

1575-1577 West Georgia Street
and 620 Cardero Street
regarding removal of 620 Cardero Street
from the area governed by the Coal Harbour
Official Development Plan

Draft for Public Hearing

BY-LAW NO. _____

**A By-law to amend Coal Harbour
Official Development Plan By-law No. 6754**

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

1. This By-law strikes out all the figures in the Coal Harbour Official Development Plan By-law No. 6754 and substitutes with the following figures with corresponding titles.

DRAFT

FIGURE 1 ODP Boundary

KEY :

— ODP BOUNDARY

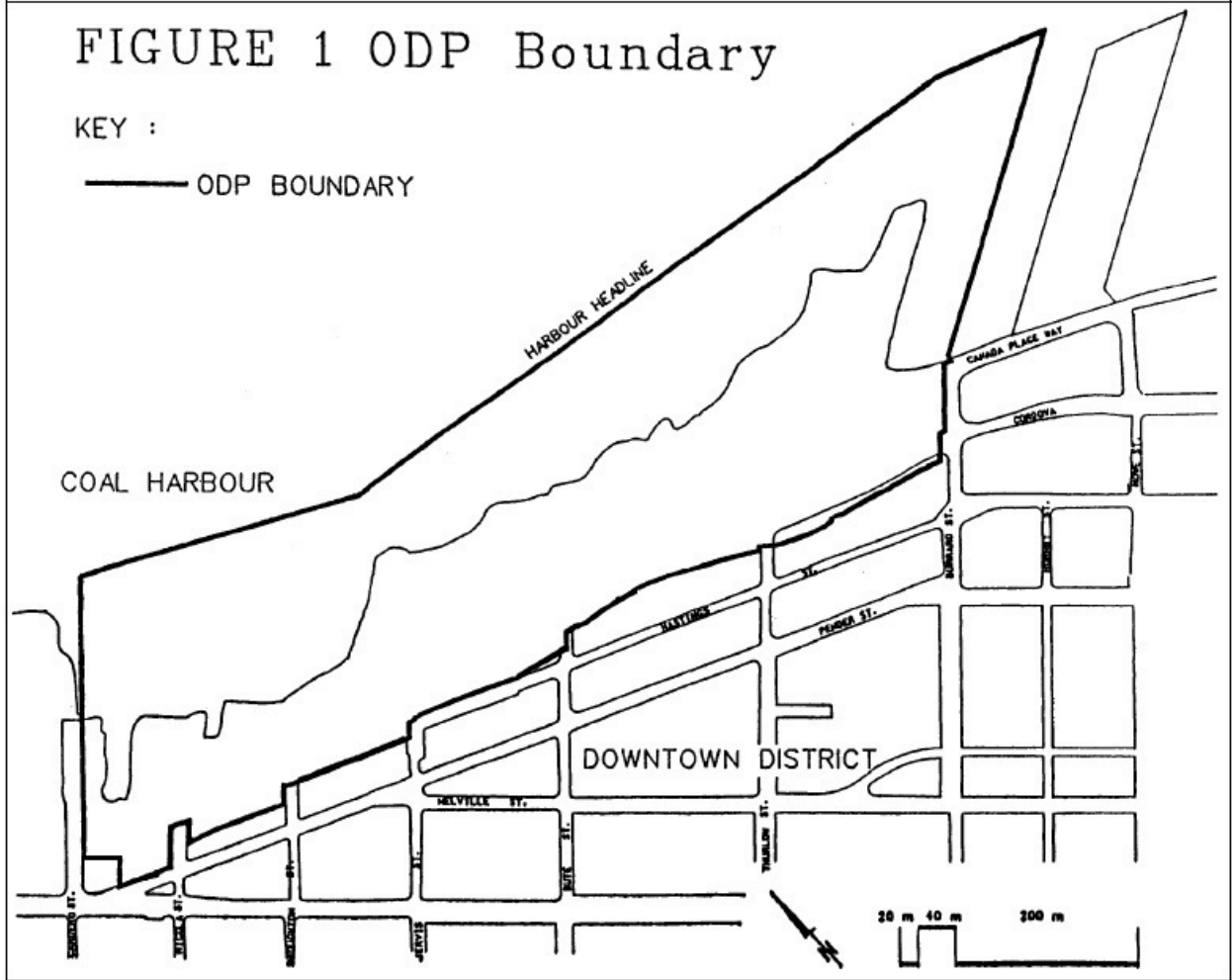


FIGURE 2 Shoreline Cut & Fill

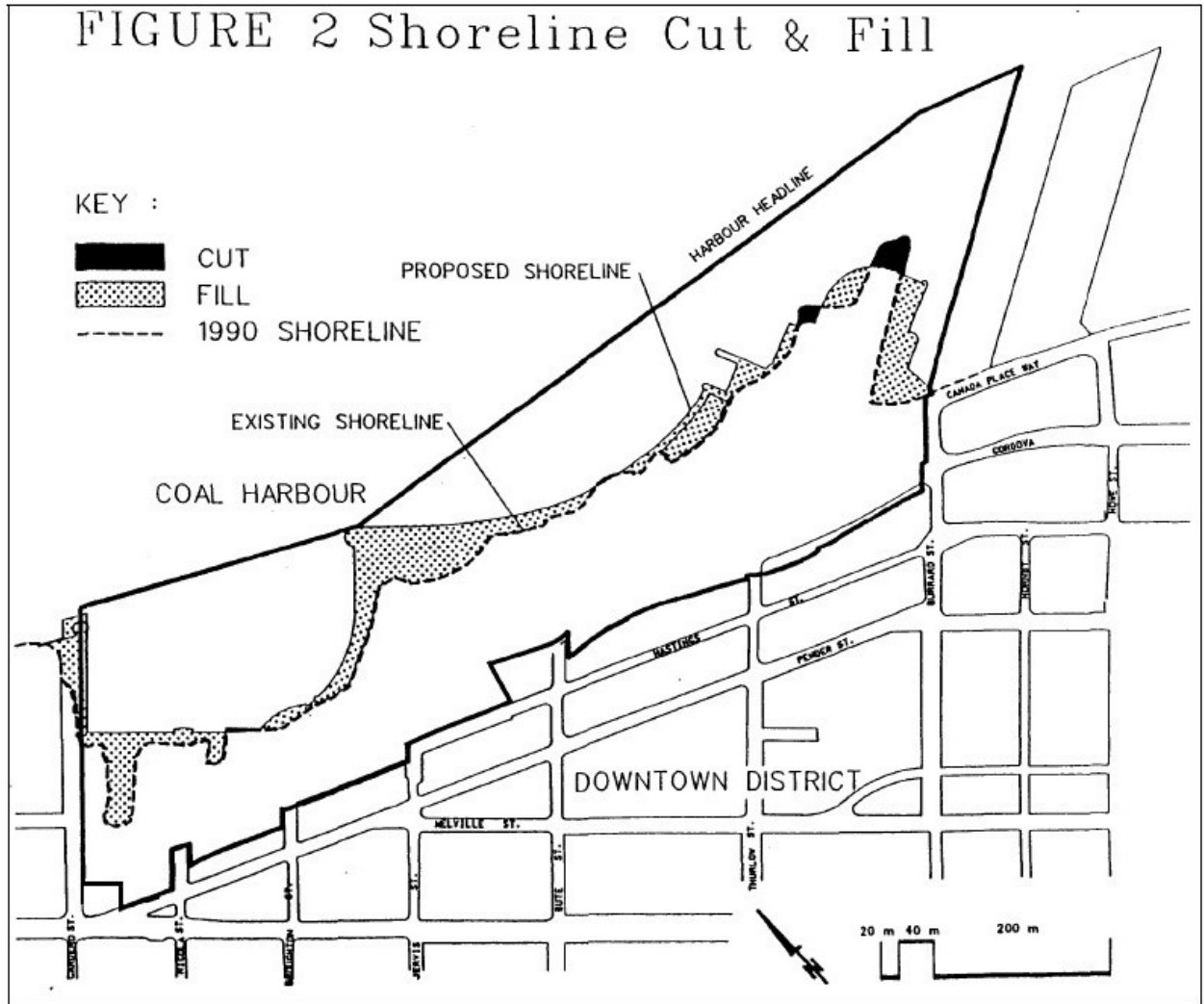


FIGURE 3 Land Use

KEY :

-  RESIDENTIAL
-  LIVE / WORK & OFFICE / RETAIL / SERVICE
-  HOTEL / RETAIL / SERVICE
-  OFFICE / RETAIL / SERVICE
-  RETAIL / SERVICE
-  PUBLIC OPEN SPACE / ARTS COMPLEX
-  NEIGHBOURHOOD PARK

