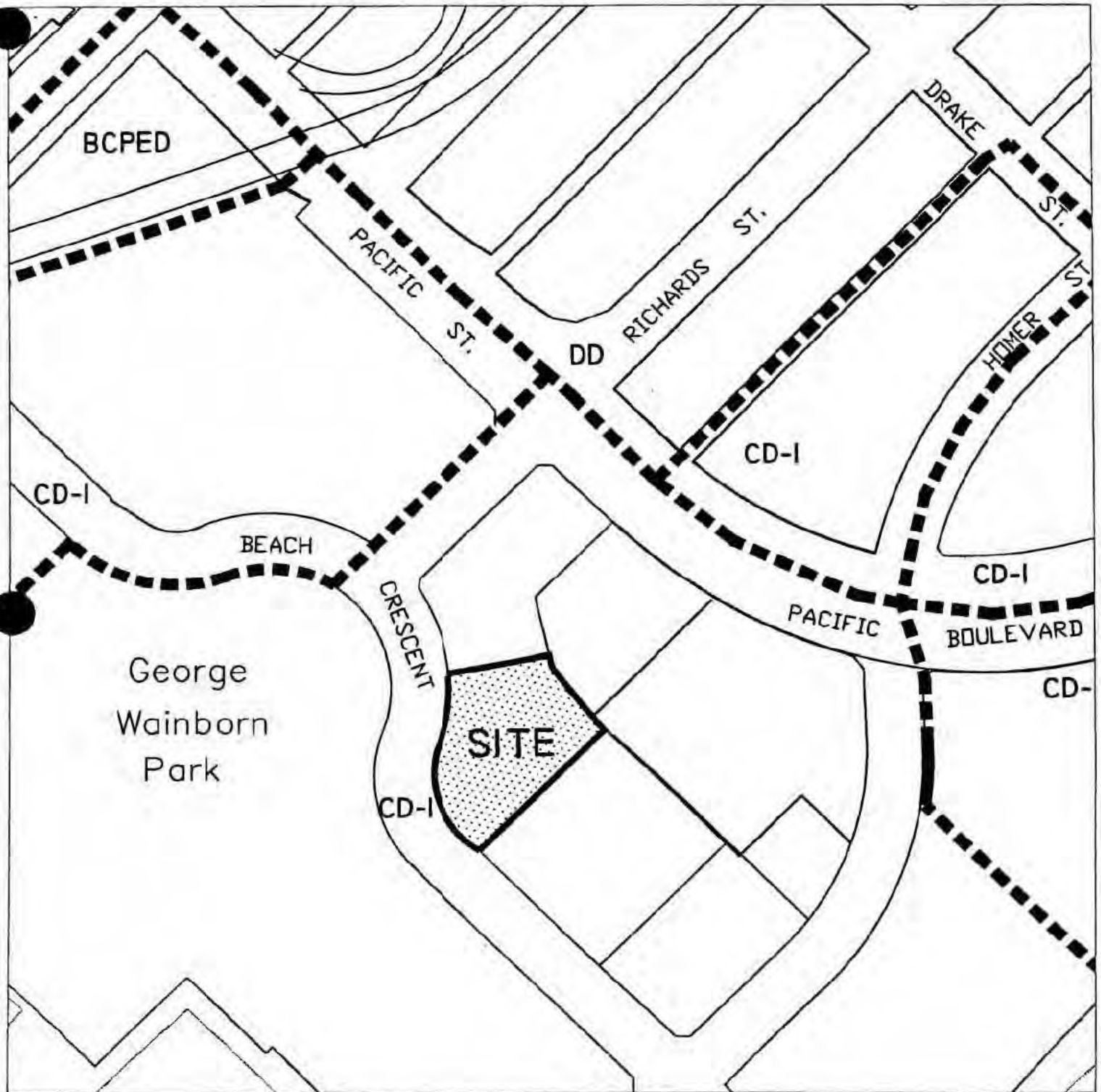
- Tower height would fully comply with the maximum height stated in the CD-1 zoning (91 metres);
- While the guidelines do specify a 29 storey height for this tower (but noting that floor-to-floor height per storey is not specified), the Development Permit Board considered that a two-storey increase 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 no response to the 628 households notified was 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 DE405455, 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

455 BEACH CRESCENT DE 405455

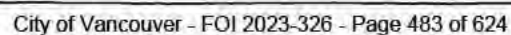
DATE 2002 08 01

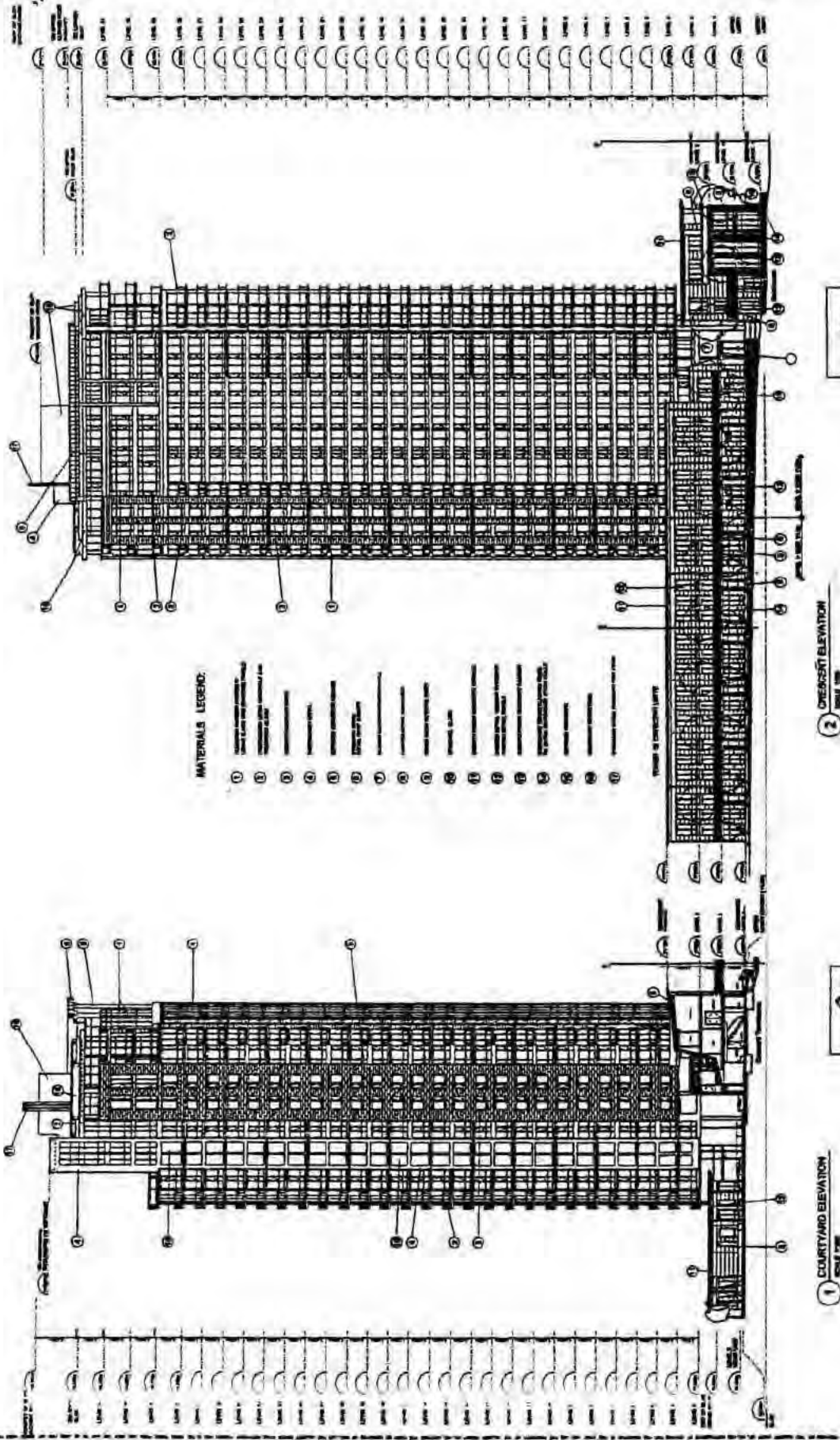
DRAWN WGS

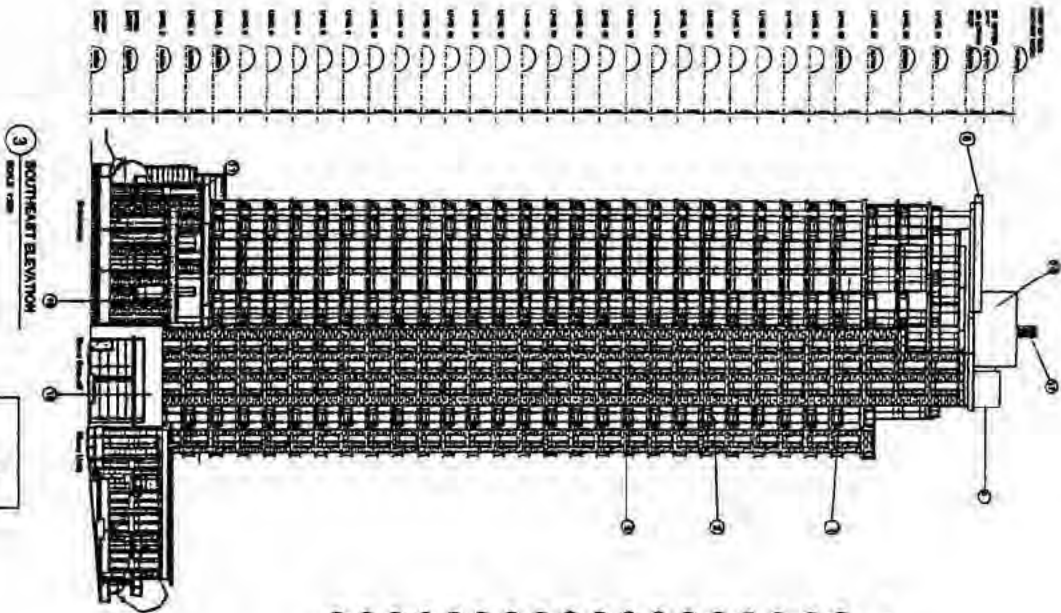


CITY OF VANCOUVER PLANNING DEPARTMENT

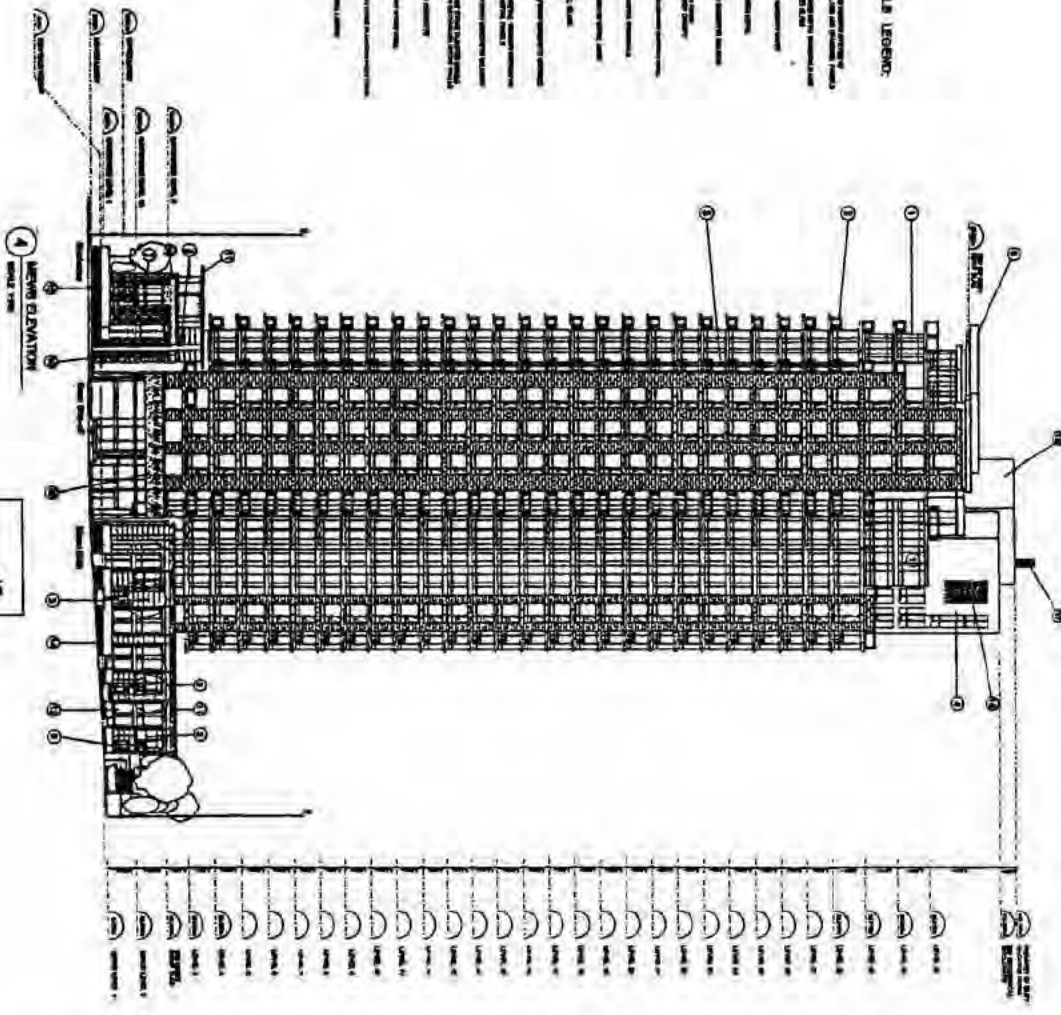
FILENAME :D:\U00PC\2002 FRM OF DEVELOPMENT\455 BEACH CR.DWG







- MATERIALS LEGEND:**
- 1. Concrete and masonry walls
 - 2. Glass curtain wall
 - 3. Steel structural frame
 - 4. Steel structural frame
 - 5. Steel structural frame
 - 6. Steel structural frame
 - 7. Steel structural frame
 - 8. Steel structural frame
 - 9. Steel structural frame
 - 10. Steel structural frame
 - 11. Steel structural frame
 - 12. Steel structural frame
 - 13. Steel structural frame
 - 14. Steel structural frame
 - 15. Steel structural frame
 - 16. Steel structural frame
 - 17. Steel structural frame
 - 18. Steel structural frame
 - 19. Steel structural frame
 - 20. Steel structural frame
 - 21. Steel structural frame
 - 22. Steel structural frame
 - 23. Steel structural frame
 - 24. Steel structural frame
 - 25. Steel structural frame
 - 26. Steel structural frame
 - 27. Steel structural frame
 - 28. Steel structural frame
 - 29. Steel structural frame
 - 30. Steel structural frame
 - 31. Steel structural frame
 - 32. Steel structural frame
 - 33. Steel structural frame
 - 34. Steel structural frame
 - 35. Steel structural frame
 - 36. Steel structural frame
 - 37. Steel structural frame
 - 38. Steel structural frame
 - 39. Steel structural frame
 - 40. Steel structural frame
 - 41. Steel structural frame
 - 42. Steel structural frame
 - 43. Steel structural frame
 - 44. Steel structural frame
 - 45. Steel structural frame
 - 46. Steel structural frame
 - 47. Steel structural frame
 - 48. Steel structural frame
 - 49. Steel structural frame
 - 50. Steel structural frame
 - 51. Steel structural frame
 - 52. Steel structural frame
 - 53. Steel structural frame
 - 54. Steel structural frame
 - 55. Steel structural frame
 - 56. Steel structural frame
 - 57. Steel structural frame
 - 58. Steel structural frame
 - 59. Steel structural frame
 - 60. Steel structural frame
 - 61. Steel structural frame
 - 62. Steel structural frame
 - 63. Steel structural frame
 - 64. Steel structural frame
 - 65. Steel structural frame
 - 66. Steel structural frame
 - 67. Steel structural frame
 - 68. Steel structural frame
 - 69. Steel structural frame
 - 70. Steel structural frame
 - 71. Steel structural frame
 - 72. Steel structural frame
 - 73. Steel structural frame
 - 74. Steel structural frame
 - 75. Steel structural frame
 - 76. Steel structural frame
 - 77. Steel structural frame
 - 78. Steel structural frame
 - 79. Steel structural frame
 - 80. Steel structural frame
 - 81. Steel structural frame
 - 82. Steel structural frame
 - 83. Steel structural frame
 - 84. Steel structural frame
 - 85. Steel structural frame
 - 86. Steel structural frame
 - 87. Steel structural frame
 - 88. Steel structural frame
 - 89. Steel structural frame
 - 90. Steel structural frame
 - 91. Steel structural frame
 - 92. Steel structural frame
 - 93. Steel structural frame
 - 94. Steel structural frame
 - 95. Steel structural frame
 - 96. Steel structural frame
 - 97. Steel structural frame
 - 98. Steel structural frame
 - 99. Steel structural frame
 - 100. Steel structural frame



TOWER 1D - AREA 1B

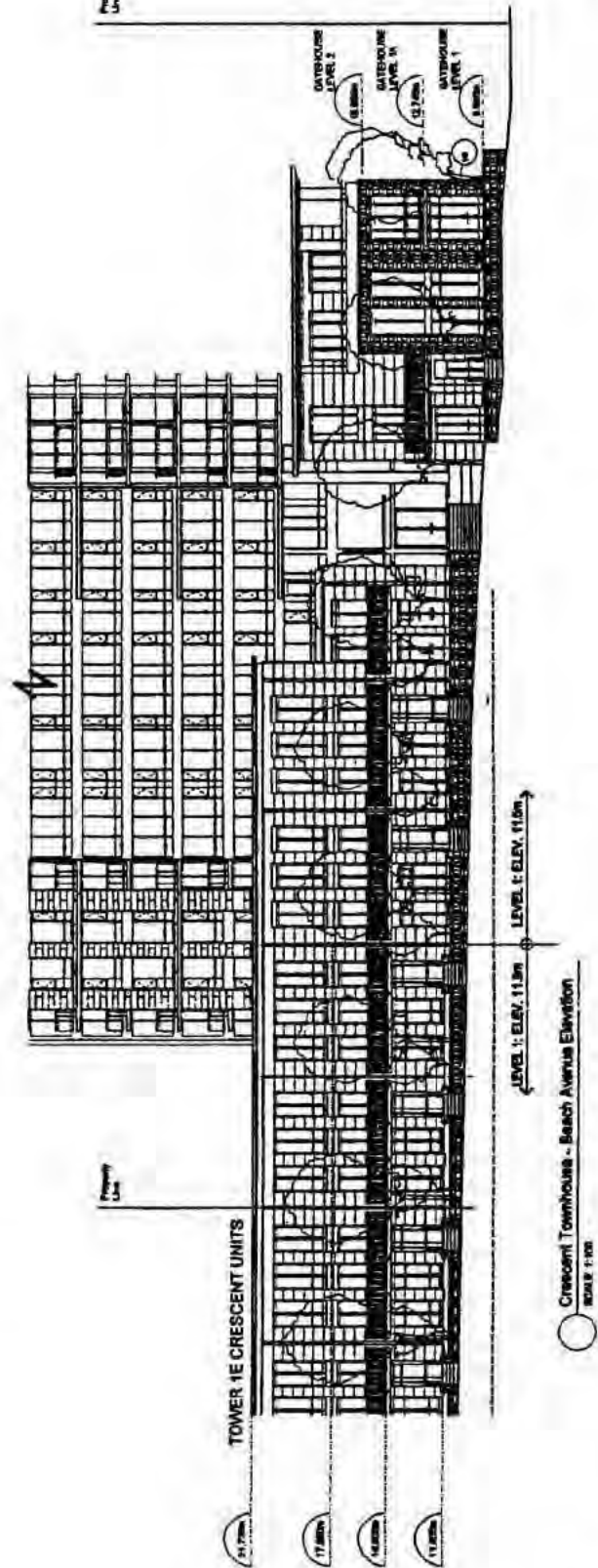
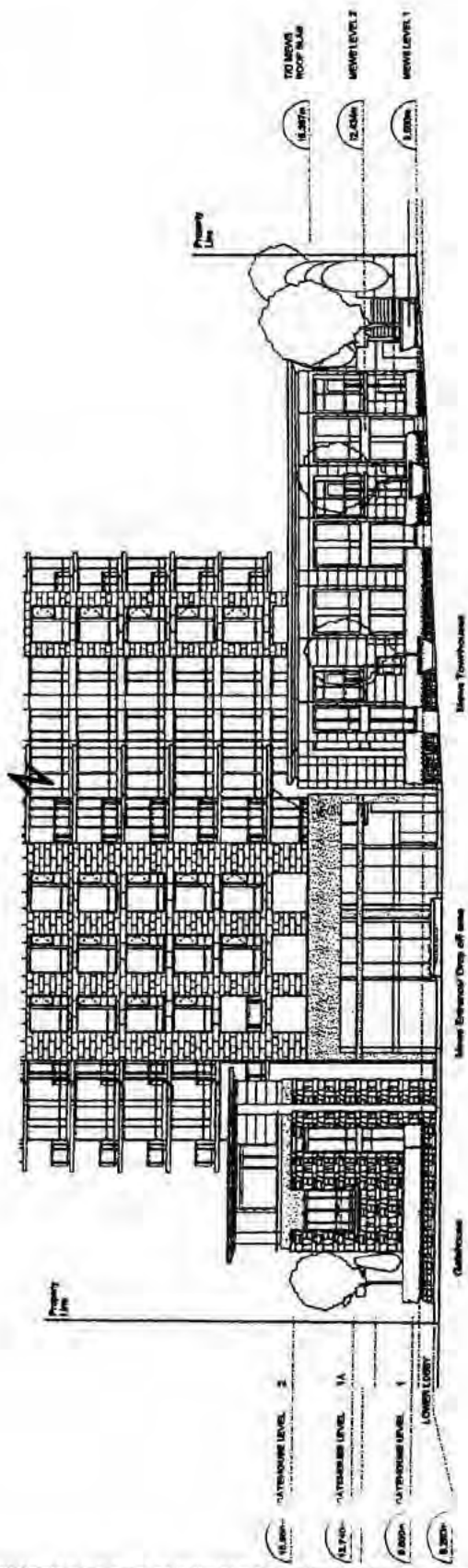
BEACH NEIGHBOURHOOD FALSE CREEK NORTH VANCOUVER, B.C.
FOR: PACIFIC PLACE DEVELOPMENT CORPORATION

