

Refers Item #1
Public Hearing of July 8, 2014

MEMORANDUM

July 2, 2014

TO: Mayor Robertson and Councillors

CC: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
Janice MacKenzie, City Clerk
Kevin Quinlan, Director, Policy and Communication, Mayor's Office
Lynda Graves, Manager, Administration Services, City Manager's Office
Mike Magee, Chief of Staff, Mayor's Office
Rena Kendall-Craden, Director, Communications

FROM: Kevin McNaney, Assistant Director of Planning, Vancouver Downtown

SUBJECT: CD-1 Text Amendment: 555 Great Northern Way

Staff have prepared the posted by-law for the above item generally in accordance with Appendix A of the Policy Report dated May 17, 2014, entitled "CD-1 Text Amendment: 555 Great Northern Way", except for minor changes to sections 1 and 4 as shown below. Deleted text is greyed and struck-through; added text is underlined.

1. This By-law amends the indicated provisions of CD-1 ~~(402)~~ By-law No. 8131.
- and
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

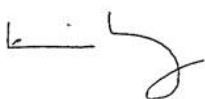
	Sub-Area (from Diagram 2)					
	1	2	3	4	5	6
Permitted Height	45.72 m	18.29 m	13.71 m	18.29 m	13.71 m	36.60 m

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, ~~in order to accommodate~~ provided that the building includes:

- (a) ~~the provision of~~ decorative roof and enclosure treatments that achieves an enhanced architectural roof expression and appropriately integrates mechanical appurtenances such as elevator machine rooms; ~~and 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."

The revised wording corrects the CD-1 By-law's title and clarifies the intention of the amending by-law to allow consideration of higher building heights in conjunction with certain roof treatments. No action is required by Council, as the by-law posted for this item contains the changes explained in the memorandum.



Kevin McNaney
Assistant Director of Planning, Vancouver Downtown