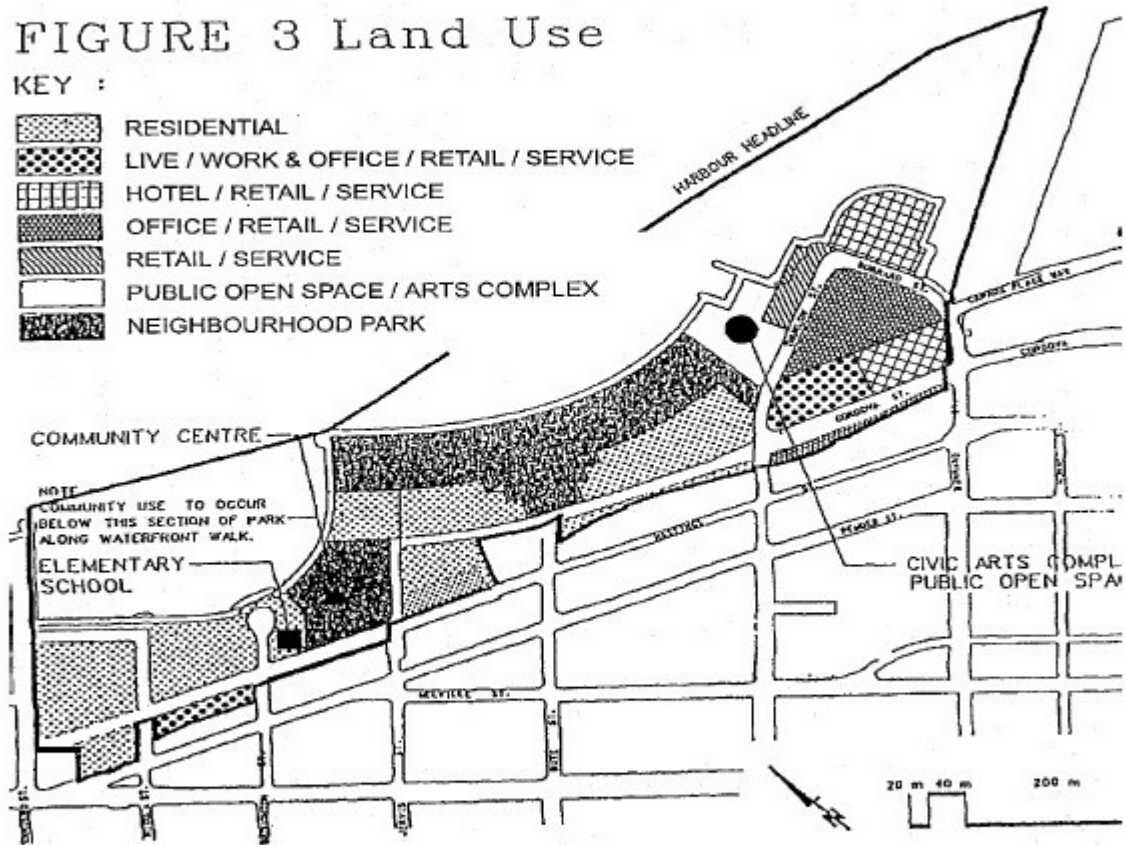


FIGURE 4A Residential Units

UNIT SUMMARY

Total Base Units	2097
Total Rental Units	270
Total Units	2367

SUB-AREA 2 (Jervis to Thurlow)

Base Units	1199
Rental Units	0
Total Units	1199

SUB-AREA 1 (Cardero to Jervis)

Base Units	898
Rental Units	270
Total Units	1168

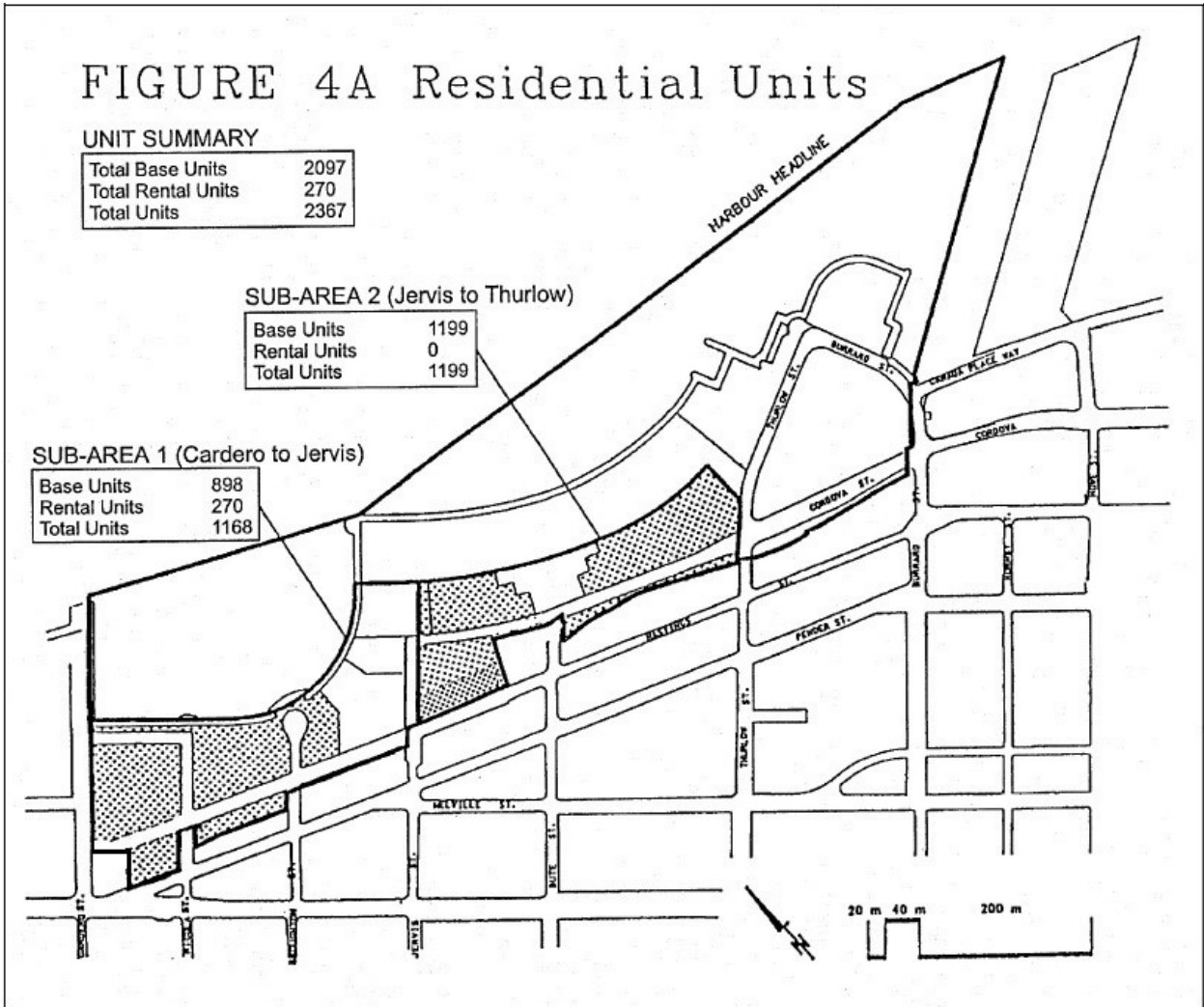


FIGURE 4B Residential Densities

SUB-AREA 2 (Jervis to Thurlow)

Base Floor Area	124,800 m ²
Rental Floor Area	0 m ²
Total Floor Area	124,800 m ²

SUB-AREA 1 (Cardero to Jervis)

Base Floor Area	98,139 m ²
Rental Floor Area	13,905 m ²
Total Floor Area	112,044 m ²

NOTE 1
FLOOR SPACE RATIOS
CALCULATED PRIOR TO
DEDICATION OF ADDITIONAL
PARK FOR RENTAL
HOUSING AND SCHOOL SITE.