City of Vancouver - False Creek North Regeneration Project

NOT FOR CONSTRUCTION
THIS DRAWING IS TO BE USED FOR INFORMATION ONLY
DO NOT CONSTRUCT FROM THIS DRAWING
PACIFIC PLACE DEVELOPMENT CORPORATION

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	2010.05.10	J. HUBERT		
2	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
3	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
4	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
5	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
6	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
7	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
8	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
9	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
10	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
11	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
12	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
13	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
14	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
15	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
16	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
17	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
18	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
19	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
20	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
21	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
22	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
23	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
24	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
25	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
26	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
27	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
28	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
29	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
30	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
31	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
32	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
33	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
34	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
35	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
36	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
37	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
38	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
39	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
40	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
41	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
42	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
43	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
44	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
45	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
46	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
47	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
48	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
49	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
50	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
51	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
52	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
53	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
54	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
55	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
56	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
57	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
58	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
59	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
60	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
61	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
62	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
63	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
64	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
65	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
66	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
67	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
68	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
69	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
70	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
71	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
72	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
73	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
74	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
75	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
76	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
77	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
78	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
79	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
80	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
81	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
82	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
83	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
84	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
85	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
86	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
87	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
88	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
89	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
90	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
91	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
92	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
93	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
94	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
95	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
96	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
97	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
98	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
99	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		
100	REVISED FOR COMMENTS	2010.05.10	J. HUBERT		

THE HUBERT GROUP
ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, B.C. V6H 1A6
TEL: 604-681-1111
WWW.HUBERTGROUP.COM



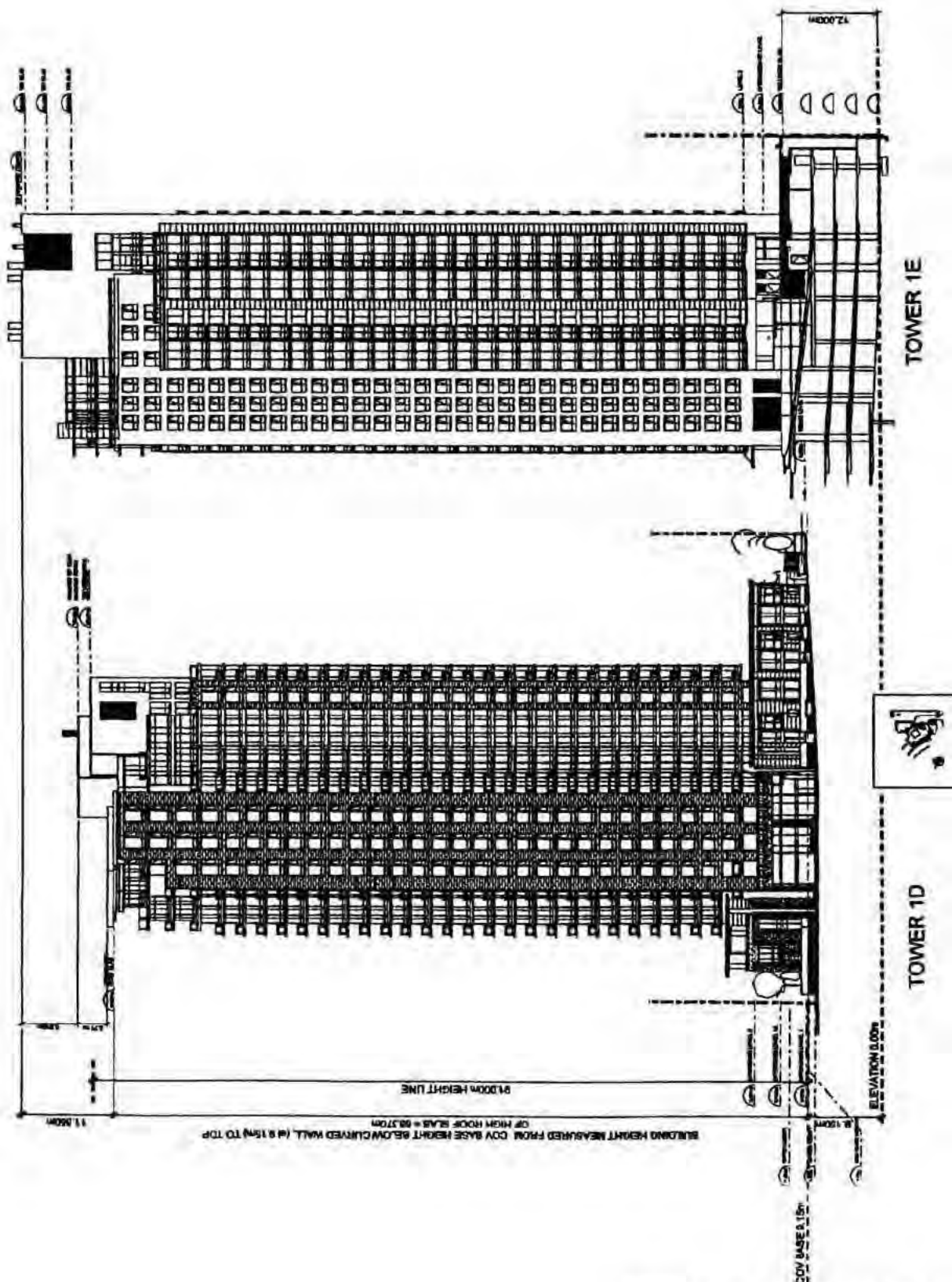
DP:

HEIGHT COMPARED	DATE	BY	REVISION
12.00M	12/12/11	12/12/11	12/12/11
12.00M	12/12/11	12/12/11	12/12/11
12.00M	12/12/11	12/12/11	12/12/11
12.00M	12/12/11	12/12/11	12/12/11

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

NOTE: NOT FOR
CONSTRUCTION
THIS DRAWING IS TO BE
USED FOR INFORMATION
AND DOCUMENTATION
PURPOSES ONLY

THE
HULBERT
GROUP
ARCHITECTS



3. Form of Development: 583 Beach Crescent**DE406178 - CD-1 By-law No. 8109 (File: 2604)**

A. THAT staff report back on a process for development and zoning related applications to incorporate a formal notification of such applications to pre-purchasers in advance of Council, Development Permit Board or Community consideration.

B. 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.

* * * * *

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:

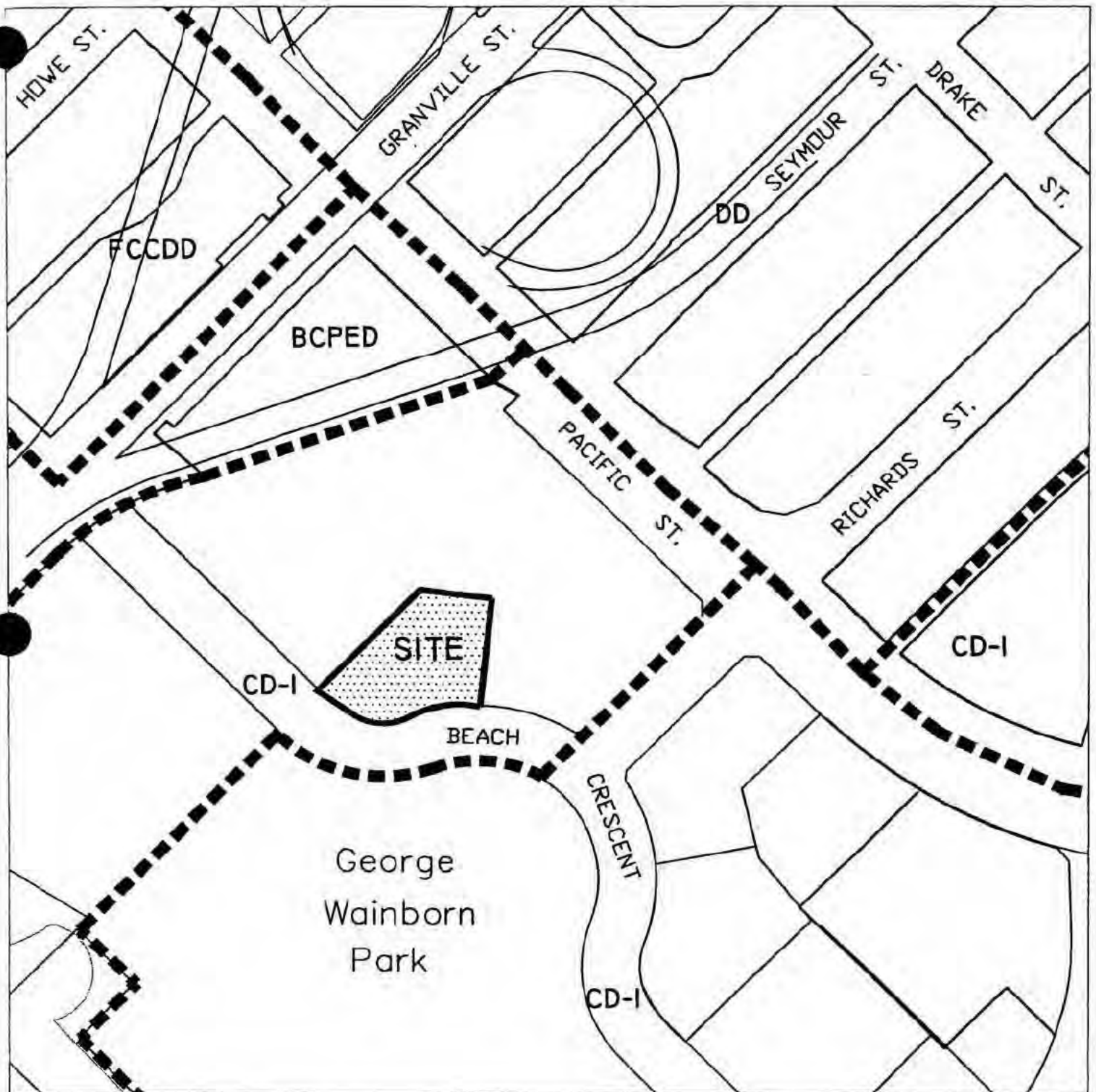
- Tower height would fully comply with the maximum height stated in the CD-1 zoning (91 metres);
- While the guidelines do specify a 29 storey height for this tower (but noting that floor-to-floor height per storey is not specified), the Development Permit Board considered that a two-storey increase 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 406176

CITY OF VANCOUVER PLANNING DEPARTMENT

DATE 2002 08 01

DRAWN WGS

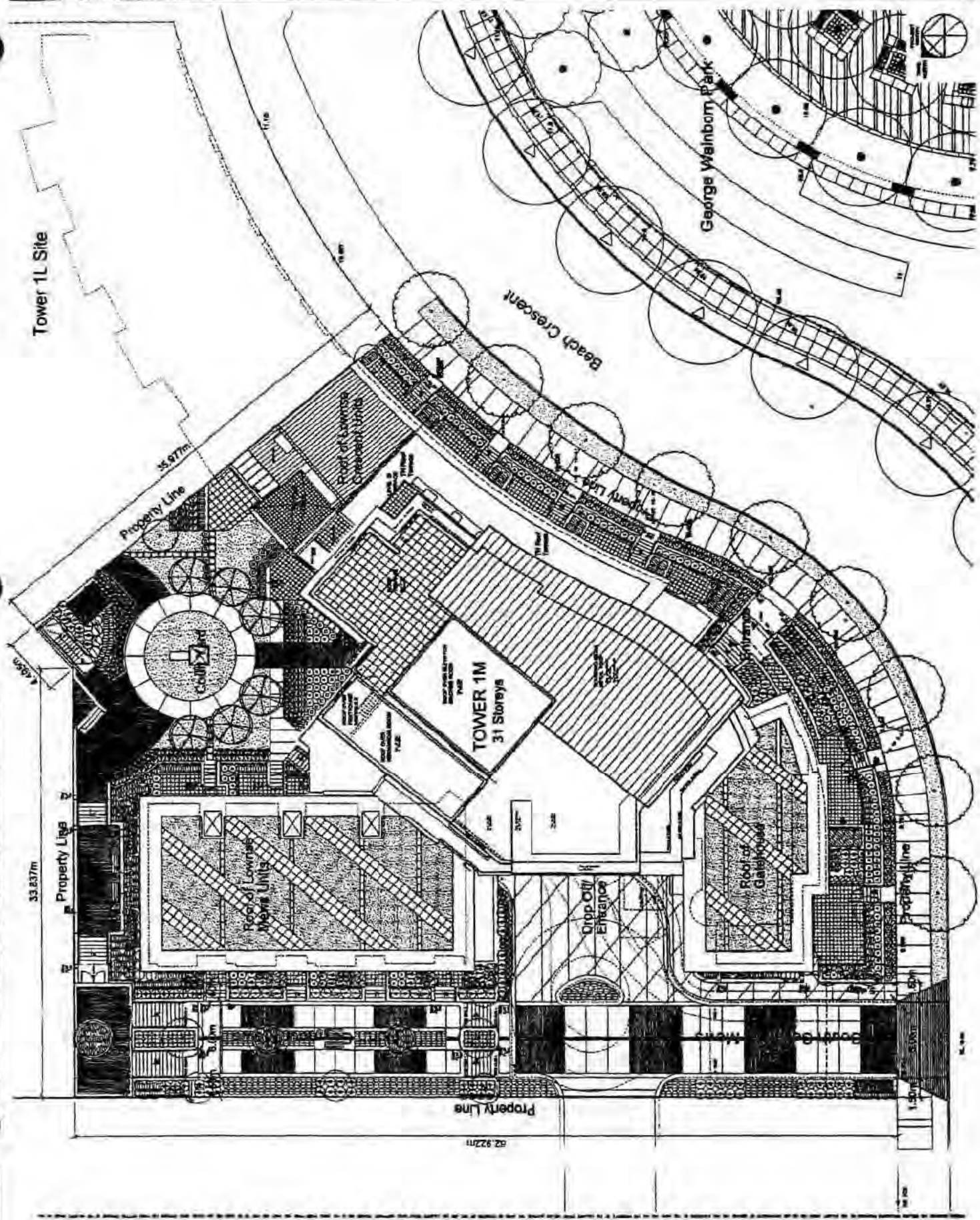


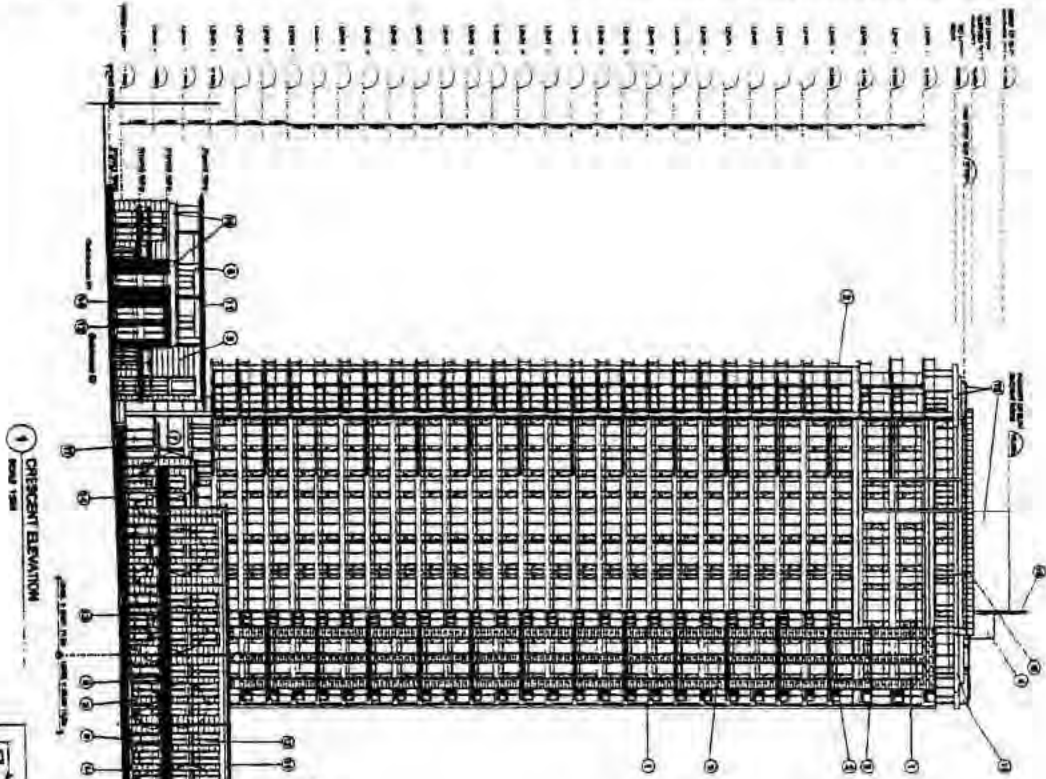
FILENAME :O:\UDDP\FORM OF DEVELOPMENT\583 BEACH CRES.DWG

NO.	DATE	DESCRIPTION
1	10/1/01	PRELIMINARY
2	10/1/01	REVISED
3	10/1/01	REVISED
4	10/1/01	REVISED
5	10/1/01	REVISED
6	10/1/01	REVISED
7	10/1/01	REVISED
8	10/1/01	REVISED
9	10/1/01	REVISED
10	10/1/01	REVISED

