

BY-LAW NO. _____

A By-law to amend CD-1 By-law No. 8131

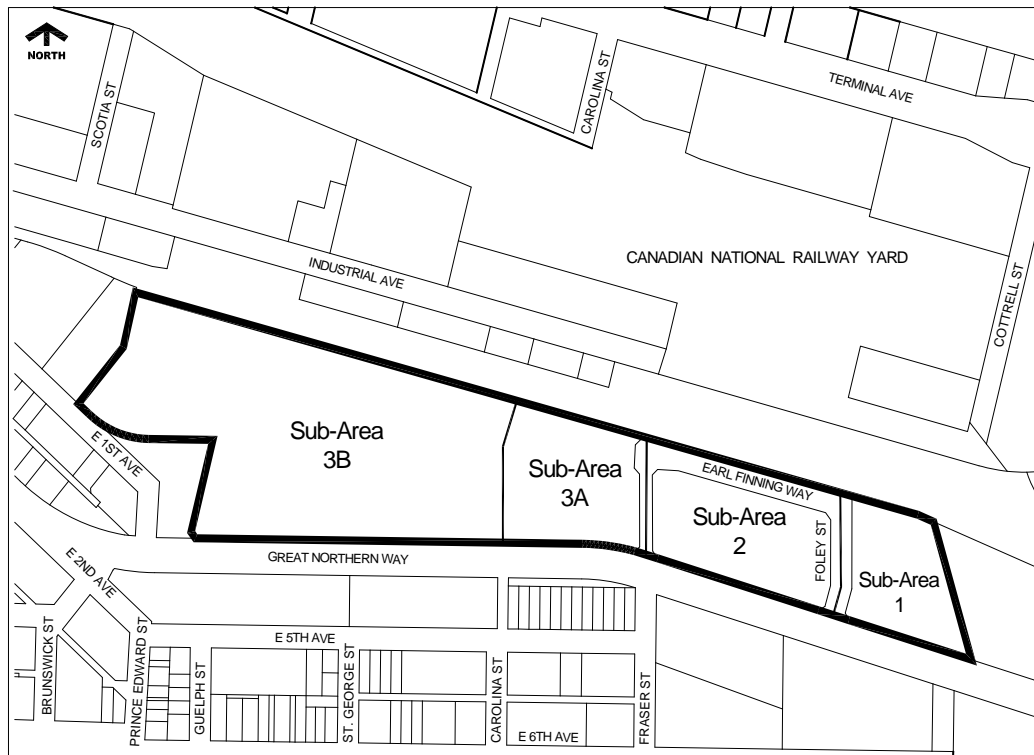
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of CD-1 By-law No. 8131.
2. Council strikes out Section 4 Sub-Areas and substitutes:

"4 Sub-Areas

4.1 The site shall consist of four sub-areas approximately as illustrated in Diagram 1 below, solely for the purpose of calculation of maximum permitted floor area and maximum permitted number of residential units.

Diagram 1 - Sub-Areas for Maximum Permitted Floor Area and Residential Units



4.2 The site shall consist of six sub-areas approximately as illustrated in Diagram 2 below, solely for the purpose of calculation of maximum permitted height.

Diagram 2 - Sub-Areas for Maximum Building Heights



3. In section 5.7, Council strikes out the words “set out in Table 3 below.” and substitutes “as set out in Table 3 below.”.

4. Council strikes out Section 6 Height, and substitutes:

“6 Height

6.1 The maximum building height, excluding the mechanical penthouse and roof, must be as set out in Table 4 below.

Table 4 - Maximum Building Height

	Sub-Area (from Diagram 2)					
	1	2	3	4	5	6
Permitted Height	45.72 m	18.29 m	13.71 m	18.29 m	13.71 m	36.60 m

6.2 Despite the provisions of section 6.1, if the Director of Planning first considers associated shadow impacts upon public open spaces and all applicable Council policies and guidelines, the Director of Planning may permit an increase in the

permitted height of a building in sub-areas 2 and 3 of Diagram 2, provided that the building includes:

- (a) decorative roof and enclosure treatments that achieve an enhanced architectural roof expression and appropriately integrate mechanical appurtenances such as elevator machine rooms; or
- (b) access and infrastructure required to maintain green roofs or urban agriculture, roof-turbines mounted energy technologies including solar panels and wind turbines;

except that the maximum permitted height must not exceed 22.86 m in sub-area 2 of Diagram 2 and 18.29 m in sub-area 3 of Diagram 2."

- 5. Council strikes out Section 7.
- 6. 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.
- 7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2014

Mayor

City Clerk