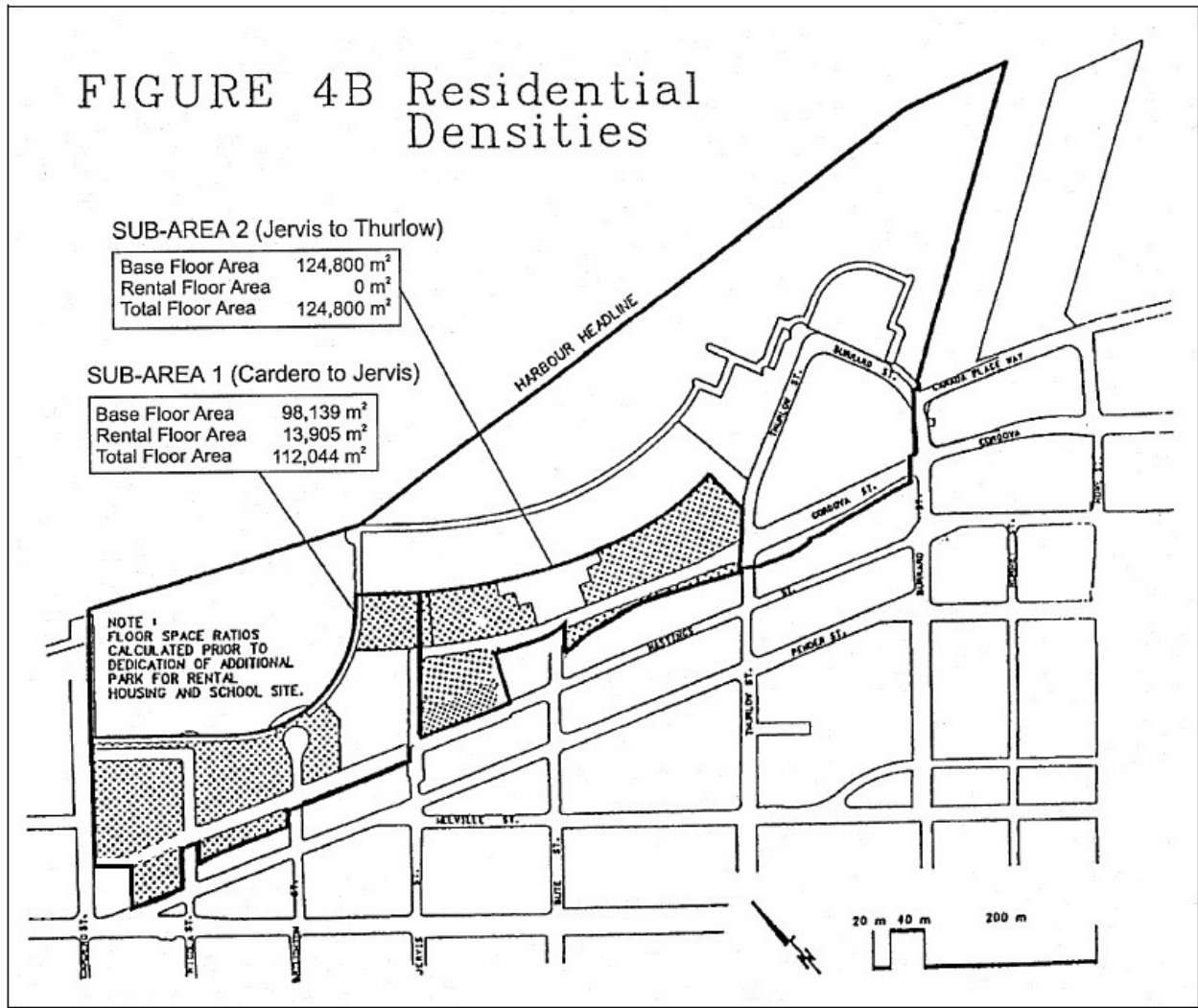
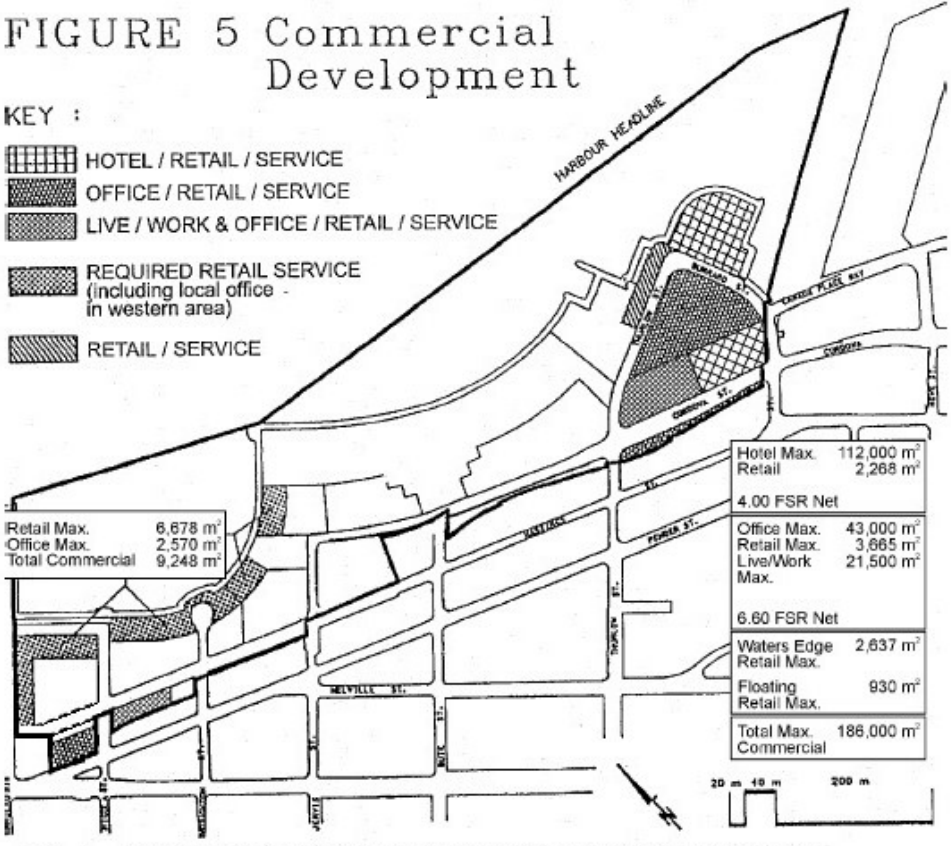


FIGURE 5 Commercial Development

KEY :

-  HOTEL / RETAIL / SERVICE
-  OFFICE / RETAIL / SERVICE
-  LIVE / WORK & OFFICE / RETAIL / SERVICE
-  REQUIRED RETAIL SERVICE
(including local office -
in western area)
-  RETAIL / SERVICE



Retail Max. 6,678 m²
Office Max. 2,570 m²
Total Commercial 9,248 m²

Hotel Max.	112,000 m ²
Retail	2,268 m ²
4.00 FSR Net	
Office Max.	43,000 m ²
Retail Max.	3,665 m ²
Live/Work Max.	21,500 m ²
6.60 FSR Net	
Waters Edge	2,637 m ²
Retail Max.	
Floating	930 m ²
Retail Max.	
Total Max.	186,000 m ²
Commercial	

20 m 40 m 200 m

*Note: An additional 4,854 m² of floorspace may be used for Live/Work and Office/Retail/Service and other permitted non-residential uses on sites on the south side of the 1400 block of Hastings Street

FIGURE 6 Marinas & Water Uses

KEY :