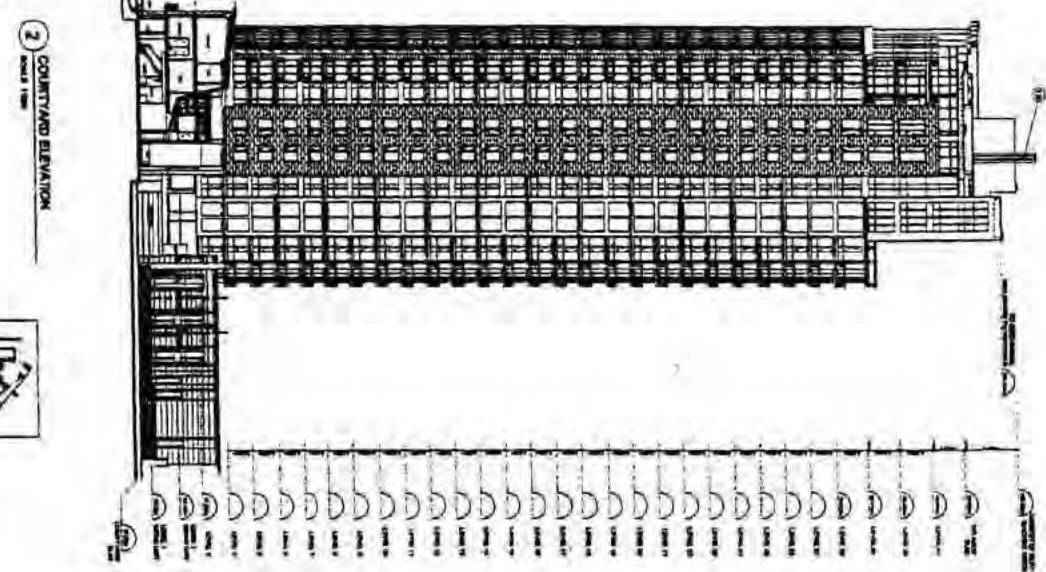
NOTE: NOT FOR CONSTRUCTION
 THIS DRAWING IS TO BE USED FOR INFORMATION ONLY
 AND DOES NOT REPRESENT A CONTRACT

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





- MATERIALS LEGEND**
- 1. Concrete and steel framing, floor
 - 2. Concrete and steel framing, wall
 - 3. Concrete and steel framing, roof
 - 4. Concrete and steel framing, column
 - 5. Concrete and steel framing, beam
 - 6. Concrete and steel framing, slab
 - 7. Concrete and steel framing, girder
 - 8. Concrete and steel framing, truss
 - 9. Concrete and steel framing, arch
 - 10. Concrete and steel framing, dome
 - 11. Concrete and steel framing, vault
 - 12. Concrete and steel framing, shell
 - 13. Concrete and steel framing, hyperboloid
 - 14. Concrete and steel framing, torus
 - 15. Concrete and steel framing, sphere
 - 16. Concrete and steel framing, cylinder
 - 17. Concrete and steel framing, cone
 - 18. Concrete and steel framing, pyramid
 - 19. Concrete and steel framing, prism
 - 20. Concrete and steel framing, cube

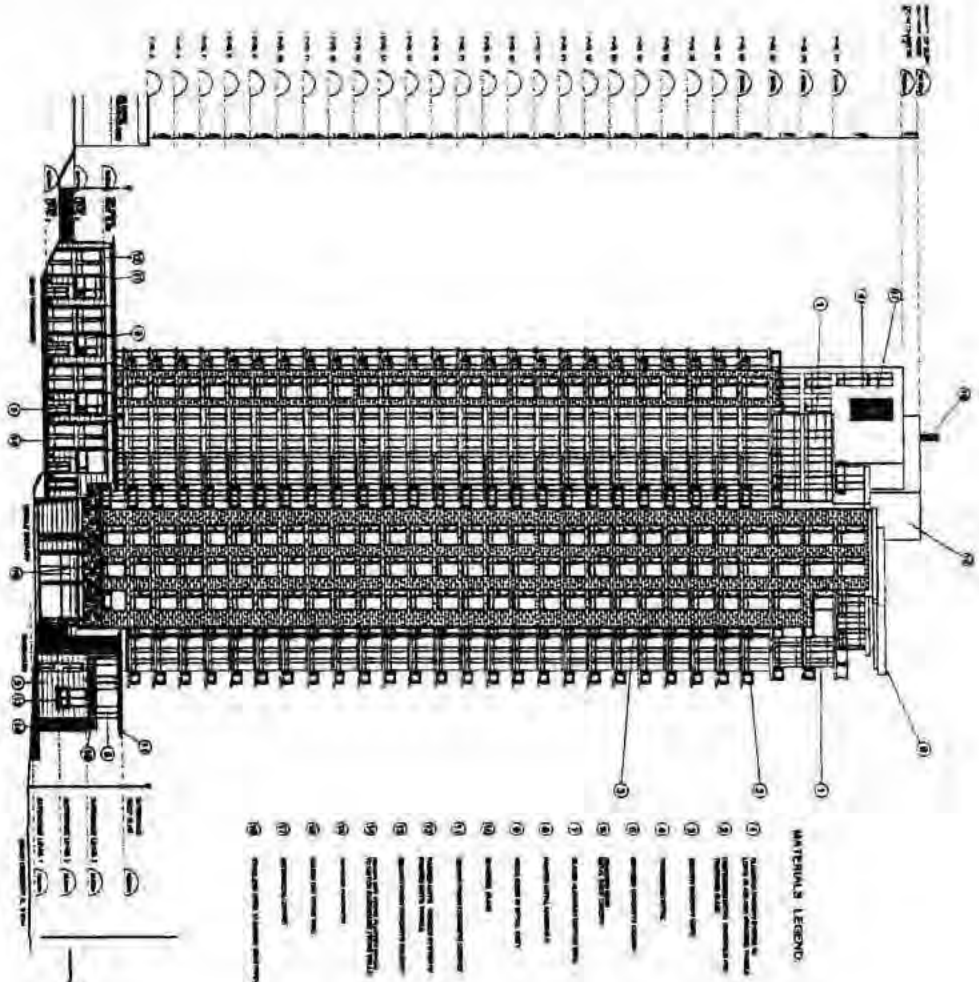


TOWER 1M - AREA 1A
 BEACH NEIGHBOURHOOD FALSE CREEK NORTH - VANCOUVER, B.C.
 FOR: PACIFIC PLACE DEVELOPMENT CORPORATION

City of Vancouver - FOI 2023-3781 Page 5

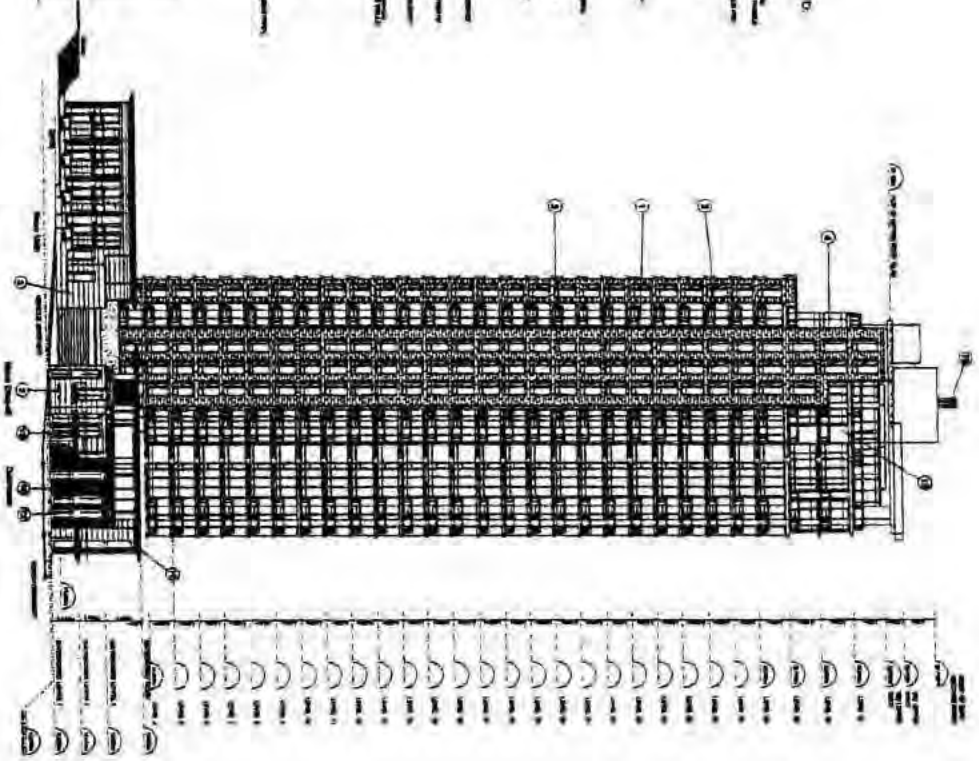


3 NORTH ELEVATION
Scale 1/8"



- MATERIALS LEGEND:**
- 1 Concrete (Exterior)
 - 2 Concrete (Interior)
 - 3 Glass (Exterior)
 - 4 Glass (Interior)
 - 5 Steel (Exterior)
 - 6 Steel (Interior)
 - 7 Brick (Exterior)
 - 8 Brick (Interior)
 - 9 Stone (Exterior)
 - 10 Stone (Interior)
 - 11 Wood (Exterior)
 - 12 Wood (Interior)
 - 13 Paint (Exterior)
 - 14 Paint (Interior)

4 SOUTH ELEVATION
Scale 1/8"



TOWER 1M - AREA 1A

BEACH NEIGHBOURHOOD FALSE CREEK NORTH VANCOUVER, B.C.

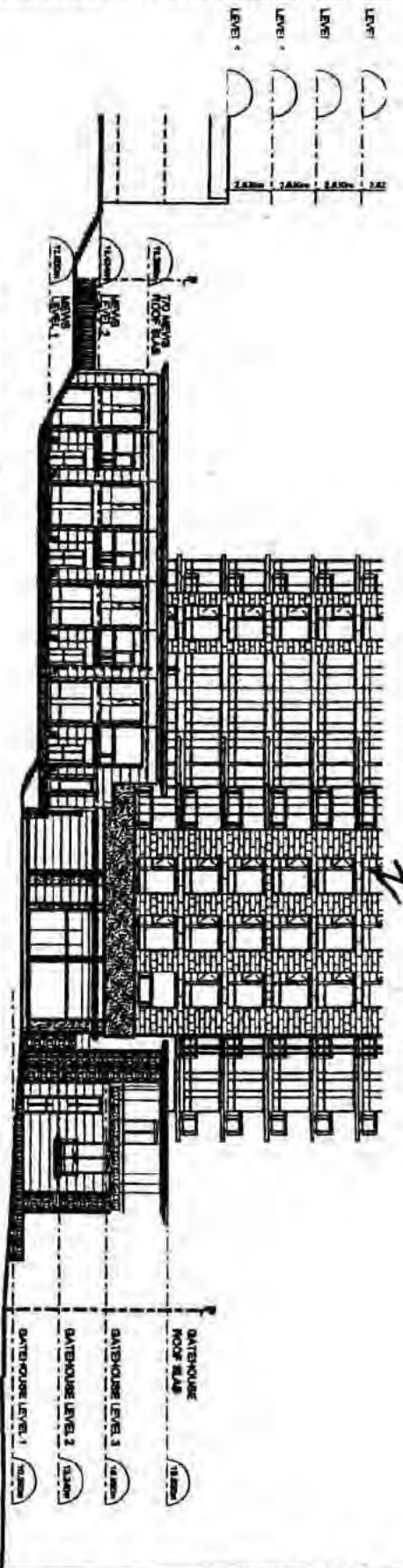
FOR: PACIFIC PLACE DEVELOPMENT CORPORATION

City of Vancouver FOI 2023-326 Page 4

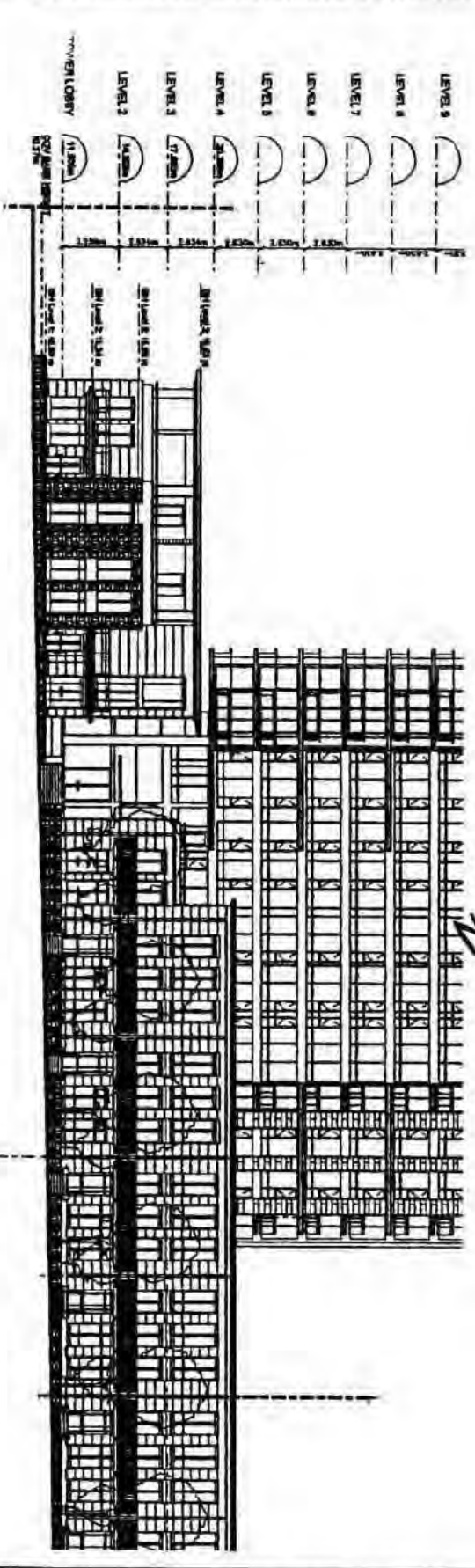
NOTE: NOT FOR CONSTRUCTION
THIS DRAWING IS TO BE USED FOR INFORMATION ONLY
AND IS NOT TO BE USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2023.08.15
2	ISSUED FOR CONSTRUCTION	2023.09.01





MEWS ELEVATION
SCALE 1:100



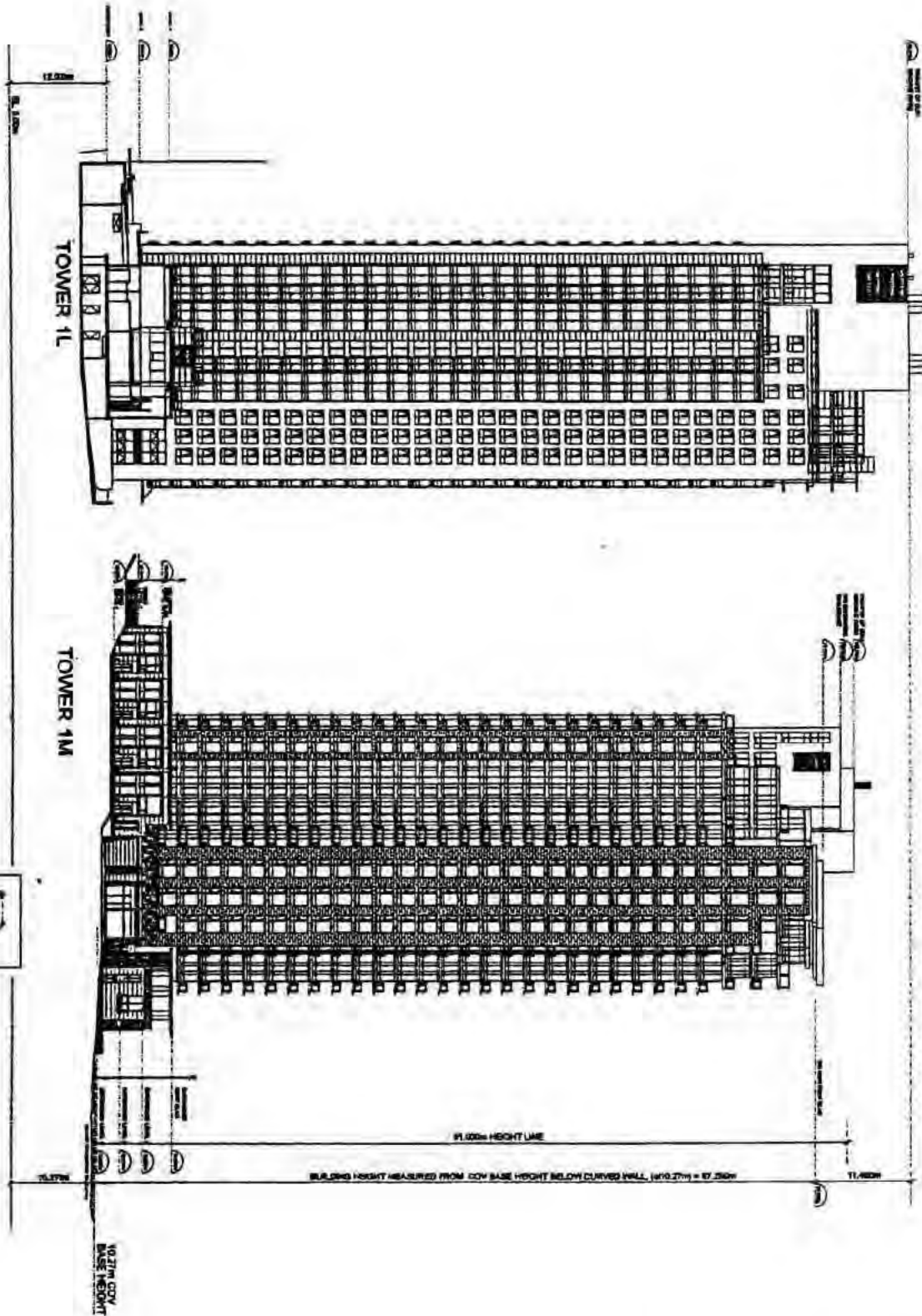
CRESCENT ELEVATION
SCALE 1:100

TOWER 1M - AREA 1A

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

City of Vancouver FOI 2023-326 Page 4

○ ELEVATION COMPARISON (NORMAL LOOKING EAST ALONG BEING TO TOWER 1L)
 SCALE 1:200



TOWER 1M - AREA 1A

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

NOTE: THIS DRAWING IS FOR
 CONSTRUCTION
 AND IS NOT TO BE
 USED FOR ANY OTHER
 PURPOSES WITHOUT THE
 WRITTEN PERMISSION OF
 THE ARCHITECT

City of Vancouver - FOI 2023-026

NO.	DATE	DESCRIPTION
1	2023-01-10	ISSUED FOR PERMIT
2	2023-01-10	ISSUED FOR PERMIT
3	2023-01-10	ISSUED FOR PERMIT
4	2023-01-10	ISSUED FOR PERMIT
5	2023-01-10	ISSUED FOR PERMIT
6	2023-01-10	ISSUED FOR PERMIT
7	2023-01-10	ISSUED FOR PERMIT
8	2023-01-10	ISSUED FOR PERMIT
9	2023-01-10	ISSUED FOR PERMIT
10	2023-01-10	ISSUED FOR PERMIT

THE HUBERT GROUP
 ARCHITECTS
 1000-1010 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1A1
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.HUBERTGROUP.COM

**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 7th 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

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

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

CONTENTS

	Page
1 Application and Intent	1
1.1 Application	1
1.2 Intent	1
2 Urban Design Principles	2
3 Overall Guidelines	3
3.1 Siting	3
3.2 High-rise Towers	3
3.3 Low and Mid-rise Buildings	4
3.4 Views	4
3.5 Architectural Components	5
3.6 Residential Livability and Security	7
3.7 Urban Landscape	7
3.8 Disabled Access	8
3.9 Parking Access, Vehicular Arrival/Drop-off and Loading	8
3.10 Garbage and Recycling	8
3.11 Phasing	8
4 Precinct Guidelines	8
Appendix A: Illustrative Site Plan	17
Crime Prevention Through Environmental Design (CPTED)	18
Submission Requirements	18

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.