SHARED PUBLIC PARKING

POTENTIAL FERRY / WATER TAXI DOCK

CENTRAL WATER AREA
 - OPEN WATER VIEWING AREAS
 - LIMITED TRANSIENT MOORAGE
 - FLOATING WALKWAY

SMALL BOAT HARBOUR

- RECREATIONAL BOAT BERTHING
- MARINE SERVICES
- LIVEABOARDS
- FLOATING HOMES

POTENTIAL FERRY / WATER TAXI DOCK

HARBOUR HEADLINE

INNER HARBOUR
 - CHARTER BOATS
 - FLOAT PLANE TERMINAL

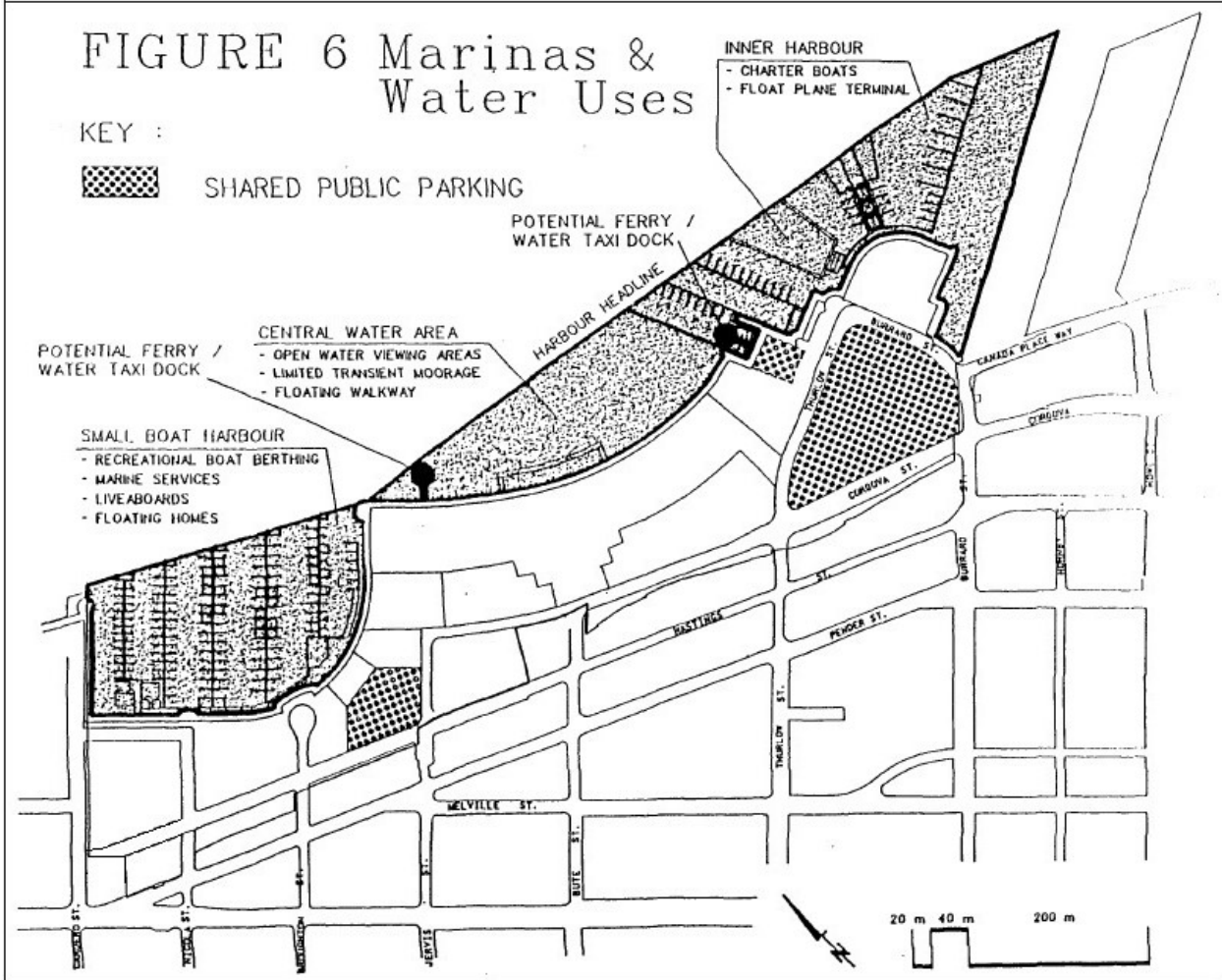


FIGURE 7 Parks

KEY :

 NEIGHBOURHOOD PARKS

TOTAL PARK PROVIDED =
4.19 HA (10.35 ACRES)

HARBOUR GREEN
3.25 HA
(8.03 ACRES)

SCHOOL/PARK
0.94 HA
(2.32 ACRES)

NOTE :
RETAIL OR COMMUNITY
USE TO OCCUR BELOW
THIS SECTION OF PARK
ALONG WATERFRONT WALK.

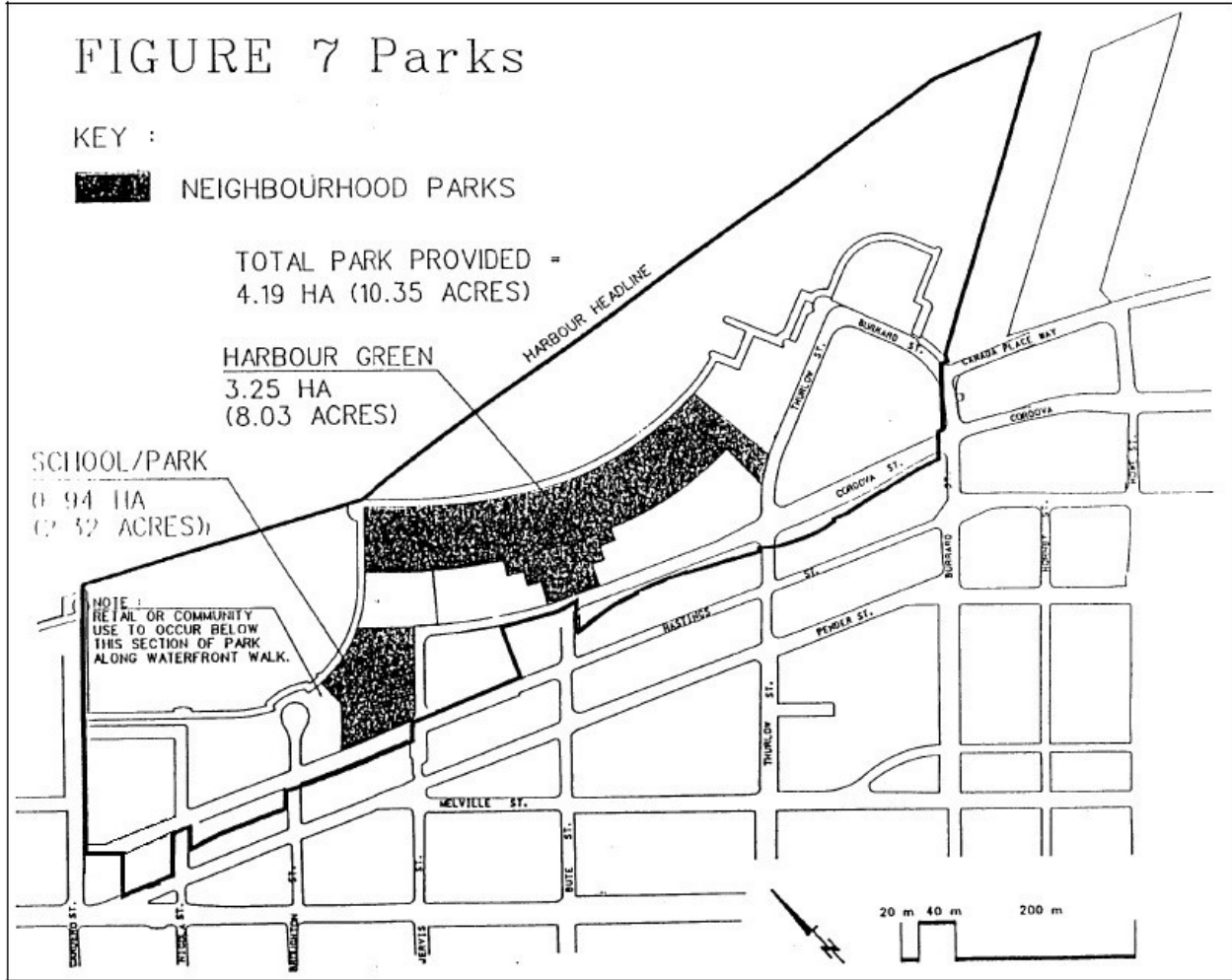


FIGURE 8 Phasing of Parks & Community Facilities

NOTE :
SHORELINE WORK TO PROCEED CONCURRENTLY WITH RESIDENTIAL PHASES, UNLESS COMMERCIAL PHASE PROCEEDS BEFORE ANY RESIDENTIAL PHASE IN WHICH CASE THE ENTIRE SHORELINE AND WATERFRONT PARK SHALL BE COMPLETED.

NOTE :
WHERE IT IS NOT POSSIBLE TO PROVIDE NECESSARY COMMUNITY FACILITIES ON A PERMANENT BASIS ON THAT PART OF THE SITE BEING DEVELOPED, THEN TEMPORARY FACILITIES MAY BE REQUIRED TO SERVICE THAT PHASE.

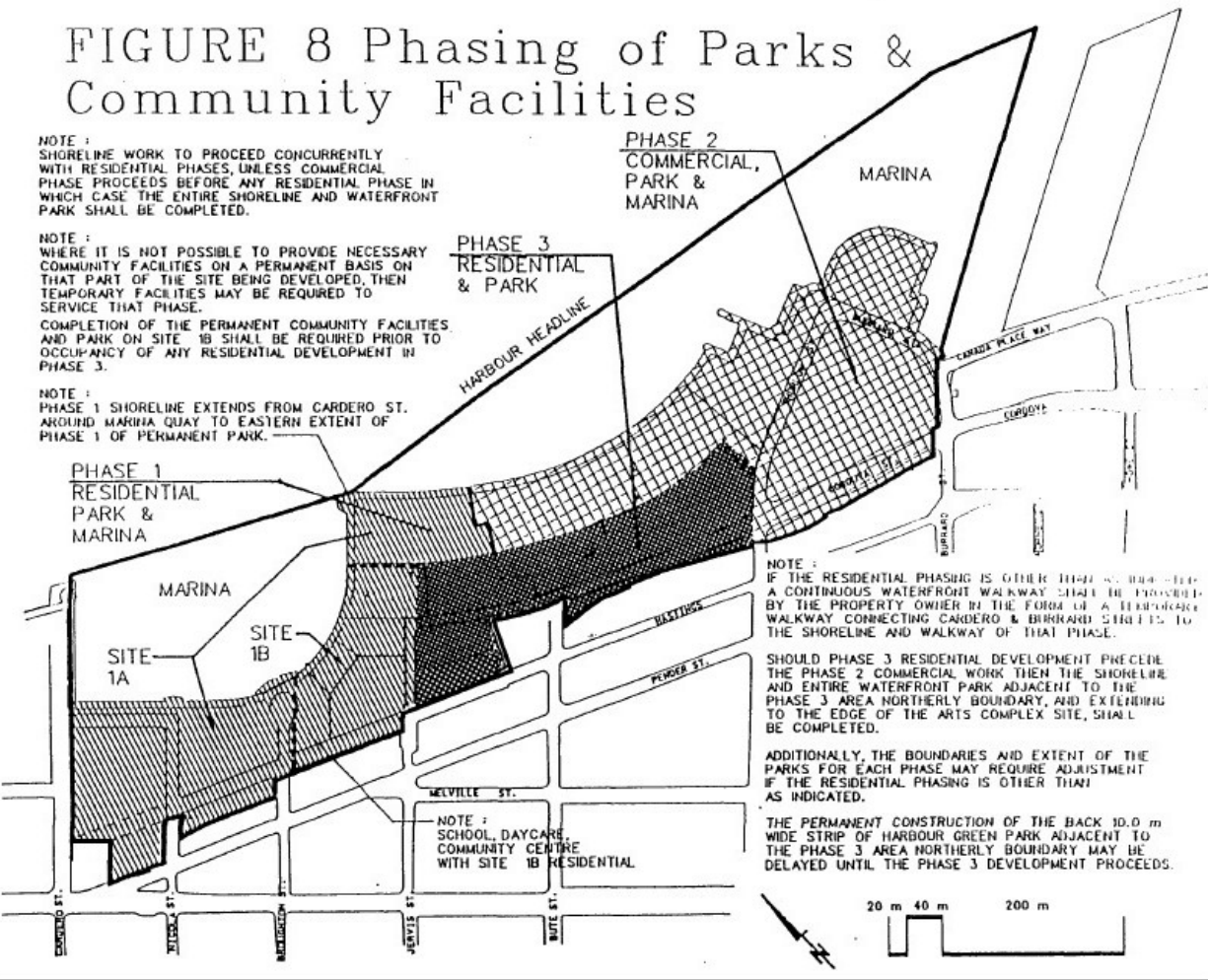
COMPLETION OF THE PERMANENT COMMUNITY FACILITIES AND PARK ON SITE 1B SHALL BE REQUIRED PRIOR TO OCCUPANCY OF ANY RESIDENTIAL DEVELOPMENT IN PHASE 3.

NOTE :
PHASE 1 SHORELINE EXTENDS FROM CORDERO ST. AROUND MARINA QUAY TO EASTERN EXTENT OF PHASE 1 OF PERMANENT PARK.

PHASE 1
RESIDENTIAL
PARK &
MARINA

PHASE 2
COMMERCIAL,
PARK &
MARINA

PHASE 3
RESIDENTIAL
& PARK



NOTE :
IF THE RESIDENTIAL PHASING IS OTHER THAN AS INDICATED, A CONTINUOUS WATERFRONT WALKWAY SHALL BE PROVIDED BY THE PROPERTY OWNER IN THE FORM OF A TEMPORARY WALKWAY CONNECTING CORDERO & BERRARD STREETS TO THE SHORELINE AND WALKWAY OF THAT PHASE.

SHOULD PHASE 3 RESIDENTIAL DEVELOPMENT PRECEDE THE PHASE 2 COMMERCIAL WORK THEN THE SHORELINE AND ENTIRE WATERFRONT PARK ADJACENT TO THE PHASE 3 AREA NORTHERLY BOUNDARY, AND EXTENDING TO THE EDGE OF THE ARTS COMPLEX SITE, SHALL BE COMPLETED.

ADDITIONALLY, THE BOUNDARIES AND EXTENT OF THE PARKS FOR EACH PHASE MAY REQUIRE ADJUSTMENT IF THE RESIDENTIAL PHASING IS OTHER THAN AS INDICATED.

THE PERMANENT CONSTRUCTION OF THE BACK 10.0 m WIDE STRIP OF HARBOUR GREEN PARK ADJACENT TO THE PHASE 3 AREA NORTHERLY BOUNDARY MAY BE DELAYED UNTIL THE PHASE 3 DEVELOPMENT PROCEEDS.

NOTE :
SCHOOL, DAYCARE, COMMUNITY CENTRE WITH SITE 1B RESIDENTIAL

FIGURE 9A Streets

KEY :

 OPEN STREETS (R's OW DEDICATED)

● ALRT STATION

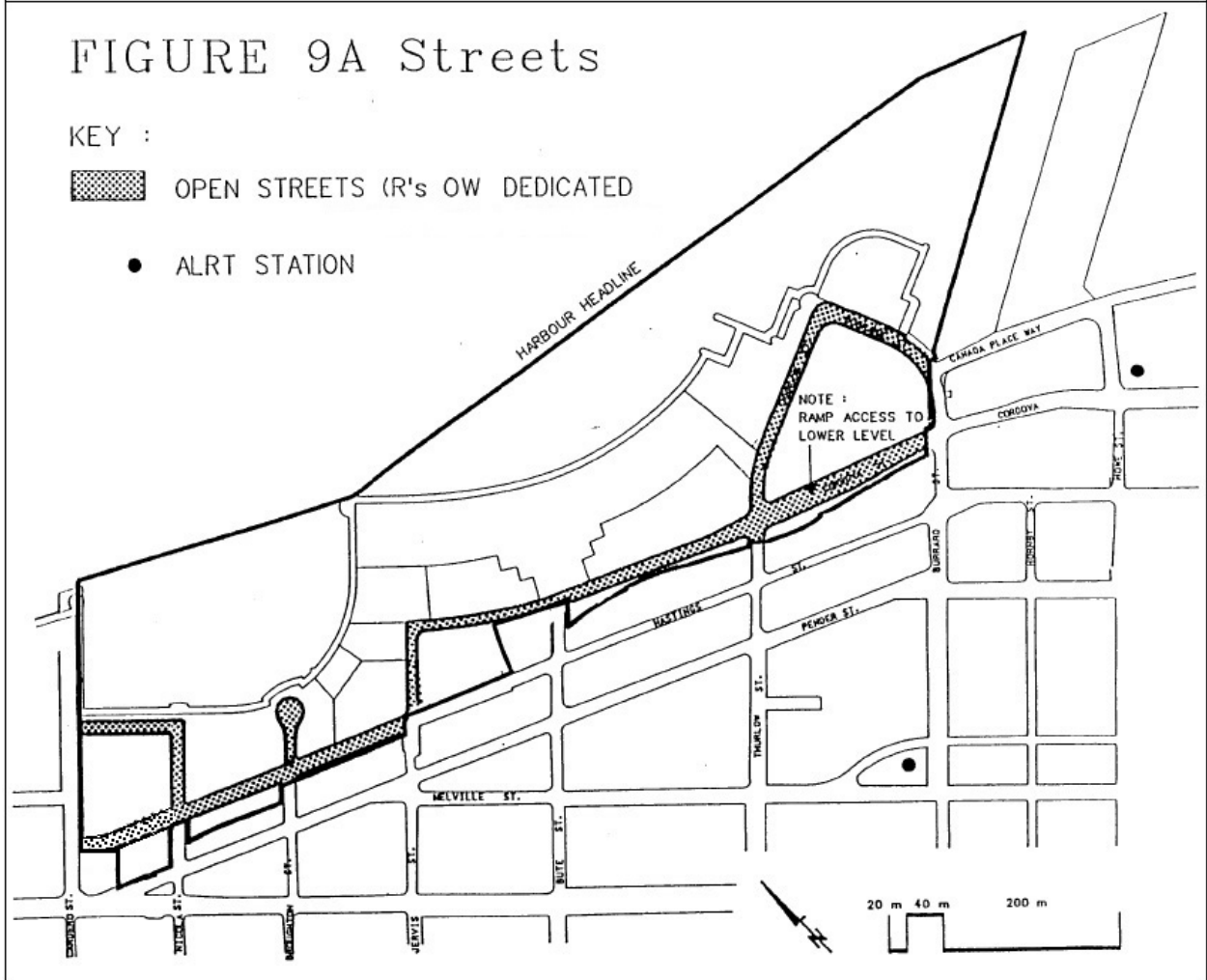


FIGURE 9B Bicycle Routes

KEY :