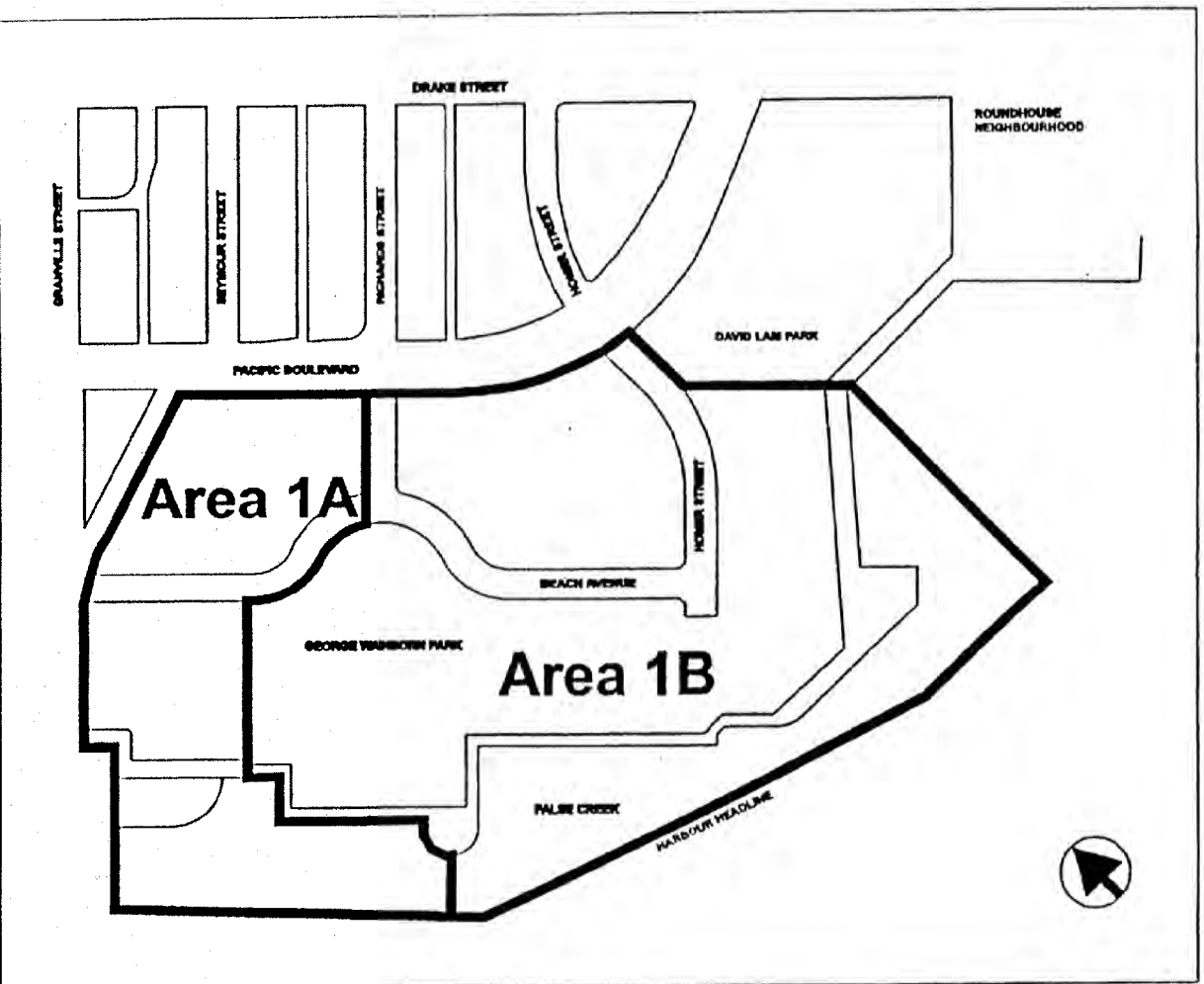
The site consists of 15.4 ha of land and water. It is bounded on the south by False Creek and to the north by Pacific Street. To the west is the Granville Bridge and the Seymour off-ramp. To the east is David Lam Park and the Roundhouse Neighbourhood.

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 m² except for the 38-storey landmark tower where 625 m² is permitted up to 34 storeys and 500 m² above, and except for 10-storey towers where 650 m² 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 5th Ave near Hemlock



Three-Storey Townhouses: Hornby Street



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

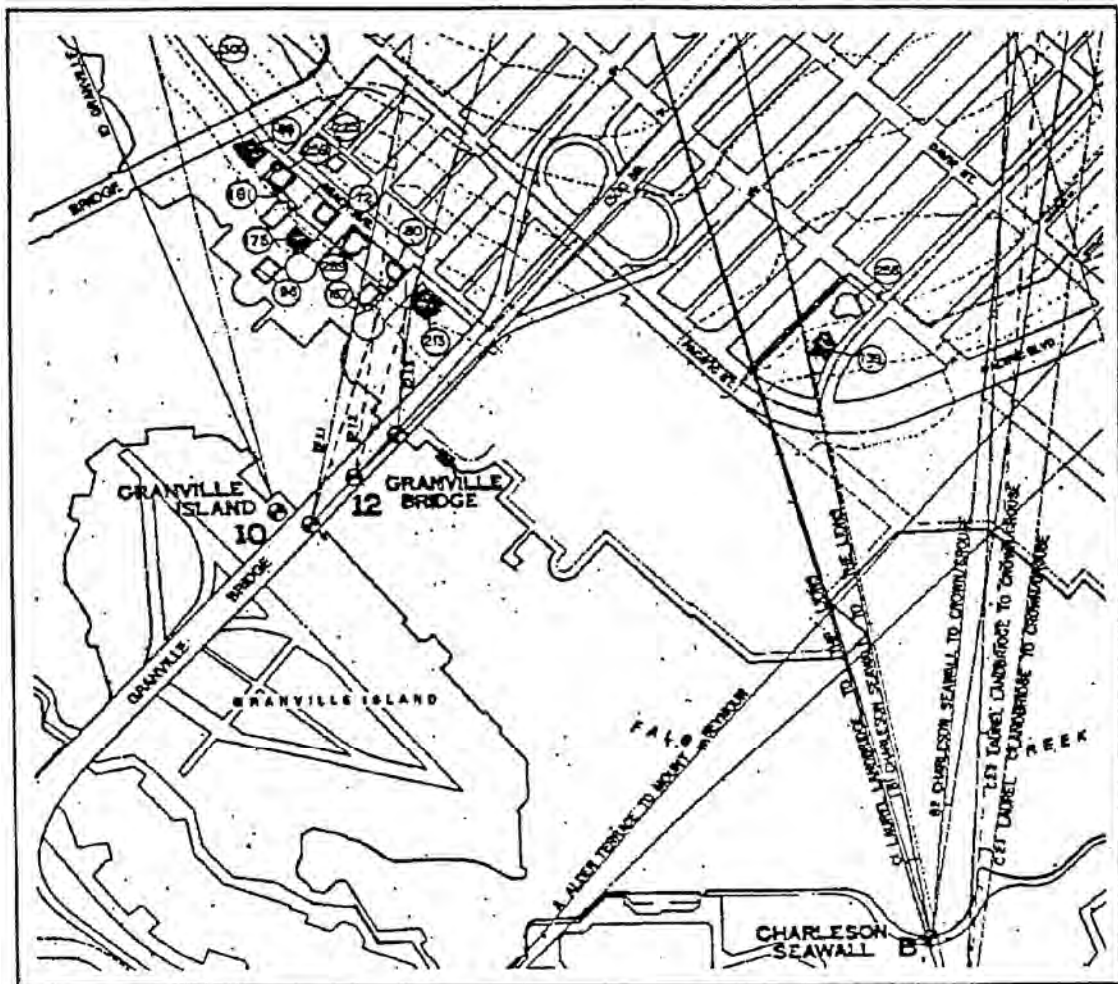
3.3

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*]

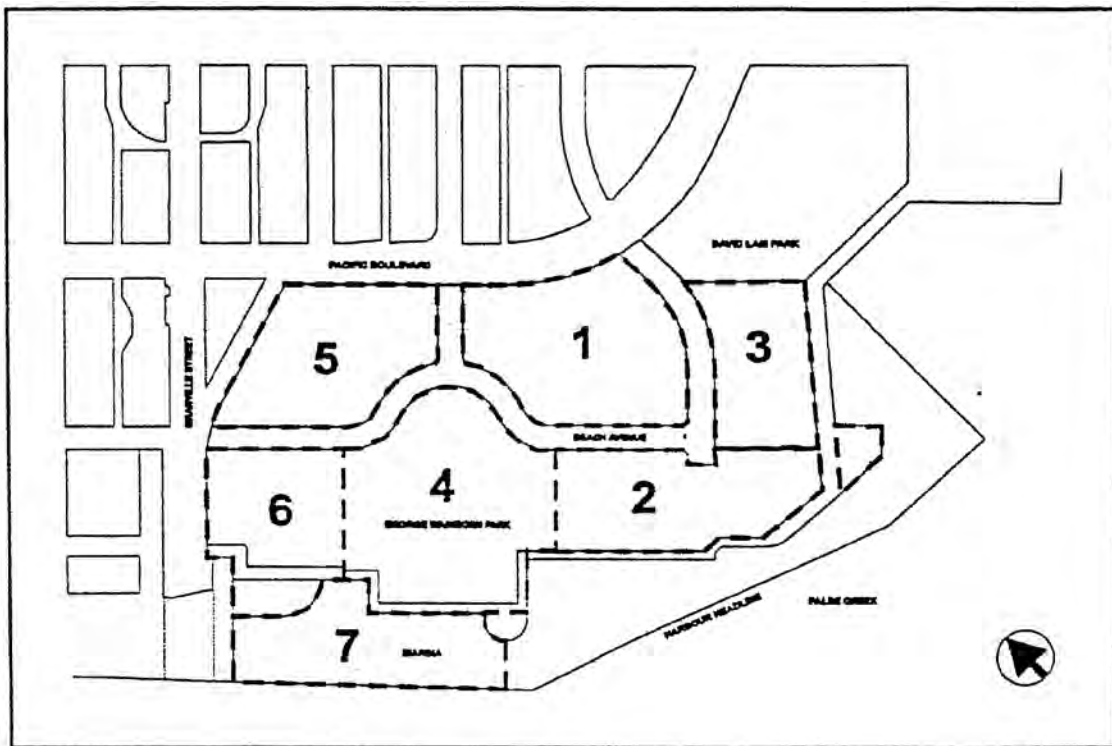
4 **Precinct Guidelines**

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:

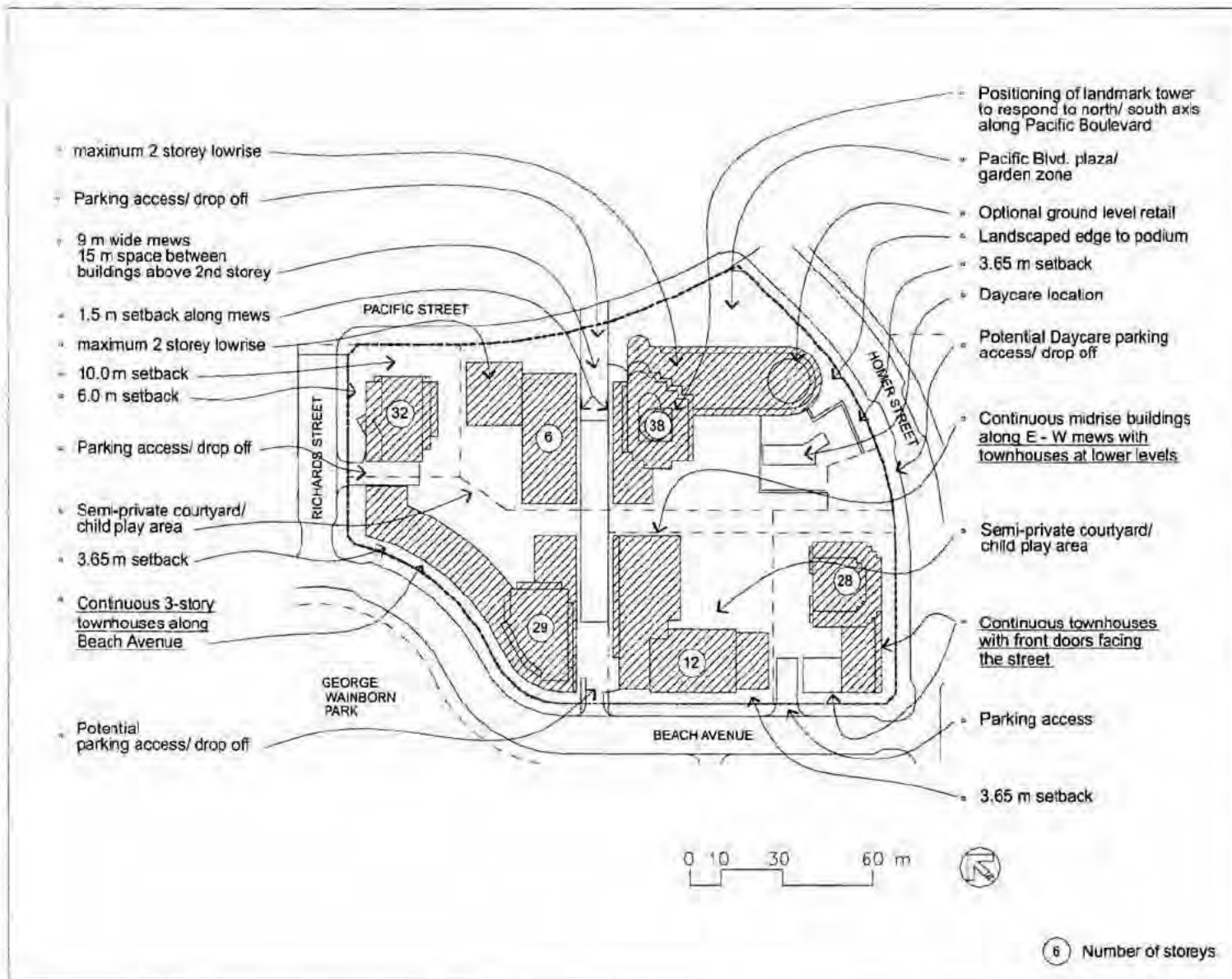
- (a) that the approved density can be fully achieved within the scope and intent of the guidelines; and
- (b) that the access systems for pedestrians and private, service and emergency vehicles function appropriately.

Figure 3: Development Precincts

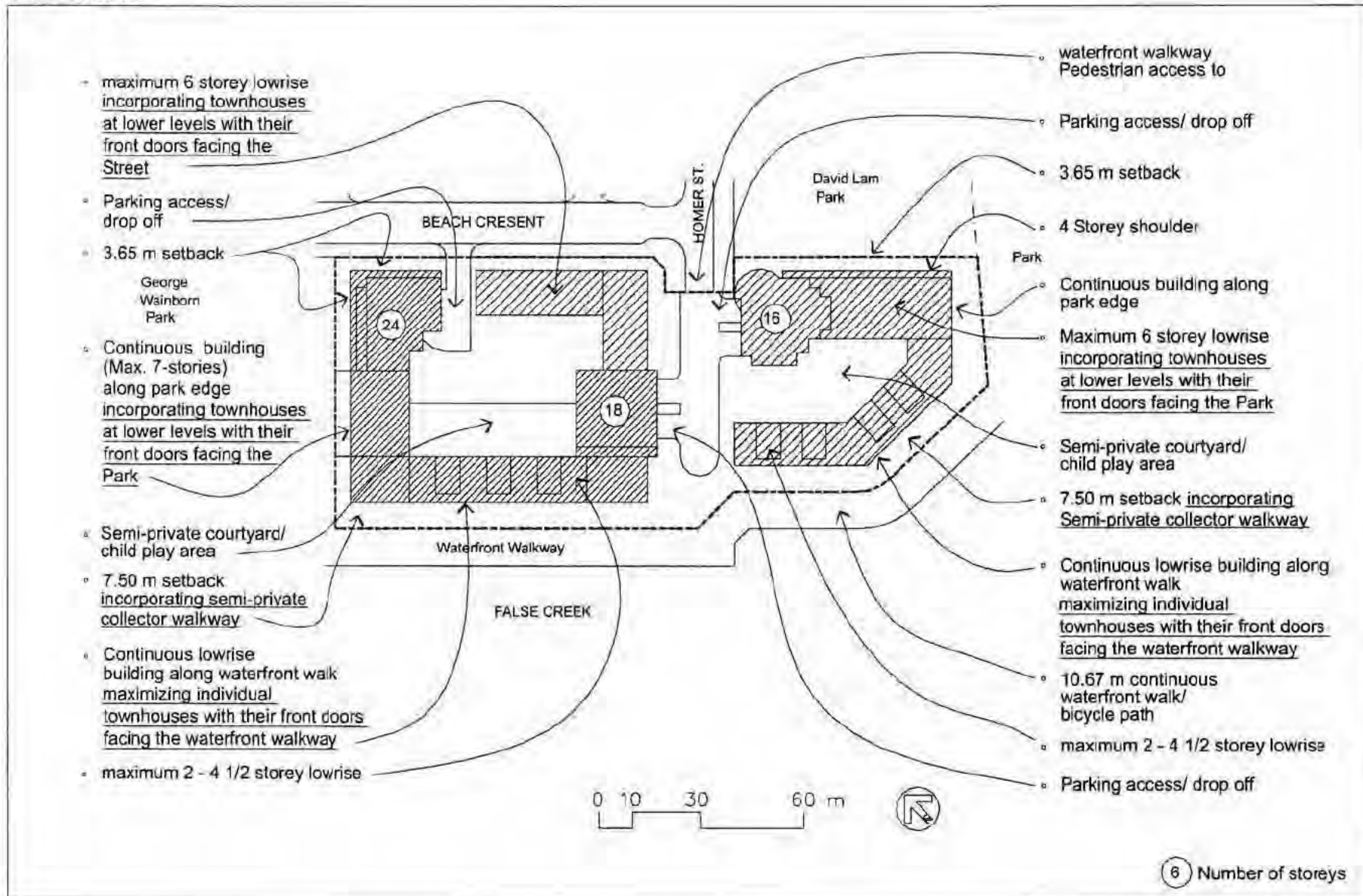


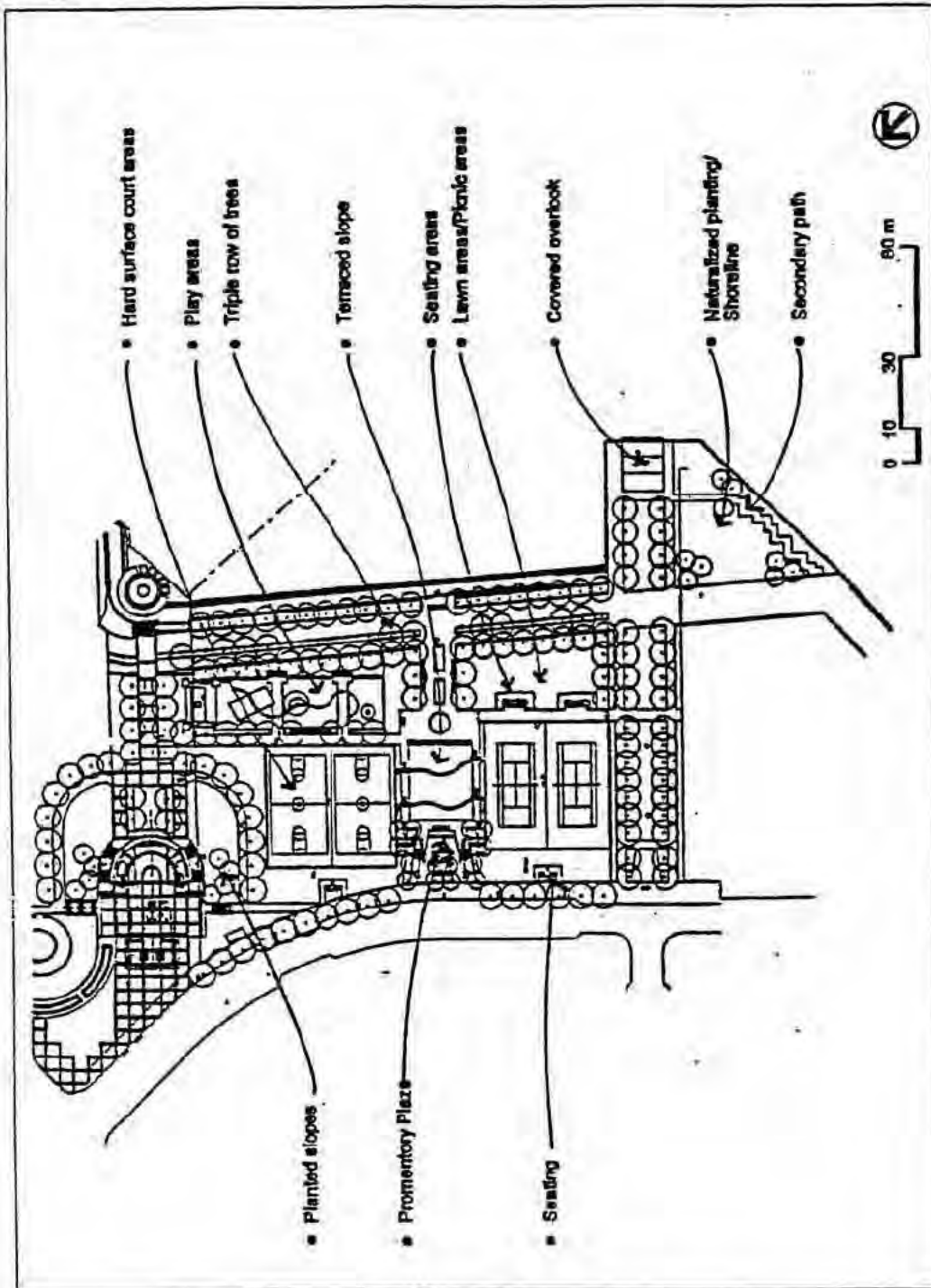
Note: the Precinct area numbers are different from the CD-1 By-law Sub Areas.