- COMMUTER ROUTE
- RECREATION ROUTE

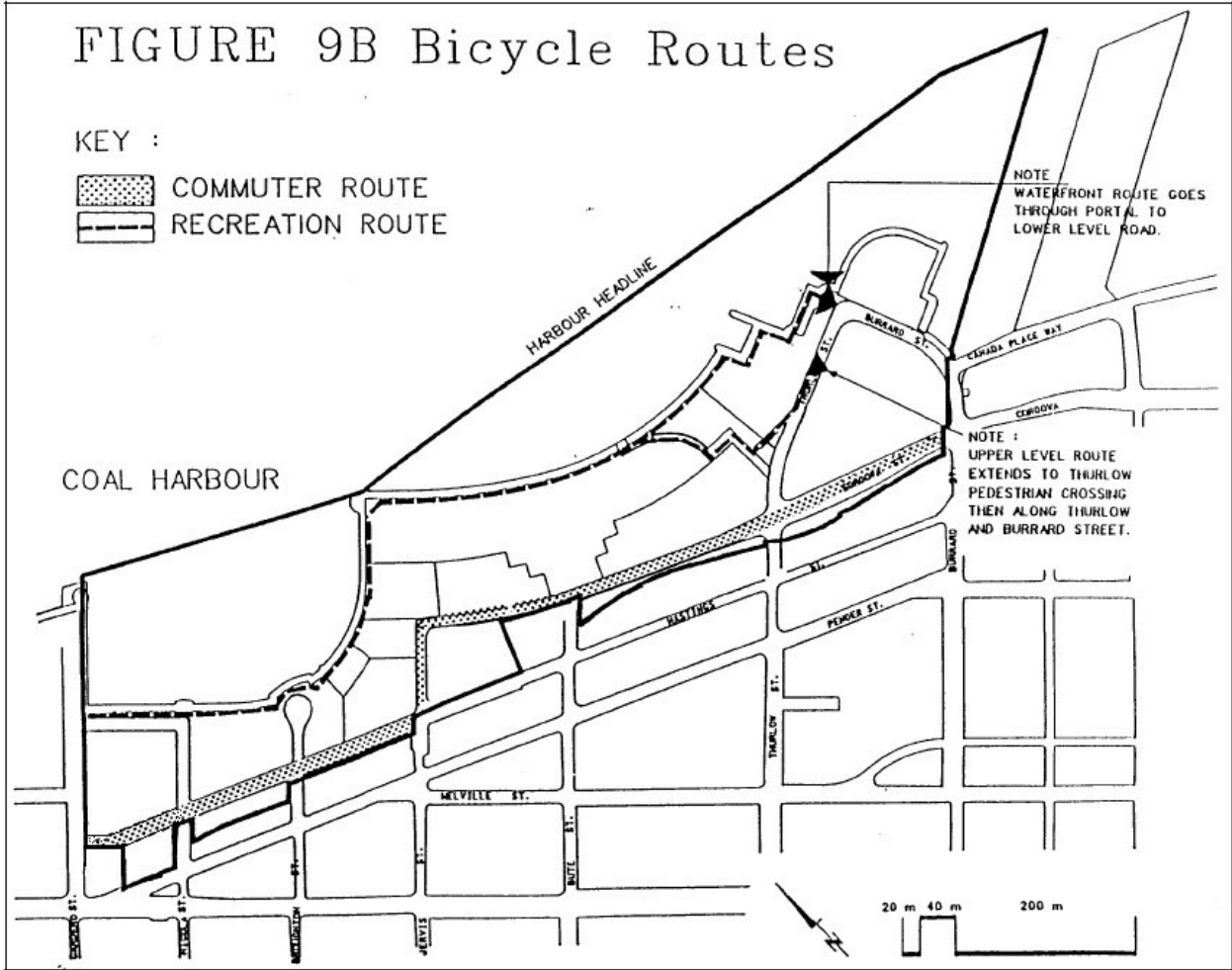




FIGURE 9C Pedestrian Paths

KEY :

-  WATERFRONT WALKWAY
-  GRADE LEVEL PATHWAYS

PEDESTRIAN WALKWAY NETWORK
(IN ADDITION TO PEDESTRIAN
SIDEWALKS ALONG CITY STREETS
AND ACCESS THROUGH PARK AREAS)

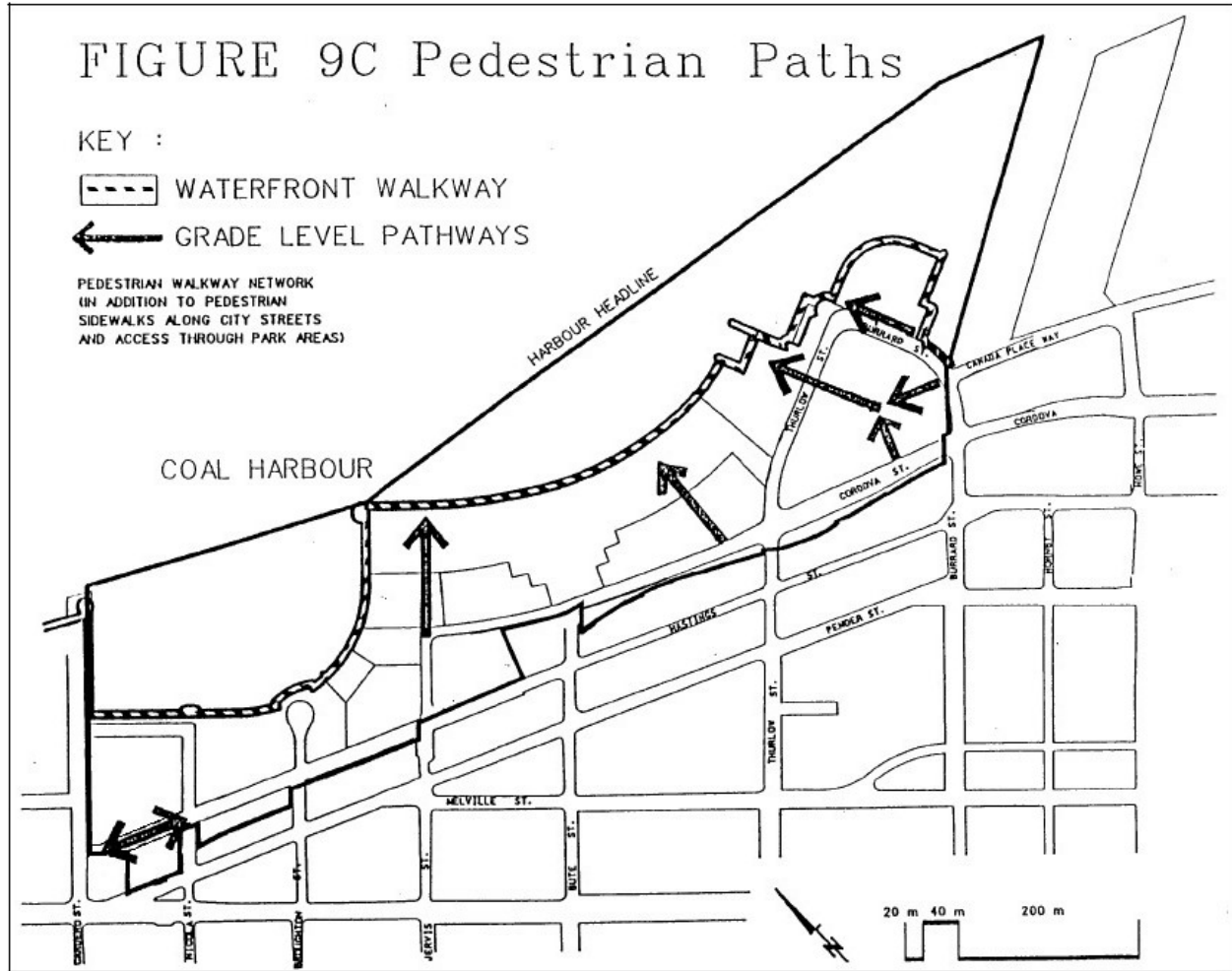
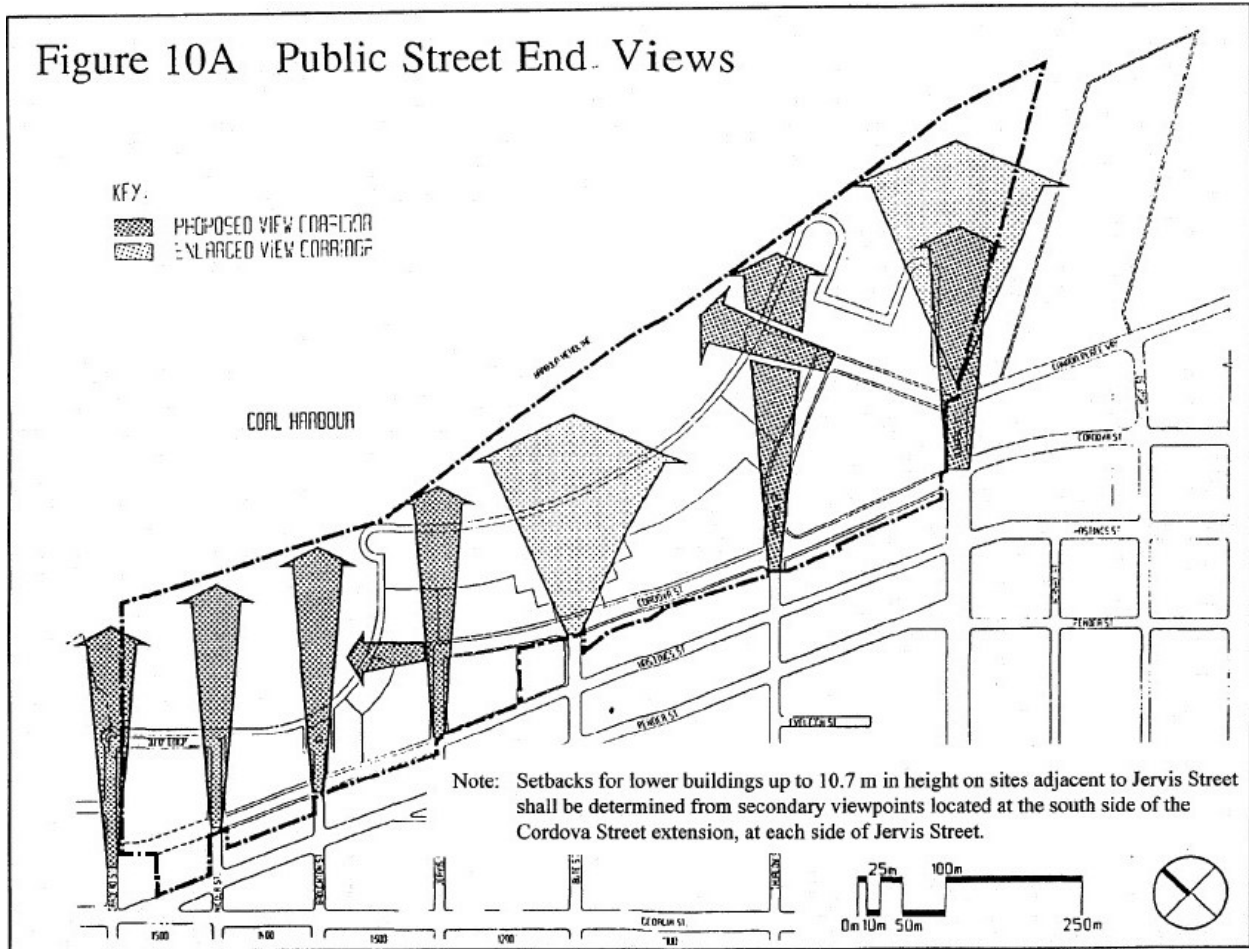


Figure 10A Public Street End Views



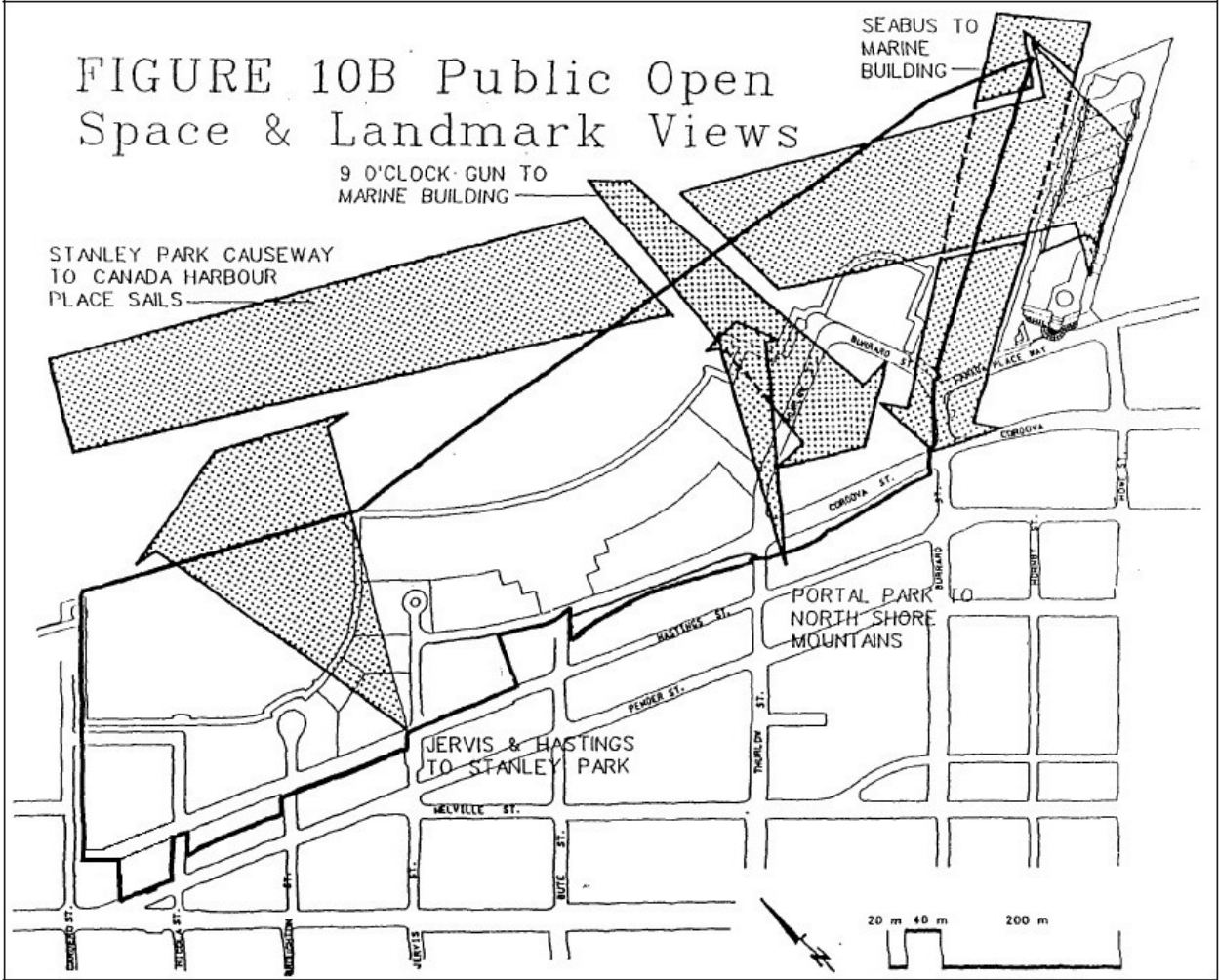


FIGURE 11 Sub Areas

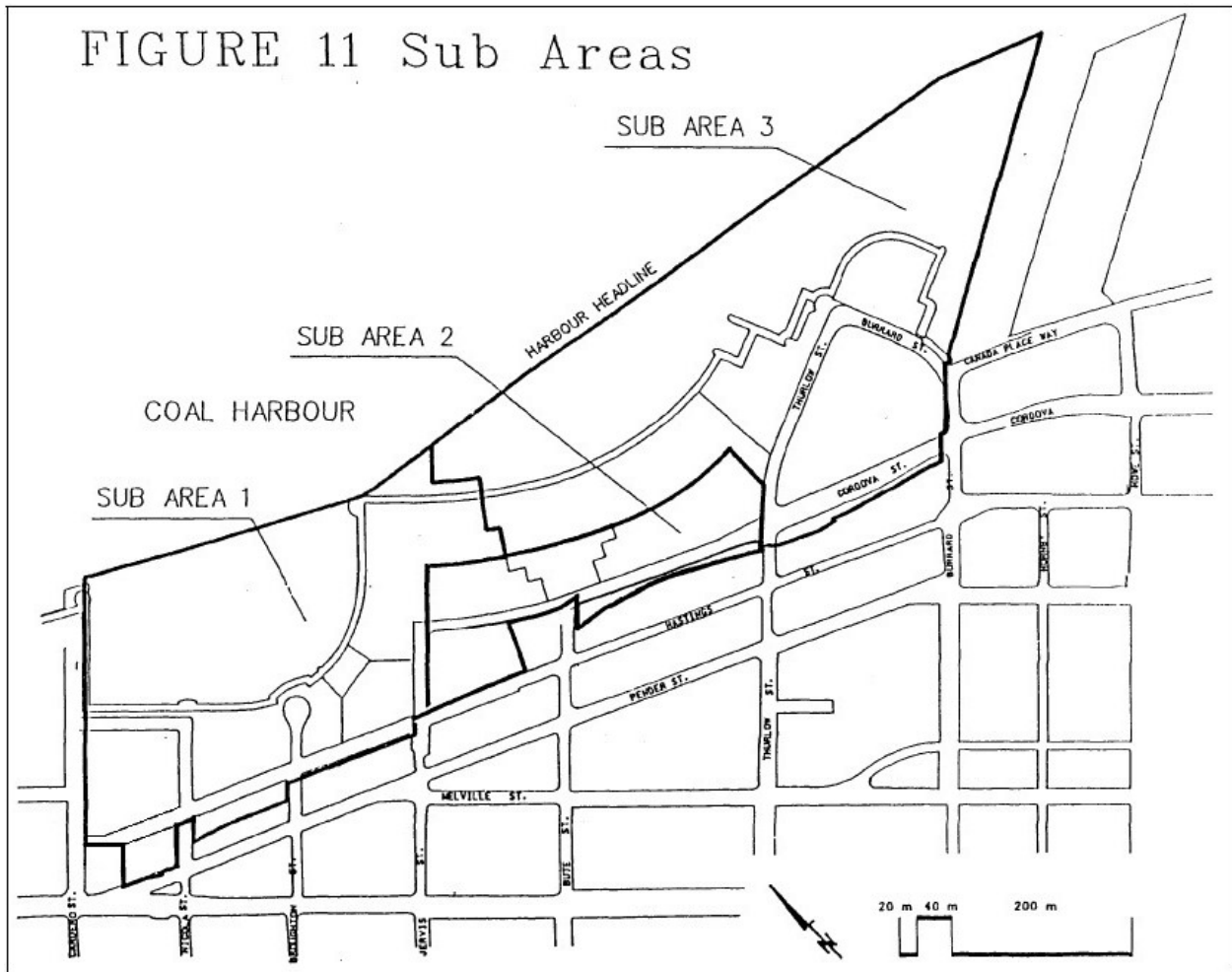


FIGURE 12B Non Market Housing Sites

KEY :