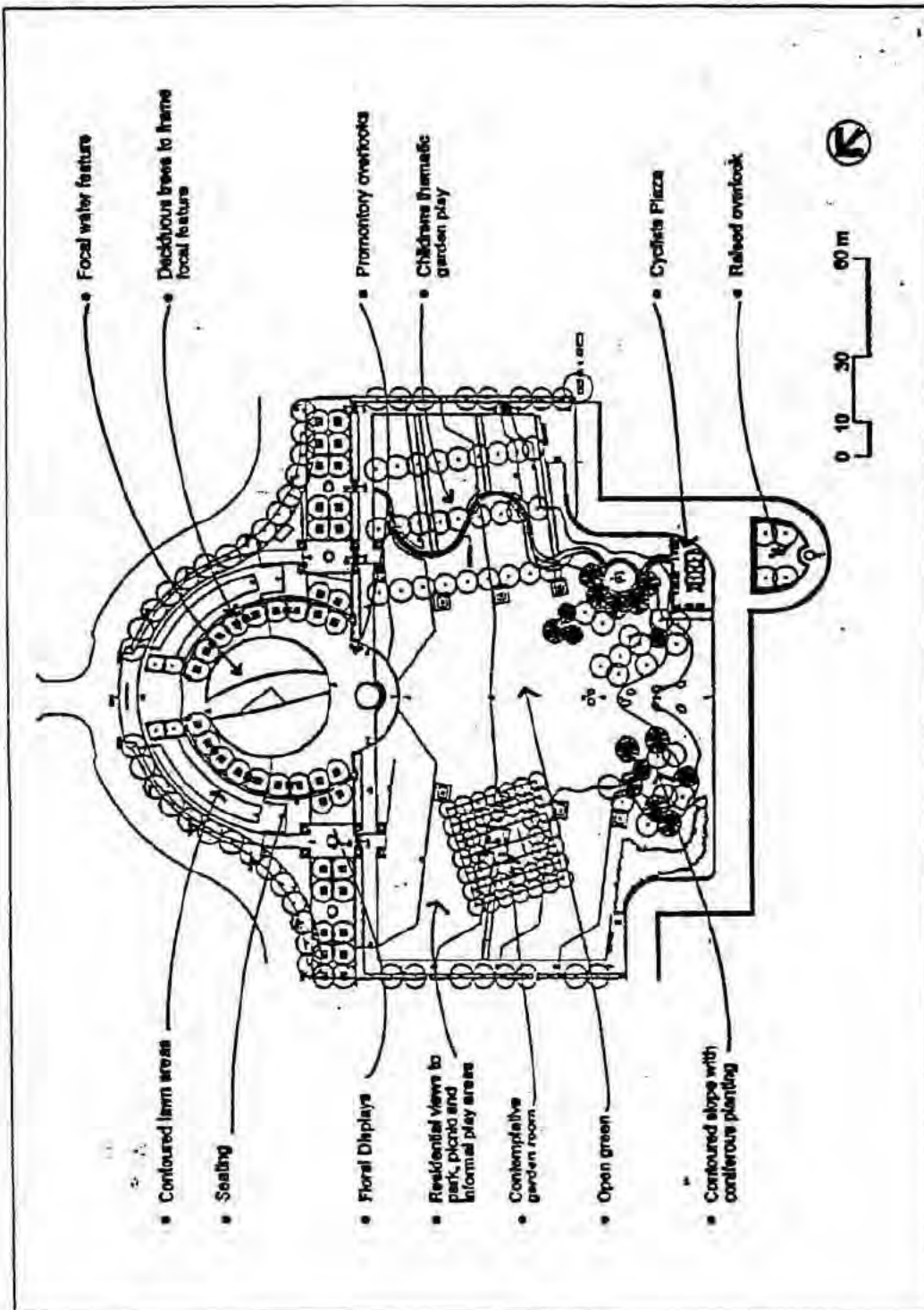
Precinct 1



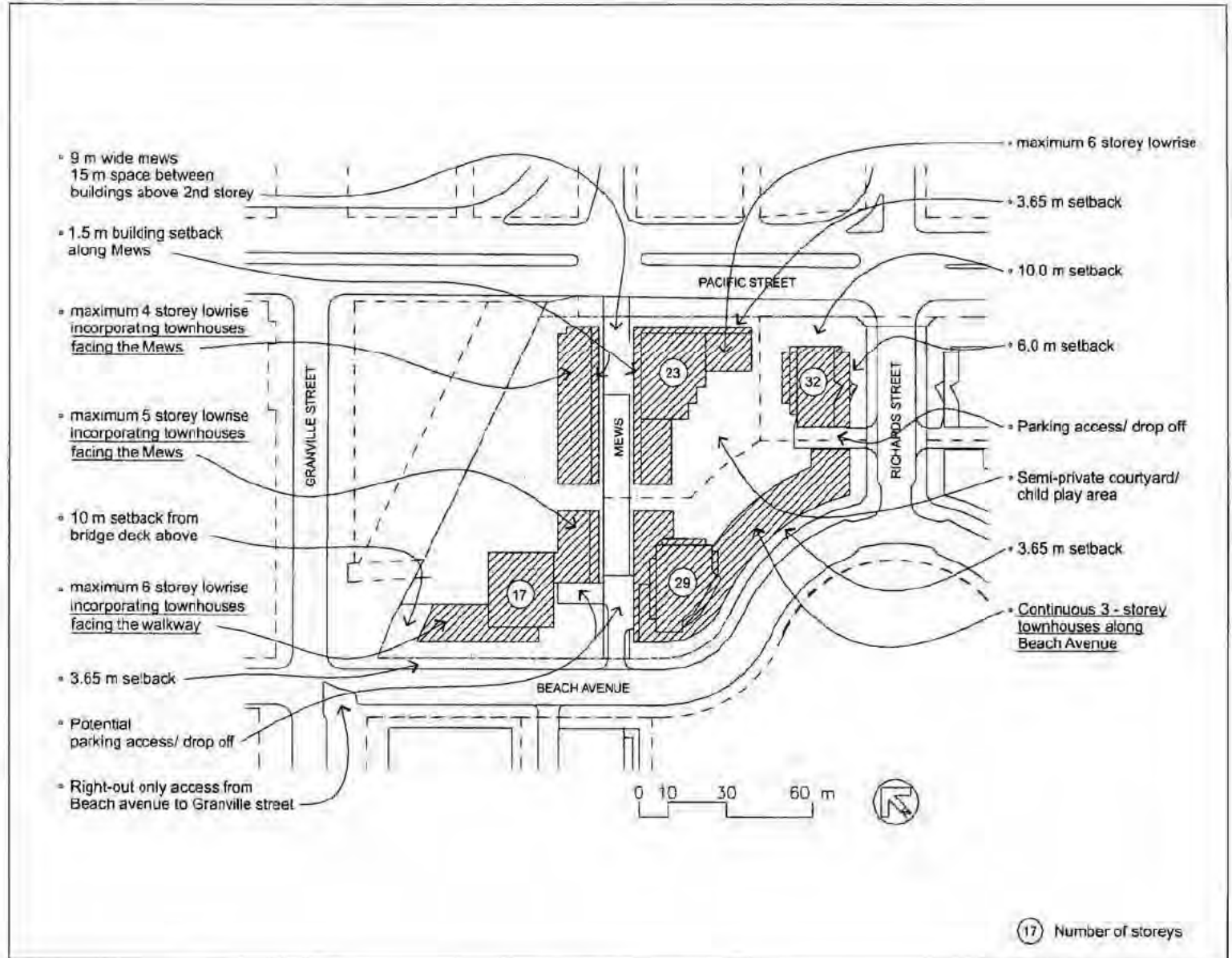
Precinct 2



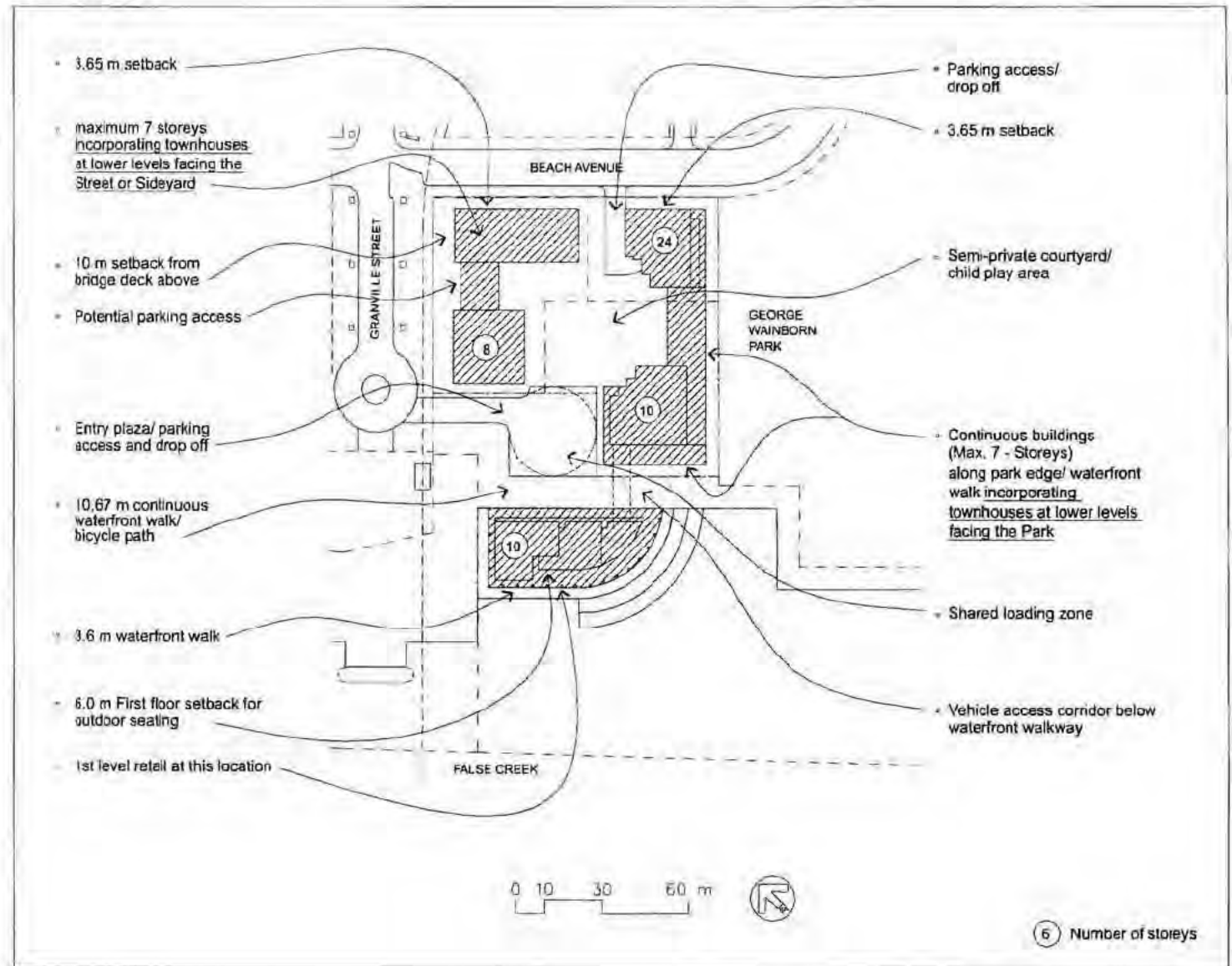


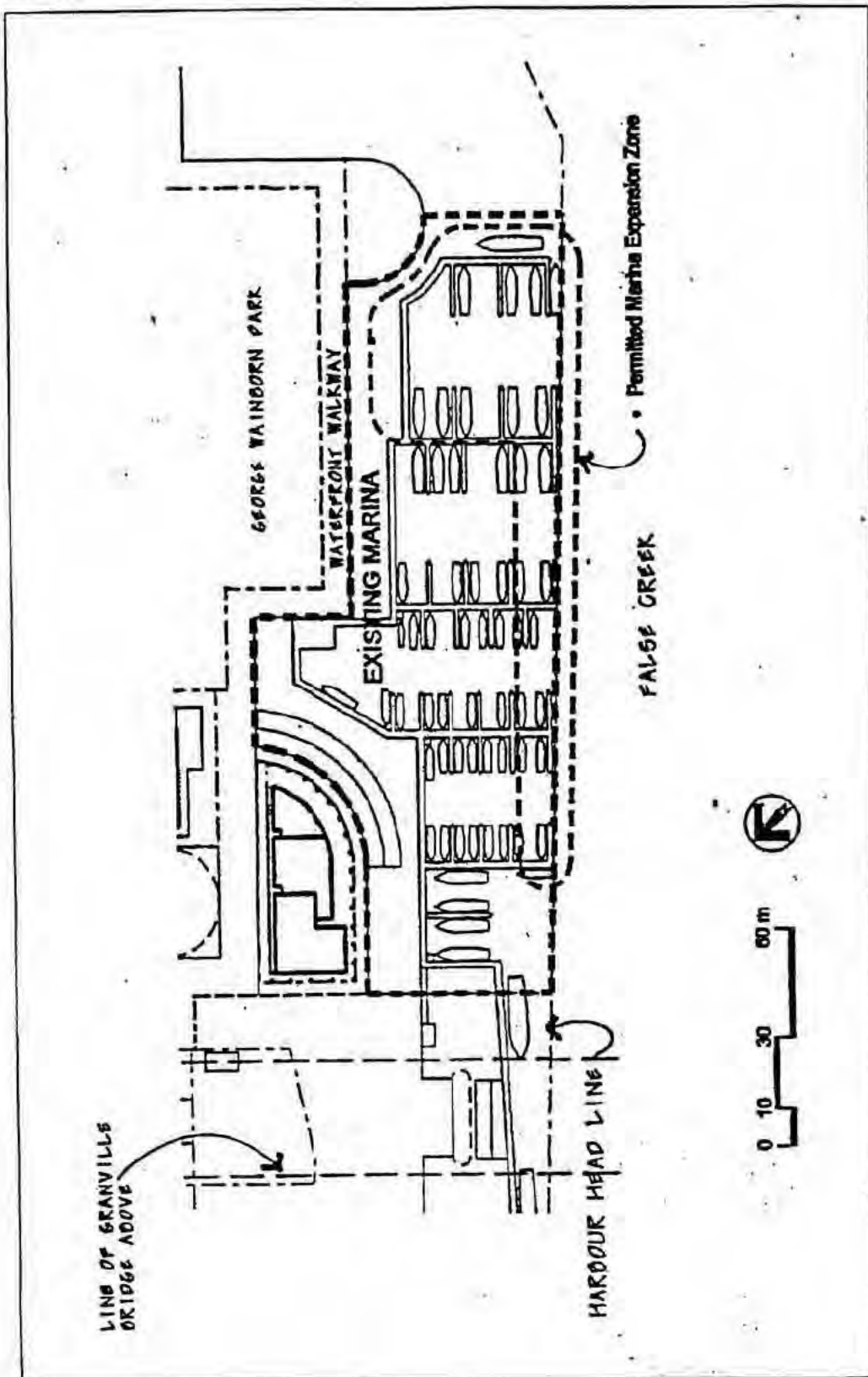


Precinct 5

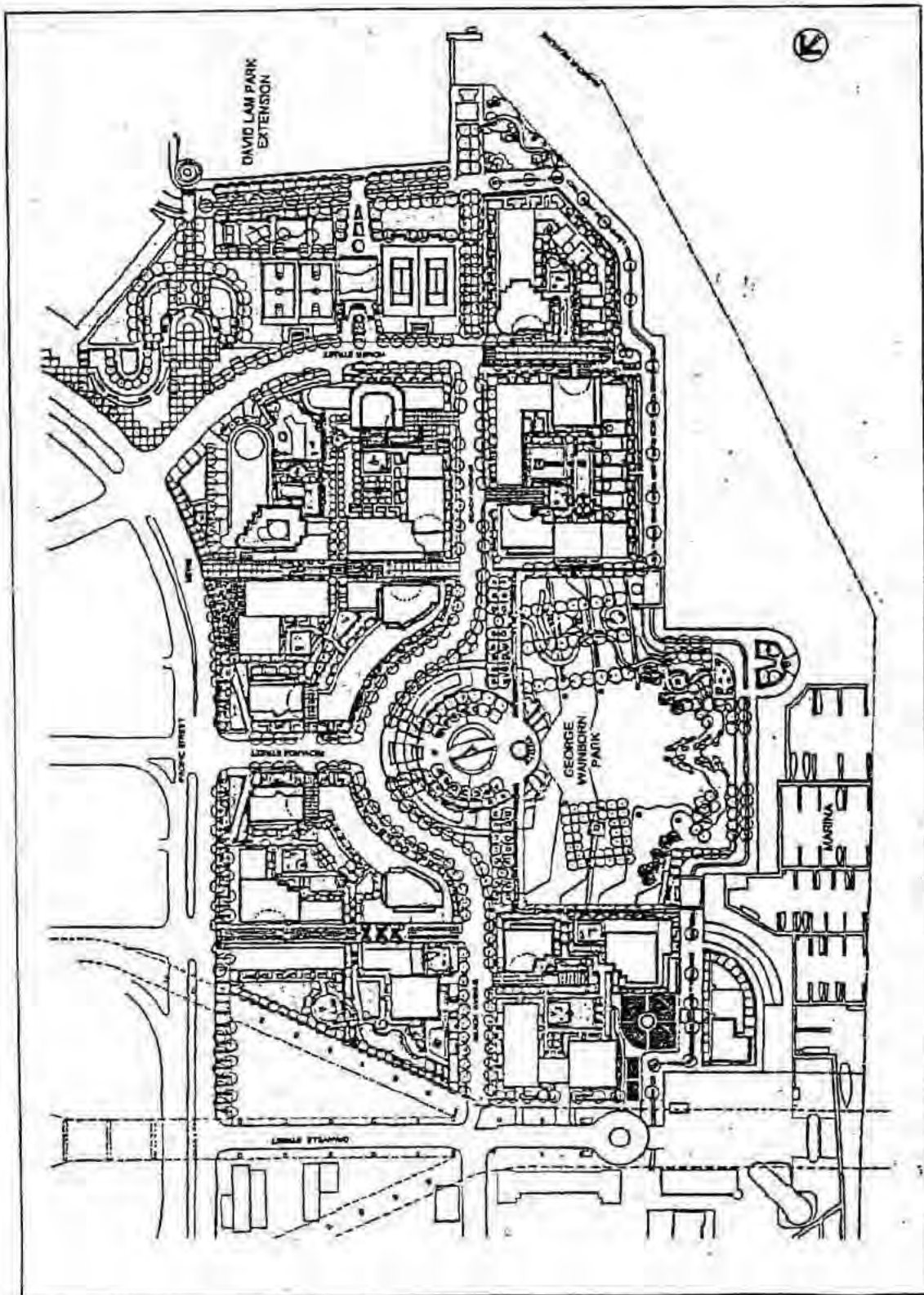


Precinct 6





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:

**900 Cooperage Way,
Vancouver, BC**

effective date of valuation:

October 17, 2020

prepared for:

City of Vancouver

November 3, 2020

Our Reference Number: 15315-0820A

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

Attention: Mr. Bill Aubé, Property Development Officer

**Re: "Hypothetical" Appraisal of a Development Property
Located at 900 Cooperage Way, Vancouver, BC**

s.17(1)



s.17(1)



s.17(1)



photographs of the subject property



Westerly View of Cooperage Way, Subject on Right



Easterly View of Cooperage Way, Subject on Left



Northeast View of Subject Site



Northerly view of Subject Site

table of contents

Letter of Transmittal

Photographs of the Subject Property

1.0	s.17(1)	1
2.0	OVERVIEW AND TERMS OF REFERENCE	2
3.0	DEFINITION OF TERMS	5
4.0	IDENTIFICATION OF THE SUBJECT PROPERTY	6
5.0	MARKET AREA DESCRIPTION	7
6.0	SITE DESCRIPTION	9
7.0	ZONING AND PLANNING	11
8.0	HIGHEST AND BEST USE	13
9.0	APPRAISAL METHODOLOGY	17
10.0	SITE VALUATION	18
11.0	CERTIFICATION	27
12.0	ASSUMPTIONS AND LIMITING CONDITIONS	29

addenda

Appendix "A"	Copy of the Title Information
Appendix "B"	Copy of the CD-1 (Comprehensive Development District) Zoning Bylaw
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

900 Cooperage Way, Vancouver, BC

LEGAL DESCRIPTION

Lot 296, False Creek, Plan BCP12251

PID: 025-995-171; Title Number: CA7443284

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.

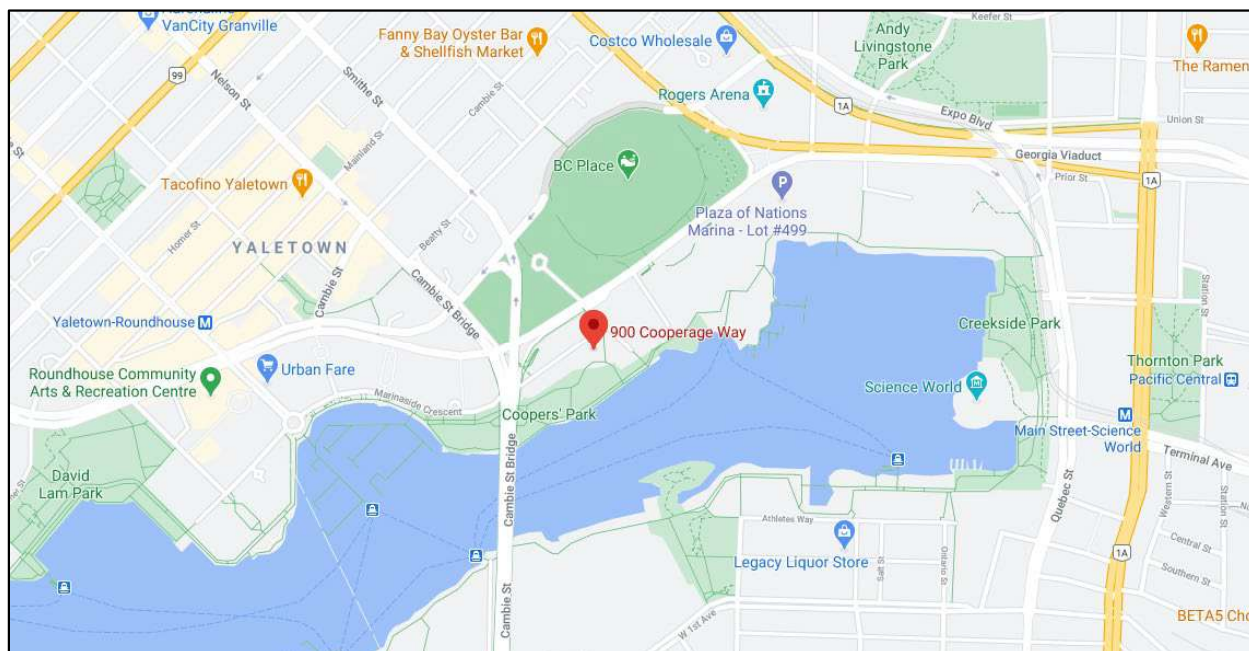
2020 Property Assessment

Land	\$ 114,000
Improvements	\$ <u>8,800</u>
Total	\$ 122,800

2020 Property Taxes: \$767.31

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 north side of Cooperage Way between the Cambie Street Bridge off-ramp and Smithe Street, just south of Pacific Boulevard and north of False Creek. 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 newer low-rise to high-rise multi-family residential buildings and parks. Immediately south of the subject at 1020 Marinaside Crescent is Cooper's Park which comprises a playground, skate park, off-leash dog area, basketball court and a seawall. To the west of the park at 980 Cooperage Way is Cooper's Pointe, an 85-unit, 15-storey multi-family strata building constructed circa 2007 and to the east of the park at 918 Cooperage Way is Mariner, a 133-unit, 24-storey multi-family strata building constructed circa 2008. To the west of the subject is the Cambie Street Bridge off-ramp and to the immediate east of the subject is a mainly vacant lot used for outdoor/boat storage. Further east at 88 Smithe Street is Cooper's Lookout, a 221-unit, 35-storey multi-family strata building constructed circa 2008.

MARKET AREA DESCRIPTION (continued)

Just northeast of the subject at 39 Smithe Street, is the new Parq Vancouver development comprising two luxury hotels, 8 restaurants ±30,000 of open space and a two floor casino. The development opened to the public in September 2017. Further east is BC Place Stadium.



Pacific Boulevard, just north of the subject is a two-way, east/west bound road in the area and provides an important connection extending from Yaletown to the east and the remainder of the downtown core and West End to the west. The subject property is approximately 750 metres east of the Yaletown-Roundhouse SkyTrain Station and approximately one kilometre southwest of the Stadium-Chinatown SkyTrain Station.

The subject is located just south of the Yaletown neighbourhood which was previously an industrial area that has been transformed into trendy restaurants, clubs, stores and condominiums. The subject property has a good location along Cooperage Way, between the Cambie Bridge and Smithe Street, and is within walking distance of the Seawall, English Bay, Yaletown, and Granville Street Entertainment District. Given the park across the street, it is anticipated that upon redevelopment, some units will benefit from water views.

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 an irregular shaped parcel of $\pm 16,422$ square feet, according to information provided by our client. BC Assessment records indicate an area of $\pm 16,468$ square feet; however, we have relied upon the area provided by our client. According to VanMap records, the subject has a frontage of ± 67.215 metres (± 220.5 feet) along the north side of Cooperage Way. The eastern boundary has a depth of ± 27.715 metres (± 90.9 feet) with the east and north side of the subject irregular. An excerpt of the plan from VanMap with the subject outlined in green is illustrated below.



TOPOGRAPHY

The site is generally level and at grade to surrounding streets with no major change in elevation from one point to the next. 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**

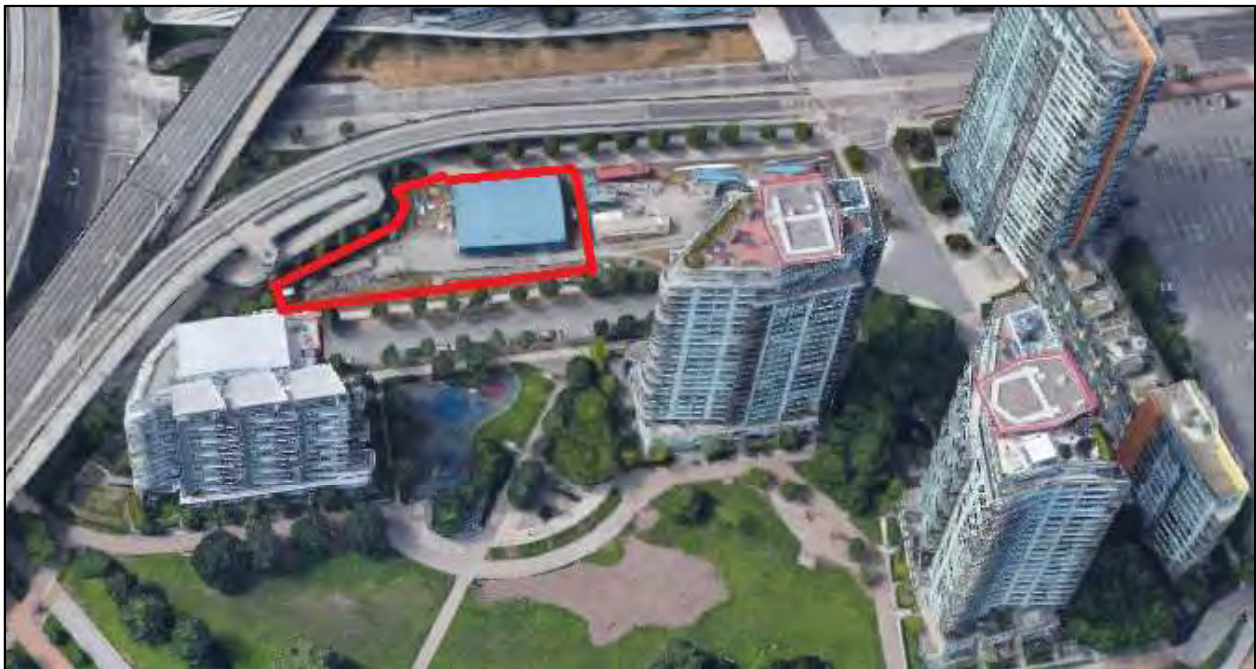
We were not provided with any geotechnical study or soil analysis of the subject site, nor was one commissioned in conjunction with this assignment. No opinion is expressed with regard to actual soil conditions or fill, as this requires the services of a qualified engineer. It is a specific assumption 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

Cooperage Way is a two-lane, two-way, east/west bound asphalt-paved road improved with concrete curbs, sidewalks, treed landscaping and street lighting. Parking is available along the south side of the street.



7.0 ZONING AND PLANNING

s.17(1)



ZONING AND PLANNING (continued)

S.17(1)



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 north side of Cooperage Way between the Cambie Street Bridge off-ramp and Smithe Street, just south of Pacific Boulevard. 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

s.17(1)



SITE VALUATION (continued)

s.17(1)



SITE VALUATION (continued)

S.17(1)



SITE VALUATION (continued)

s.17(1)



SITE VALUATION (continued)

S.17(1)



SITE VALUATION (continued)

s.17(1)



SITE VALUATION (continued)

s.17(1)



SITE VALUATION (continued)

s.17(1)



SITE VALUATION (continued)

s.17(1)



11.0 CERTIFICATION

s.17(1)



CERTIFICATION (continued)

s.17(1)

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)



s.3(5)(a)



s.3(5)(a)



Appendix "B"

Copy of the CD-1 (Comprehensive Development District) Zoning Bylaw



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (422)

900 Pacific Boulevard

By-law No. 8896

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

Effective July 20, 2004

(Amended up to and including By-law No. 9311, dated June 13, 2006)

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 have the meanings given to them in the Zoning and Development By-law except that:

Base Surface means base surface calculated from the official established building grades.

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.

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (422).

3.2 The only uses permitted within CD-1 (422), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling, as follows:
 - (i) except as set out in section 3.2(a) (ii), the number of Dwelling Units must not exceed 613, of which at least 179 Dwelling Units, not including those referred to in section 3.2(a)(ii), must be for family housing, and
 - (ii) subject to the conditions set out in section 4, the number of Dwelling Units allowed under section 3.2(a)(i) may increase by 101, of which at least 63 must be for family housing;
- (b) Cultural and Recreational Uses;
- (c) Parking Uses;
- (d) Institutional Uses, limited to Public Authority Use and Child Day Care Facility;
- (e) Accessory Use customarily ancillary to any of the uses permitted by this section 3.2; and
- (f) interim uses not listed in this section 3, and accessory uses customarily ancillary to them if:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows,
 - (ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,
 - (iii) the Director of Planning or 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) any development permit for an interim use has a time limit of three years.

4 Conditions of use

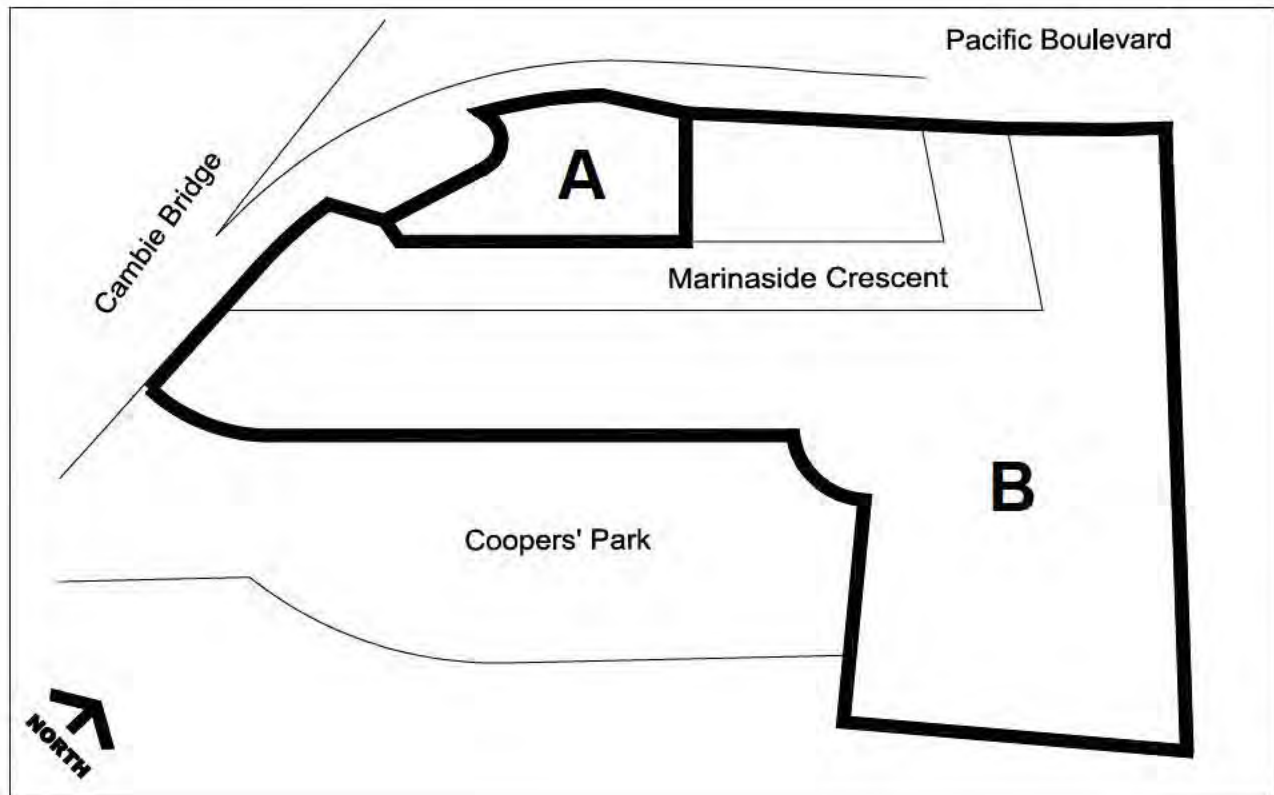
4.1 The design of all family housing units must be in accordance with Council's "High-Density Housing for Families with Children Guidelines".

4.2 With respect to the additional 101 dwelling units allowed under section 3.2(a)(ii):

- (a) they must be situate in sub-area A approximately as shown in "Figure 1 - Sub-Areas" at the end of this section 4.2; and
- (b) government funded programs targeted for core-need households or for such affordable housing programs or initiatives as Council may generally define or specifically approve from time to time must provide such dwelling units.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8896 or provides an explanatory note.

FIGURE 1 - SUB-AREAS



4.3 For dwelling uses, private, semi-private, and public outdoor spaces must be clearly separate and distinguishable from one another to the satisfaction of the Director of Planning or Development Permit Board.

4.4 Every building that is to contain core-need households must include a community room to the satisfaction of the Director of Planning or Development Permit Board in consultation with the Director of the Housing Centre.

4.5 Dwelling units are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.

5 Density

5.1 The floor space ratio for all permitted uses must not exceed 70 558 m².

5.2 Computation of floor space ratio and floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building. [9311; 06 06 13]

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

- (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, except that the total area of all exclusions must not exceed 8% of the residential floor area;
- (b) patios and roof gardens if 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, the taking on or discharging of passengers, bicycle storage, or uses which in the opinion of the Director of Planning are similar to the foregoing, that, for each area, are at or below the base surface;
- (e) undeveloped floor area 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 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (g) amenity areas accessory to residential use except that the total area excluded must not exceed 3 530 m²; and
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

5.4 Computation of floor space ratio and floor area, at the discretion of the Director of Planning or Development Permit Board, may exclude: [9311; 06 06 13]

- (a) enclosed residential balconies if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the total permitted residential floor area, and
 - (ii) the total enclosed area of excluded balcony floor area must not exceed 50%;
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth to improve building character; and
- (c) unenclosed outdoor areas at grade level underneath tower building overhangs if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, except that the total area of all overhang exclusions must not exceed 1% of the total permitted residential floor area.

5.5 The use of floor space excluded, under this By-law, from the computation of floor space ratio and floor area must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13]

6 Building height

6.1 The building height, measured above base surface and to the top of the roof slab above the uppermost habitable floor, must not exceed 91 m, subject to applicable policies and guidelines and to Council's approval of the form of development, except that the Development Permit Board may permit an increase in the number of storeys for any building within the total building height established for these buildings in the illustrative form of development approved at the public hearing of May 20, 2004, despite the provisions of the applicable development plan. [9311; 06 06 13]

6.2 Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law. [9311; 06 06 13]

7 Parking and loading, and bicycle storage

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

- (a) for dwelling units not designated for core-need subsidized seniors housing or affordable housing, the following parking requirements apply:
 - (i) a minimum of 0.9 parking space for each dwelling unit and 1 additional parking space for each 200 m² of gross floor area, except that there need not be more than 2.0 parking spaces for each dwelling unit, and

- (ii) a maximum of 1.1 parking spaces for each dwelling unit and 1 additional parking space for each 200 m² of gross floor area, except that there must not be more than 2.2 parking spaces for each dwelling unit;
- (b) for dwelling units designated for core-need subsidized seniors housing or affordable housing, the following parking requirements apply:
 - (i) for family housing, a minimum of 1.0 parking space for each dwelling unit and a maximum of 1.2 parking spaces for each dwelling unit, and
 - (ii) for non-family housing, a minimum of .33 parking space for each dwelling unit and a maximum of 0.5 parking space for each dwelling unit; and
- (c) the Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of co-operative vehicles and associated parking spaces for required parking spaces at a 1:3 ratio, up to 1 co-operative vehicle for each 60 dwelling units, rounded to the nearest whole number.

8 **Acoustics**

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

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

9 **Severability**

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

10 *[Section 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

900 Pacific Boulevard

BY-LAW NO. 8896

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

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

Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-552 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Definitions

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

Base Surface means base surface calculated from the official established building grades.

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.

Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (422).

3.2 The only uses permitted within CD-1 (422), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Dwelling Uses, limited to Multiple Dwelling, as follows:

(i) except as set out in section 3.2(a) (ii), the number of Dwelling Units must not exceed 613, of which at least 179 Dwelling Units, not including those referred to in section 3.2(a)(ii), must be for family housing, and

- (ii) subject to the conditions set out in section 4, the number of Dwelling Units allowed under section 3.2(a)(i) may increase by 101, of which at least 63 must be for family housing;
- (b) Cultural and Recreational Uses;
- (c) Parking Uses;
- (d) Institutional Uses, limited to Public Authority Use and Child Day Care Facility;
- (e) Accessory Use customarily ancillary to any of the uses permitted by this section 3.2; and
- (f) interim uses not listed in this section 3, and accessory uses customarily ancillary to them if:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows,
 - (ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,
 - (iii) the Director of Planning or 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) any development permit for an interim use has a time limit of three years.