 NON MARKET HOUSING SITES

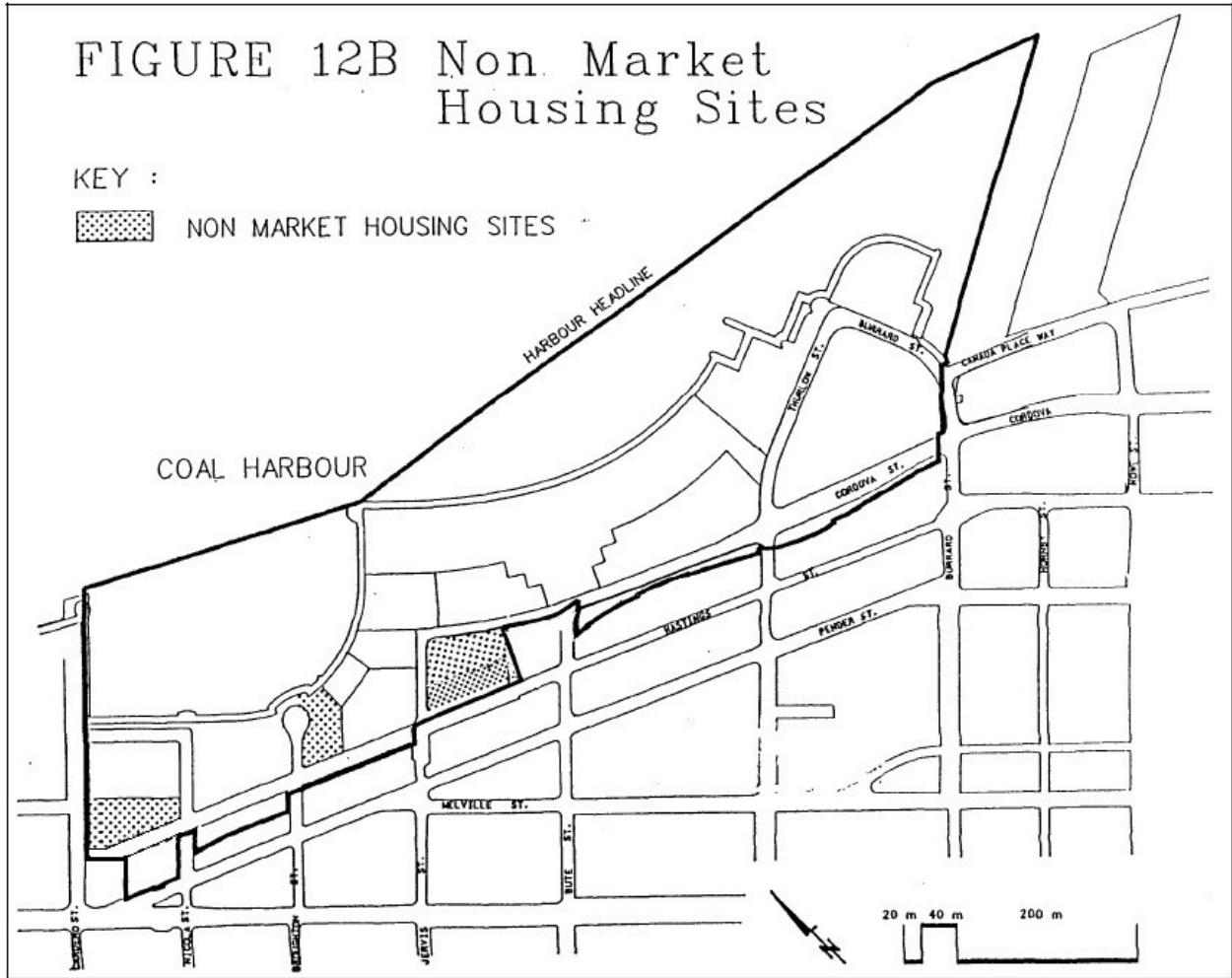
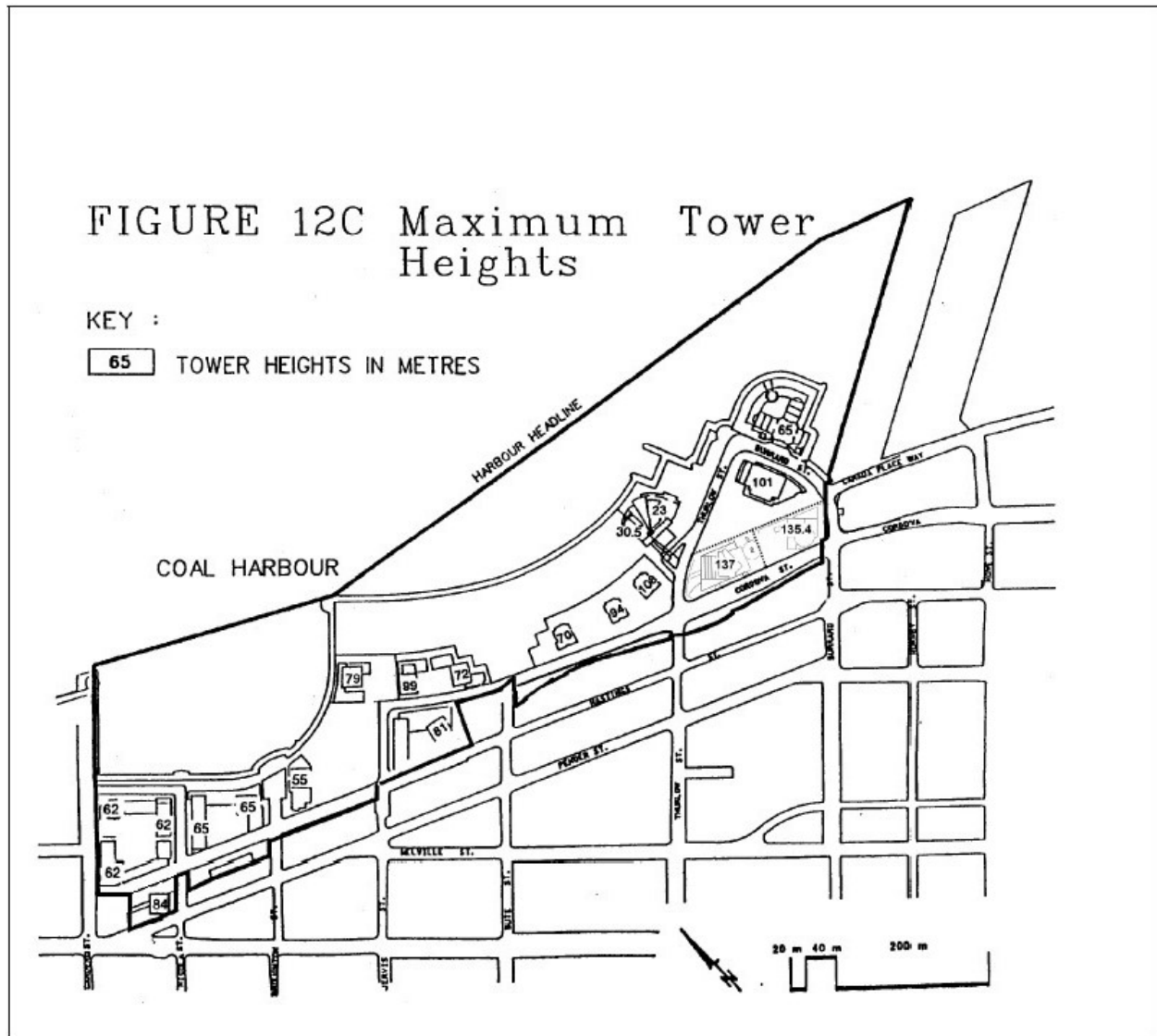


FIGURE 12C Maximum Tower Heights

KEY :

65 TOWER HEIGHTS IN METRES



2. 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.

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

ENACTED by Council this _____ day of _____, 2016

Mayor

City Clerk

DRAFT