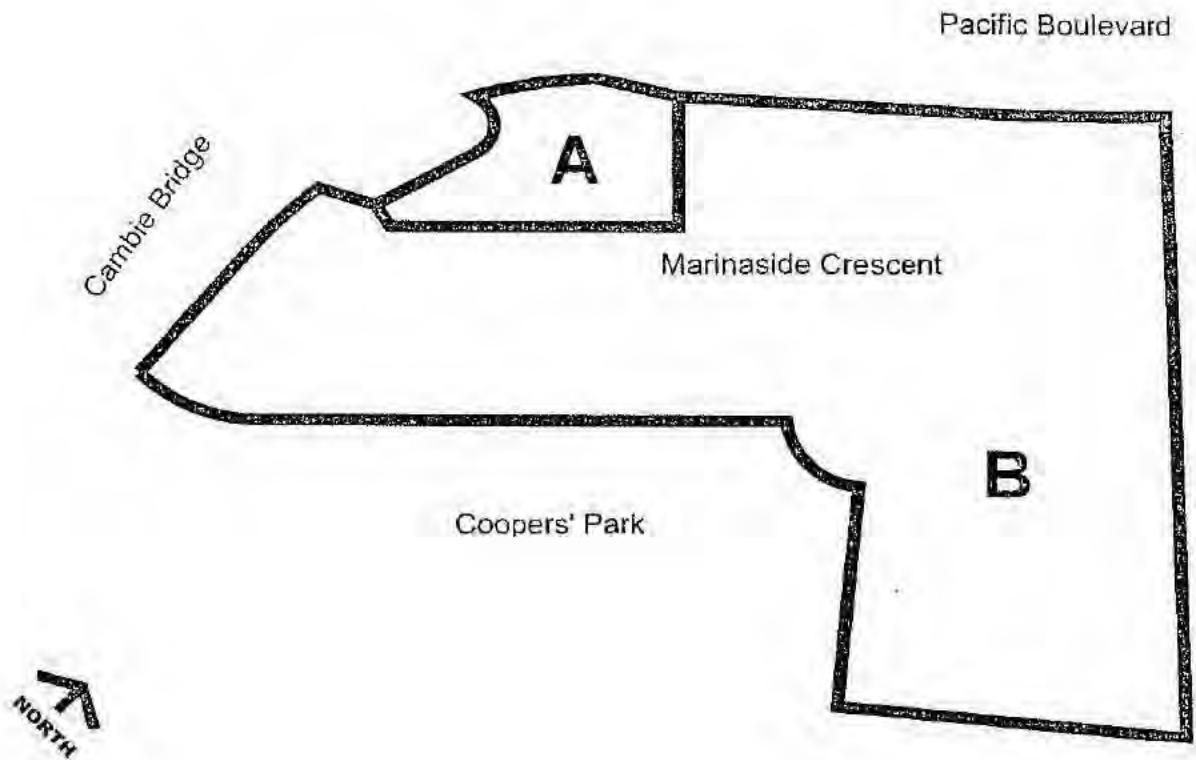
Conditions of use

4.1 The design of all family housing units must be in accordance with Council's "High-Density Housing for Families with Children Guidelines".

4.2 With respect to the additional 101 dwelling units allowed under section 3.2(a)(ii):

- (a) they must be situate in sub-area A approximately as shown in "Figure 1 - Sub-Areas" at the end of this section 4.2; and
- (b) government funded programs targeted for core-need households or for such affordable housing programs or initiatives as Council may generally define or specifically approve from time to time must provide such dwelling units.

FIGURE 1 - SUB-AREAS



4.3 For dwelling uses, private, semi-private, and public outdoor spaces must be clearly separate and distinguishable from one another to the satisfaction of the Director of Planning or Development Permit Board.

4.4 Every building that is to contain core-need households must include a community room to the satisfaction of the Director of Planning or Development Permit Board in consultation with the Director of the Housing Centre.

4.5 Dwelling units are in an "activity zone" as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.

Density

5.1 The floor space ratio for all permitted uses must not exceed 70 558 m².

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

5.3 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area;
- (b) patios and roof gardens if 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, the taking on or discharging of passengers, bicycle storage, or uses which in the opinion of the Director of Planning are similar to the foregoing, that, for each area, are at or below the base surface;
- (e) undeveloped floor area 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 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (g) amenity areas accessory to residential use except that the total area excluded must not exceed 3 530 m²; and
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

- 5.4 Computation of floor space ratio, at the discretion of the Director of Planning or Development Permit Board, may exclude:
- (a) enclosed residential balconies if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the total permitted residential floor area, and
 - (ii) the total enclosed area of excluded balcony floor area must not exceed 50%;
 - (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth to improve building character; and
 - (c) unenclosed outdoor areas at grade level underneath tower building overhangs if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, except that the total area of all overhang exclusions must not exceed 1% of the total permitted residential floor area.

Building height

6. The building height, measured above base surface and to the top of the roof slab above the uppermost habitable floor, must not exceed 91 m, subject to applicable policies and guidelines and to Council's approval of the form of development, except that the Development Permit Board may permit an increase in the number of storeys for any building within the total building height established for these buildings in the illustrative form of development approved at the public hearing of May 20, 2004, despite the provisions of the applicable development plan.

Parking and loading, and bicycle storage

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

- (a) for dwelling units not designated for core-need subsidized seniors housing or affordable housing, the following parking requirements apply:
 - (i) a minimum of 0.9 parking space for each dwelling unit and 1 additional parking space for each 200 m² of gross floor area, except that there need not be more than 2.0 parking spaces for each dwelling unit, and

- (ii) a maximum of 1.1 parking spaces for each dwelling unit and 1 additional parking space for each 200 m² of gross floor area, except that there must not be more than 2.2 parking spaces for each dwelling unit;
- (b) for dwelling units designated for core-need subsidized seniors housing or affordable housing, the following parking requirements apply:
 - (i) for family housing, a minimum of 1.0 parking space for each dwelling unit and a maximum of 1.2 parking spaces for each dwelling unit, and
 - (ii) for non-family housing, a minimum of .33 parking space for each dwelling unit and a maximum of 0.5 parking space for each dwelling unit; and
- (c) the Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of co-operative vehicles and associated parking spaces for required parking spaces at a 1:3 ratio, up to 1 co-operative vehicle for each 60 dwelling units, rounded to the nearest whole number.

Acoustics

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

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

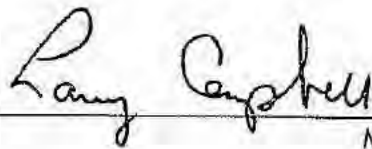
Severability

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


Force and effect

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

ENACTED by Council this 20th day of July, 2004



Mayor



City Clerk

BY-LAWS

MOVED by Councillor Sullivan
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, 3 to 9, and 12 and 13, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to enact a Housing Agreement for 6450 Clarendon Street) (By-law No. 8894)

2. Water Shortage Response By-law

Council enactment of the By-law was referred to the Council meeting immediately following the Standing Committee on City Services and Budgets meeting on July 22, 2004.

3. A By-law to enact a Housing Agreement for 1203 Seymour Street (By-law No. 8895)

4. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (900 Pacific Boulevard) (By-law No. 8896)
(Councillors Green, Stevenson and Woodsworth excused from voting)

5. A By-law to amend False Creek North Official Development Plan By-law No. 6650 (900 Pacific Boulevard) (By-law No. 8897)
(Councillors Green, Stevenson and Woodsworth excused from voting on By-law 5)

6. A By-law to amend Sign By-law No. 6510 (By-law No. 8898)

7. A By-law to amend Street Name By-law No. 4054 re Waterfront Road (By-law No. 8899)

8. A By-law to amend the general provisions of Local Improvement Procedure By-law No. 3614 (contributions to street projects and miscellaneous amendments) (By-law No. 8900)

9. A By-law to amend By-law No. 3893 which amended Zoning and Development By-Law No. 3575 by rezoning an area to CD-1 (2001 Cassiar Street) (By-law No. 8901)
(Councillors Green and Stevenson, and the Mayor, excused from voting on By-law 9)

12. Mayor and Council Members' Expenses By-law (By-law No. 8904)



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MAY 20, 2004

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 20, 2004, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development Bylaw, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

PRESENT:

Mayor Larry Campbell
 Councillor Fred Bass
 Councillor David Cadman
 Councillor Peter Ladner
 Councillor Raymond Louie
 Councillor Tim Louis
 *Councillor Anne Roberts
 Councillor Sam Sullivan

ABSENT:

Councillor Jim Green (Leave of Absence)
 Councillor Tim Stevenson (Leave of Absence - Civic Business)
 Councillor Ellen Woodsworth (Leave of Absence - Civic Business)

CITY MANAGER'S OFFICE:

Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE:

Diane Clairmont, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

SECONDED by Councillor Ladner

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, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

(Councillor Roberts not present for the vote)

3. REZONING: 900 Pacific Boulevard

An application by James KM Cheng Architects was considered as follows:

Summary: An application to rezone 900 Pacific Boulevard to permit 5 market residential buildings containing 613 dwelling units, a site for a future non-market housing project, an extension of Marinaside Crescent toward the False Creek Waterbody and an expansion of Coopers' Park. Consequential amendments to the False Creek North Official Development Plan are required, in addition to amendments to the Sign and Noise Control By-laws.

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

Also before Council was the following:

- i) a letter from the Vancouver Board of Parks and Recreation, dated May 18, 2004 with the following recommendations:
 - A. THAT the Board requests that Council explore mechanisms to deliver Creekside Park extension (Parcel 9 in False Creek North) as early as possible.
 - B. THAT the Board requests that Council consider, at the time when a rezoning application is received for Parcel 6C, a year by which Creekside Park extension must be delivered.

- ii) a memo dated May 20, 2004 from Phil Mondor, Rezoning Planner, reporting back to Council on the matter of a future park in Area 9 of False Creek North. The memo offered the following new recommendation:

THAT, prior to enactment of the CD-1 By-law, and at no cost to the City, the registered owner shall enter into an agreement, to be completed to the satisfaction of the City Manager and the General Manager of Parks and recreation, on terms and conditions satisfactory to the Director of Legal Services, for the provision of a preliminary conceptual design for the future park on Area 9, including base elevations and preliminary layout, details, anticipated uses and general grading for the park, and the preparation of this design to include public consultation.

Staff Opening Comments

Phil Mondor, Rezoning Planner, provided an overview of the application. Mr. Mondor, along with Tom Timm, Deputy City Engineer, Michael Desrochers, Planner, Vancouver Parks & Recreation, Larry Beasley, Director of Current Planning, and Brent MacGregor, Deputy City Manager, responded to questions relating to building height, previous history, land use, residential character and impact of the development, urban housing, vehicular access along with traffic and parking impacts, sustainability, density, shoreworks, park allocation and planning.

Staff also responded to questions relating to Creekside Park including timing of park development, soil contamination and remediation, cost of off-site removal, division of costs, use of consultants and technology.

Staff recommend approval of the application with the addition of the recommendations noted in the memo of May 20, 2004 and the letter of May 18, 2004.

Applicant Comments

James Cheng, Architect, representing the Applicant, reviewed the project and his letter dated May 20, 2004 (on file), requesting that Council amend the Draft By-law CD-1 (Building Height) as follows:

THAT Section 6 Building Height) be amended to replace "except that the height of the building in sub-area A may increase to 15 storeys in further design development approval by Council" by "except that the Development Permit Board may permit an increase in the number of storeys for any building within the total building height established for these buildings in the illustrative form of development approved at Public Hearing, notwithstanding the provisions of the applicable official development plan."

Summary of Correspondence

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

- 1 letter from Vancouver Park Board;
- 4 e-mails/letters in support;
- 28 e-mails/letters opposed to delay of Creekside Park;
- 3 e-mails expressing concerns.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Janice Lovell
Daisen Gee-Wing, CMPC
Kaare Foy

Speakers' comments included:

- beneficial to the neighbourhood;
- in support, but expressed concerns regarding traffic on Marinaside Crescent.

The following spoke in opposition to the application:

John McMillan
Jack Becker
Chris Pallet
Donald Currie
Jonathan Jednar

Speakers' comments included:

- land is not worth \$40-80 million;
- immediate delivery of shoreworks in front of 6C and 9 is requested;
- building heights are excessive; tower will put Marinaside buildings in shadow and restrict both public and private views;
- traffic along Marinaside Crescent evolving into dangerous situation; traffic calming should go fully along Marinaside;
- City has responsibility to alleviate noise from Cambie Bridge, road resurfacing would be helpful;
- access to waterfront needs to be increased;
- concern expressed that other sites will need soil remediation in future;
- if rezoning approved, developer will have retroactive ability to change understanding of original agreement with condominium purchasers.

The following spoke to the application expressing specific concerns relating to the delay in delivery of the Creekside Park extension:

Commissioner Anita Romaniuk, Chair, Vancouver Park Board
Commissioner Suzanne Anton, Vancouver Park Board
Rick Lam, Chair, Vancouver Chinatown Revitalization Committee
Jack Dunlop
Wendy Dunlop
Patsy McMillan
John Murray
Bev Behrman
Ted McGrath
Allan Adams
Christine Wallsworth
Jacquie Rauh
Tom Routledge
Ed Storm
Bill Stone
Donna-Marie McIntyre
Frank Kelly
David Boyd
Dick Bogue
Nancy Meek
Bohdan Zabolotniuk

Speakers' comments included:

- rezoning will cause delay in park development for approximately 5-6 years or prevent it completely;
- property values will decrease and the only beneficiary will be the developer;
- increased density of population will increase demand for green space;
- there has been no park space developed in the area since 1993;
- reasonable outside date for park to be developed should be stated;
- contaminated soil sitting on ground creates health hazard and is an eyesore;
- concerned this will be holding area for contaminated soil for years to come;
- legally binding agreements should be honoured;
- promoting a park is marketing ploy for developers;
- park would enhance Vancouver's world-class image and 2010 Olympics;
- vehicular racing/accidents are a major concern in the area;
- solution to cost of soil remediation should be financially equitable to residents as well as developer;
- staff should study the possibility of phase development of Area 9;
- do not need temporary events/facilities at this site.

Applicant Closing Comments

Mr. Cheng advised there are no shadows resulting from the project at any time of year and that the extension of Smithe Street as a two-way street going south will improve traffic flow.

Matt Meehan, representing Pacific Place Development Corp., advised that rezoning of 5B and 6C, as indicated in the ODP, will take place as soon as possible, that the corporation is very responsible when selecting short-term uses and events for the site and the applicant is working on subsidized housing with City staff. He also agreed with the recommendations made by the Vancouver Park Board.

Staff Closing Comments

Mr. Beasley reviewed the current status of non-market housing and progress being made to increase number of units. He noted that interim uses on Area 9 go through proper permitting process and that toxic soils are dealt with through Health and Safety Act, WCB, and City by-laws, if applicable.

Council Decision

MOVED by Councillor Sullivan

- A. THAT the application by James KM Cheng Architects, to rezone 900 Pacific Boulevard (District Lot 2850 Group 1 NWD, except Portion on Plan 20421 & 21425, District Lot 4674, Plan 6107 except Portion on Plan 20421 and LMP 13010, and District Lot 5673, Group 1 NWD except Portion on Plans 21425 and LMP 13010) from BCPED to CD-1, to set maximum residential floor area at 70 558 m² (759,500 sq. ft.) and set the maximum number of dwelling units at 714, generally as outlined in Appendix A of the Policy report dated

February 11, 2004 entitled "CD-1 Rezoning of 900 Pacific Boulevard (False Creek North Area 6A)" be approved, subject to the following conditions:

- a) THAT the proposed form of development be approved by Council in principle, generally as prepared by James KM Cheng Architects, in revised plans stamped "Received Planning Department", December 1, 2003, provided that the Director of Planning or the Development Permit Board, as the case may be, may approve alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application(s), including a submission equivalent to a preliminary development application, for the entire neighbourhood, by the Director of Planning or the Development Permit Board, as the case may be, who shall have particular regard to, among other things, the following:

DESIGN DEVELOPMENT - GENERAL

- 1) design development to the whole neighbourhood public realm should be undertaken and submitted concurrently with the first development application;

Note to Applicant: aspects to review include, among other things: the extension of Smithe Street that facilitates a pedestrian and bicycle connection to the waters edge of False Creek, the pedestrian route that is parallel to Pacific Boulevard and winds under the Cambie Bridge off-ramp, and pedestrian circulation around the Park addition;

- 2) design development to the under-bridge and off-ramp area should be undertaken and submitted concurrently with the first development application;

Note to Applicant: aspects to review include, among other things: soft visual landscaping, pedestrian routes that connect the corner of Pacific Boulevard and Nelson Street to the new neighbourhood and to programmed activity areas in Coopers' Park including areas under the Cambie Bridge;

- 3) design development to Coopers' Park that responds to the new neighbourhood concept should be undertaken and submitted concurrently with the first development application;

Note to Applicant: aspects to review include, among other things: park structure, activity functions within the park, location and design of pedestrian routes, lighting, public seating, and interface with the surrounding built form;

- 4) design development to the interface between Coopers' Park and adjacent buildings to provide a public walkway on the development sites which also accommodates landscaping, park benches, and service vehicles for park maintenance and garbage removal;

- 5) design development to increase the setbacks for the market residential towers buildings on Marinaside Crescent to approximately 3.5 m;
- 6) design development to provide two- or three-storey townhouses around the base of all market residential buildings, where feasible, and the townhouses which are independent from towers should be double-fronting where that is feasible;
- 7) design development to the 3-storey townhouses (building F) on Marinaside Crescent to provide grade-level parking and a vehicular access system;

Note to Applicant: aspects to review include ensuring that the fee simple requirements can be met for individual ownership;

- 8) design development to the building characters to respond to the different contextual relationships and to provide individual building identity;
- 9) design development to the building amenity areas to locate and design them in such a manner as to maintain the residential quality, animation and visual interest of the neighbourhood streets and pedestrian routes;
- 10) design development to Tower C and the adjacent lower building form to provide a 9 m (30 ft.) setback from the Plaza of Nations (Area 6B) property line at the southerly end, and a landscape setback to the vehicular ramp and amenity building at the northerly end, and to refine the proposed 6- and 9-storey built form along the extension of Smithe Street;
- 11) design development to the non-market building (building E) to reduce it's width and improve building setbacks;

Note to Applicant: this may reduce the achievable density on this development parcel, and/or floor-to-ceiling heights might be reduced, and/or an additional floor may be considered, within View Protection Guidelines;

- 12) design development to the extension of Smithe Street, south of Marinaside Crescent, to minimise the hard surface area required for vehicle movement including fire access, and to maximise the landscaped setbacks to enhance the overall pedestrian quality and experience;

SUSTAINABILITY

- 13) Staff to work with the applicant to pursue sustainability measures for all market residential buildings, so as to design and construct "green buildings". This needs to be undertaken prior to the first development application;

ACOUSTICS

- 14) design development to provide appropriate acoustic measures for all buildings, in particular those adjacent to the Cambie Bridge and its "under-bridge area" and off-ramp, and the Plaza of Nations, to ensure appropriate liveability conditions and in particular to address potential noise impact; one particular area of concern is

the part of the under-bridge area which, as part of Coopers' Park, is a well used playground popular with youth and parents and thus accommodates many noise-generating park activities, including basketball and skateboarding.

Note to Applicant: aspects to consider include an acoustical investigation of the under-bridge area to inform design development, and may include provision of mechanical ventilation that allows building occupants the option of closing windows to mitigate noise in a location subject to high noise levels.

Further Note: The CD-1 By-law has a provision that 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 dwelling units listed do not exceed the noise levels set out in the By-law.

The CD-1 By-law states a condition of use that dwelling units are in an "activity zone" as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

- i) design of underbridge area to reduce opportunities for mischief and vandalism,
- ii) ensuring that all pathways are clearly defined with defensible design, and
- iii) reducing opportunities for graffiti and skateboarding, except where the latter may be intentionally accommodated.

AGREEMENTS

c) THAT, prior to enactment of the CD-1 By-law, at no cost to the City, the registered owner shall make arrangements for the following:

NO-DEVELOPMENT COVENANT (DENSITY TRANSFER)

- 1) A No-Development Covenant on terms and conditions satisfactory to the Director of Legal Services shall be registered against titles to all remaining lands of North East False Creek (namely Areas 5B, 6C and 6G). The No-Development Covenant shall prohibit any development on these remaining lands until arrangements have been made satisfactory to the City with respect to the value of and/or security for the value of the density to be transferred from Area 5B to Area 6A.

NON-MARKET HOUSING

- 2) One or more agreements satisfactory to the City Manager and the Directors of the Housing Centre and Legal Services by which sufficient parcels shall be conveyed to the City for the 101 non-market housing units 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;

PUBLIC ART

- 3) An agreement, satisfactory to the Directors of Legal Services and Social Planning, shall be completed for the provision of public art in accordance with the City's Public Art Policies and Guidelines;

ENGINEERING

Charge Summary

- 4) Arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of charges shown on title (a charge summary should be provided) and, if necessary, for the modification, release, extension or replacement of such charges, on terms acceptable to the Director of Legal Services;

Subdivision/Road Dedication

- 5) Arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the registration of a compatible subdivision plan, including arrangements for the dedication, transfer or lease to the City of the following:
 - i) all areas under the Cambie Bridge and bridge ramps,
 - ii) Marinaside Crescent extension,
 - iii) Smithe Street extension, from Pacific Boulevard to Marinaside Crescent extension,
 - iv) Coopers' Park addition,
 - v) shoreline walkway, and
 - vi) areas abutting Pacific Boulevard (for pedestrian and bicycle connection improvements);

Confirmations of Compliance in respect of these areas must be provided by the Ministry of Water, Land and Air protection prior to the completion and transfer of these areas to the City.

- 6) Arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the registration of statutory rights-of-way (SROW) for utilities and full public access, including obligations for support and maintenance, as follows:
 - i) a 3.66 m wide strip at the outer perimeter of the existing Coopers' Park (north and east ends), except that this strip may be narrower in the portions where the park will be expanded,

- ii) the portions of lands linking the north-east corner of Coopers' Park to the intersection of Smithe Street and Marinaside Crescent,
- iii) the portions of lands linking the intersection of Smithe Street and Marinaside Crescent to the water's edge at False Creek,
- iv) the portions of lands linking the intersection of Smithe Street and Marinaside Crescent to the Plaza of Nations, and
- (v) the portions of lands south of building D, north of the seawall walkway.

Note: The final widths and design of the SROWs are to be to the satisfaction of the General Manager of Parks and Recreation and the General Manager of Engineering Services.

Note: The following requirements, (7) to (18), shown here as arrangements to be completed prior to enactment of the CD-1 By-law, will also be requirements of subdivision approval and will need to be completed prior to registration of a subdivision plan.

Soils Remediation

- 7) obtain and submit to the City copies of all soil studies and the consequential Remediation Plan, approved by the Ministry of Water, Land and Air Protection. Enter into or cause to be entered into by the Province. 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 site, in accordance with a Remediation Plan approved by the Province and acceptable to the City, providing security satisfactory to the Director of Legal Services, for the completion of remediation and indemnifying the City, the Subdivision 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;

Soils Remediation (Road)

- 8) 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 General Manager of Engineering Services providing for the construction and installation of remedial works, including monitoring systems for, among other things, water discharges and ground water flows, and other remedial works or systems required by the General Manager of Engineering Services all to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services;

Soils Indemnity

- 9) 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 Subdivision Approving Officer and the Park Board from all liability or damages arising out of or related to the presence of

contaminated soils on the site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time as the Ministry of Water, Land and Air Protection issues Confirmations of Compliance, in substantially the form appended to the Certificate of Remedial Process issued by the Province (as then represented by the Ministry of Environment) on September 7, 1990, certifying that the site, including all roads, utility corridors, open spaces and parks contained therein, have been remediated to Provincial Standards as defined in the Confirmations of Compliance;

Soils Vancouver Charter

- 10) shall, as required by the General Manager of Engineering Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter;

Occupancy

- 11) 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 site constructed pursuant to this rezoning, until Confirmations of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection;

Services Agreement

- 12) execute a service agreement, satisfactory to the General Manager of Engineering Services and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing for 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 General Manager of Engineering Services and the Director of Legal Services. Without limiting the discretion of the said City officials, this agreement shall include provisions that:
 - i) 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 General Manager of Engineering Services;
 - ii) the design of all the Services will be completed to the satisfaction of the General Manager of Engineering Services 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;
 - iii) no occupancy of any buildings or improvements constructed pursuant to the rezoning, (except for those building sites to be transferred to the City), shall be permitted until all Services are completed to the satisfaction of the General Manager of Engineering Services; and

- iv) in addition to standard utilities and utility extensions, necessary services will include:
 - a) the extension of Marinaside Crescent,
 - b) the detailed design of Smithe Street from Expo Blvd. to the subject site,
 - c) the construction of Smithe Street from Pacific Blvd. to Marinaside Crescent extension, including all required alterations to road grade and reconstruction of the intersection at Pacific Blvd. and Smithe Street,
 - d) a traffic signal at the intersection of Smithe Street and Pacific Blvd.,
 - e) improvements to the intersection of Marinaside Crescent and Nelson Street,
 - f) pedestrian and cycling connection improvements, including connections between the Cambie Bridge pedestrian/cyclist circular ramp and Coopers' Park;
 - g) design and construction of improvements to the underbridge and under ramp open space areas to the satisfaction of the General Manager of Engineering Services, and
 - h) a detailed traffic/transportation study, all to the satisfaction of the General Manager of Engineering Services.

Note: All sidewalk widths on dedicated streets and SROWs are to be to the satisfaction of the General Manager of Engineering Services.

Shoreline Works Agreement

- 13) execute agreements, satisfactory to the General Manager of Engineering Services and 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 General Manager of Engineering Services (and the General Manager of Parks and Recreation where such improvements encroach on park areas). This agreement will include provisions that:
 - i) 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 General Manager of Engineering Services;
 - ii) the design of the Shoreline Works will be completed to the satisfaction of the General Manager of Engineering Services 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;
 - iii) 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 General Manager of Engineering Services and the Director of Legal Services;
- iv) 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 General Manager of Engineering Services, including a blanket right-of-way over the water lots for access to the Shoreline Works for maintenance and repair purposes;
 - v) the property owner shall amend the temporary walkway letter of agreement dated October 16, 1987, to the satisfaction of the General Manager of Engineering Services 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;
 - vi) the water lots shall be maintained, to the satisfaction of the General Manager of Engineering Services, in such a manner as to preserve the amenity value inherent in the Shoreline Works;
 - vii) 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; and
 - viii) the construction of the Shoreline Works shall be completed in accordance with the following schedules:
 - a) no occupancy of any building shall be permitted until the Shoreline Works is completed to the satisfaction of the General Manager of Engineering Services (and the General manager of Parks and Recreation where relevant); and
 - b) in any event, the Shoreline Works shall be completed to the satisfaction of the General Manager of Engineering Services prior to 10 years from the date of enactment of Area 6A rezoning.

Park Works

- 14) execute agreements satisfactory to the Director of Legal Services and the City Manager to provide at no cost of the City, either by conveyance, dedication or long-term lease from the Province, an additional park area of 1 226 m² (13,197 sq. ft.), this extension of Coopers' Park to be designed, constructed, and completed by the property owner to the satisfaction of the General Manager of Parks and Recreation, in consultation with the Director of Current Planning and the General Manager of Engineering Services, on terms satisfactory to the Director of Legal Services. Confirmations of Compliance in respect of the park area must be provided by the Ministry of Water, Land and Air Protection prior to the completion and transfer of the park to the City.
- 15) execute agreements satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation to design, construct, and complete at no cost to the City the following changes to the existing Coopers' Park:
 - i) a pedestrian and bicycle connection from the east-west walkway and bikeway in the park to the spiral pedestrian-bicycle ramp on Cambie Bridge, and

- ii) physical modifications that are required to properly integrate the park addition into the existing Coopers' Park.

Floodplain Agreement

- 16) register a floodplain covenant, satisfactory to the Director of Legal Services and the Ministry of Water, Land and Air Protection;

Bridge Proximity Agreement

- 17) register a Bridge Proximity Agreement, completed to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services; and

Amend Covenants

- 18) 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.

Note: 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 Works, as well as site remediation, may, in the discretion of the General Manager of Engineering Services, 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 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 bylaw; 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, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application by the Director of Current Planning to amend False Creek North Official Development Plan, By-law No. 6650 generally in accordance with Appendix C of the above noted report be approved.
- C. THAT the application by James JM Cheng Architects to amend the Sign By-law to establish regulations for the CD-1 site in accordance with Schedule E (assigned Schedule B(DD)) be approved.
- D. THAT, subject to approval of the rezoning at Public Hearing, the Noise Control By-law be amended at time of enactment to include this CD-1 in Schedule A.
- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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;
 - (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; and
 - (iv) THAT the rezoning of Areas 5B and 6C shall not be considered until a comprehensive public amenity package has been established to the City's satisfaction for the final overall land use and density in the balance of the North East False Creek area. (Areas 5B and 6C).
- F. THAT prior to enactment of the CD-1 By-law, and at no cost to the City, the registered owner shall enter into an agreement, to be completed to the satisfaction of the City Manager and the General Manager of Parks and Recreation, on terms and conditions satisfactory to the Director of Legal Services, for the provision of a preliminary conceptual design for the future park on Area 9, including base elevations and preliminary layout, details, anticipated uses and general grading for the park, and the preparation of this design to include public consultation.
- G. THAT Section 6 (Building Height) of the CD-1 By-law be amended to replace "except that the height of the building in sub-area A may increase to 15 storeys in further design development approved by Council" by "except that the Development Permit Board may permit an increase in the number of storeys for any building within the total building height established for these buildings in the illustrative form of development approved at Public Hearing, notwithstanding the provisions of the applicable official development plan.

- H. THAT, as requested by the Vancouver Board of Parks and Recreation, Council will explore mechanisms to deliver Creekside Park extension (Parcel 9 in False Creek North) as early as possible.
- I. THAT, as requested by the Vancouver Board of Parks and Recreation, Council will consider, at the time when a rezoning application is received for Parcel 6C, a year by which Creekside Park extension must be delivered.

CARRIED

(Councillors Bass and Louis opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

SECONDED by Councillor Sullivan

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 10:40 p.m.

* * * * *

Miscellaneous text amendments

BY-LAW NO. 9311

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

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

1. Council repeals section 3.5 of By-law No.'s 8536 and 8546, and section 4.9 of By-law No. 8740.

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

"The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion."

3. To Section 3 of By-law No.'s 8536 and 8546, Section 4 of By-law No.'s 8587, 9088, 9170 and 9204, and Section 5 of By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190 and 9195, after "Computation of floor space ratio", wherever it appears, Council adds "and floor area".

4. To section 5.4(c) of By-law No. 9173, section 5.3(c) of By-law No.'s 9190 and 9195, and section 4.3(c) of By-law No. 9204, after "bicycle storage,", wherever it appears, Council adds "heating and mechanical equipment,".

5. Council repeals section 6.2 of By-law No.'s 8943 and 9195.

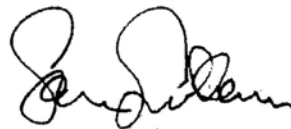
6. Council re-numbers section 7 of By-law No. 8740 as section 7.1, section 6 of By-law No.'s 8896, 9081, 9173, 9184 and 9190 as section 6.1, section 4 of By-law No. 8978 as section 4.1, and section 5 of By-law No.'s 9088, 9170 and 9204 as section 5.1.

7. To By-law No. 7679 as section 7.6, By-law No. 8536 as section 4.3, By-law No.'s 8546, 8592 and 8978 as section 4.2, By-law No. 8587 as section 5.3, By-law No. 8740 as section 7.2, By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190, and 9195 as section 6.2, and By-law No.'s 9088, 9170 and 9204 as section 5.2, Council adds:

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

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

ENACTED by Council this 13th day of June, 2006



Mayor



City Clerk

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

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

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Chow

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Cadman

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 4 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

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

4. Text Amendment: Miscellaneous Text Amendments

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Stevenson

THAT the application by the Director of Current Planning to amend several CD-1 By-laws and the Sign By-law generally as described in Appendix A to Policy Report "Miscellaneous Text Amendments" dated April 4, 2006, be approved.

CARRIED UNANIMOUSLY

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

CITY OF VANCOUVER

5



SPECIAL COUNCIL MEETING MINUTES

MAY 16, 2006

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

PRESENT:

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

ABSENT:

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

CITY CLERK'S OFFICE:

Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

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

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

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

The Director of Current Planning recommended approval.

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)



Aube, Bill

From: Aube, Bill
Sent: Wednesday, March 08, 2023 5:53 PM
To: Acton, Zoe; Drewitt, Desiree; Evans, Jerry
Cc: Misiak, Andrew; Jones-Cox, Hale
Subject: RE: [EXT] Re: Response to your question on Shape Your City Vancouver website

Hello All,

In case questions about the valuations of the 6 Option Prices come up, here is a handy table:

OPTION PRICE VALUATIONS AS OF DECEMBER 2021

<u>ORIGINAL PRICE PSF</u>	<u>CPI 12/1989</u>	<u>CPI 12/2021</u>	<u>FINAL PRICE PSF</u>
\$ 30.00	75.3	140.5	\$ 55.98

<u>ADDRESS</u>	<u>SITE AREA</u>	<u>TOTAL BSF</u>	<u>TOTAL OPTION PRICE</u>
1502 GRANVILLE	32,620	92,172	\$ 5,159,429
431 BEACH	35,261	109,795	\$ 6,145,895
900 COOPERGE	16,422	114,324	\$ 6,399,411
SITES RETAINED			\$ 17,704,735

<u>ADDRESS</u>	<u>SITE AREA</u>	<u>TOTAL BSF</u>	<u>TOTAL OPTION PRICE</u>
450 PACIFIC	21,478	49,451	\$ 2,768,074
1050 EXPO	41,604	69,311	\$ 3,879,759
990 BEATTY	31,010	87,191	\$ 4,880,612
SITES TRANSFERRED			\$ 11,528,445

CPI DATA: <https://www150.statcan.gc.ca/t1/tbl1/en/cv.action?pid=1810000401>

Note that these values are as of when Council approved the Term Sheet in December 2021. When the Term Sheet was being negotiated in Q3/Q4 2021 the values were slightly lower hence the downward rounding to approximately \$11 million for the transferred sites as stated in documents. If the "clock were still ticking" the value of the waived Option Price of the sites to be transferred would now exceed \$12.3 million (in the City's favour).

I will defer to Jerry on what specifically can be disclosed, though anyone could replicate this table based on the information provided thus far.

I hope this helps,
Bill

-----Original Message-----

From: Acton, Zoe <Zoe.Acton@vancouver.ca>

Sent: Tuesday, March 07, 2023 9:26 AM

To: Drewitt, Desiree <Desiree.Drewitt@vancouver.ca>; Evans, Jerry <jerry.evans@vancouver.ca>; Aube, Bill <Bill.Aube@vancouver.ca>

Cc: Misiak, Andrew <Andrew.Misiak@vancouver.ca>; Jones-Cox, Hale <Hale.Jones.Cox@vancouver.ca>

Subject: RE: [EXT] Re: Response to your question on Shape Your City Vancouver website

Hi Des,

The response will be sent directly to Rob by email.

Sincerely,
Zoe

-----Original Message-----

From: Drewitt, Desiree <Desiree.Drewitt@vancouver.ca>

Sent: March 7, 2023 9:19 AM

To: Evans, Jerry <jerry.evans@vancouver.ca>; Aube, Bill <Bill.Aube@vancouver.ca>

Cc: Acton, Zoe <Zoe.Acton@vancouver.ca>; Misiak, Andrew <Andrew.Misiak@vancouver.ca>; Jones-Cox, Hale <Hale.Jones.Cox@vancouver.ca>

Subject: FW: [EXT] Re: Response to your question on Shape Your City Vancouver website

Hi Jerry and Bill, see a follow-up question below for your response.

Zoe, once we receive a response from RES, will this be sent directly to Rob Ren, or posted publicly on SYC?

Thanks,

Desiree

-----Original Message-----

From: Rob Ren <robr29@gmail.com>

Sent: Monday, March 6, 2023 4:51 PM

To: Shape Your City <ShapeYourCity@vancouver.ca>; Northeast False Creek <nefc@vancouver.ca>

Subject: [EXT] Re: Response to your question on Shape Your City Vancouver website

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

Thank you very much for this information.

To help me understand it, can you please provide the same information for the 3 sites that the City is acquiring, and show how it was used to calculate your quoted \$11 million option price for the 3 sites the City is acquiring (990 Beatty Street, 1050 Expo Boulevard, 450 Pacific Street).

thanks again,
Robert R

On 3/6/23, Shape Your City Vancouver <shapeyourcity@vancouver.ca> wrote:

> Hi there,
>
> Thanks for taking the time to visit Shape Your City Vancouver and
> asking us a question.
>
> You asked:
>
> 'What were the option prices for the 3 sites (1502 Granville Street,
> 431 Beach Crescent, 900 Pacific Boulevard) that the City will not be
> acquiring from Concord Pacific, and what are their land areas?'
>
> Our response has now been posted on the site.
>
> Our response:
>
> The Option Price in the original agreements (1989) is obtained by
> multiplying \$30.00 by the number of buildable sq.ft., adjusted for
> inflation or deflation by CPI. Buildable sq.ft. is the maximum
> allowable floor area permitted under the Development Permit. The
> estimated buildable square footage and land areas are as follows:
>
>
> 1502 Granville Street: about 92,172 buildable sq. ft., site area: 32,620 sq.
> ft.
>
> 431 Beach Crescent: about 109,795 buildable sq. ft., site area: 35,261 sq.
> ft.
>
> 900 Pacific Boulevard: about 114,324 buildable sq. ft., site area:
> 16,422 sq. ft.
>
>
> Please let us know if you have any more questions or if anything needs
> to be clarified.
>
> Regards
>
> City of Vancouver
>
> [image]

APPRAISAL VALUATION (VIA CWPC)								
ADDRESS	SITE	#	DEST.	SITE SF	BSF	AS-ZONED NMH VALUE	ALL-MARKET VALUE \$/BSF	ALL-MARKET RZ VALUE
1502 Granville	1T	1	Concord	32,620	92,172	\$ 5,159,429	\$ s.17(1)	\$ s.17(1)
431 Beach	1C	2	Concord	35,261	109,795	\$ 6,145,895	\$	\$
900 Cooperage	1F	6	Concord	16,422	114,324	\$ 6,399,411	\$	\$
450 Pacific	4J	3	City	21,478	49,451	\$ 2,768,074		\$ -
1050 Expo	5E	4	City	41,604	69,311	\$ 3,879,759		\$ -
990 Beatty	6A	5	City	31,010	87,191	\$ 4,880,612		\$ -
TOTAL				178,395	522,244	\$ 29,233,180	\$ s.17(1)	\$ s.17(1)
THEORETICAL VALUE (PAYMENT-IN-LIEU NEGOTIATION FRAMEWORK)								
							<u>VALUE</u>	
FAIR MARKET VALUE (SITES 1, 2, 6 CONVERTED TO MARKET)							\$	s.17(1)
LESS OPTION PRICE (SITES 1, 2, 6 AS-IS AT NON-MARKET)(EXISTING LAND VALUE)							\$	17,704,735
LAND LIFT (OR PAYMENT-IN-LIEU)							\$	s.17(1)
LESS OPTION PRICE WAIVED (SITES 3, 4, 5 TRANSFERRED TO CITY)							\$	11,528,445
NET CASH PROCEEDS DUE TO CITY (IN THEORY)							\$	s.17(1)
CONCORD OFFER - VALUE COMPARISON								
							<u>VALUE</u>	
ACTUAL CASH OFFER							\$	s.17(1)
OPTION PRICE WAIVER							\$	
CONCORD OFFER - TOTAL VALUE TO CITY							\$	s.17(1)
OFFER VALUE VS. HYPOTHETICAL LAND LIFT								
OFFER VALUE VS. CAC OF 75% OF HYPOTHETICAL LAND LIFT								
CONFIDENTIAL DRAFT - FOR INTERNAL DISCUSSION ONLY								