

BY-LAW NO. _____

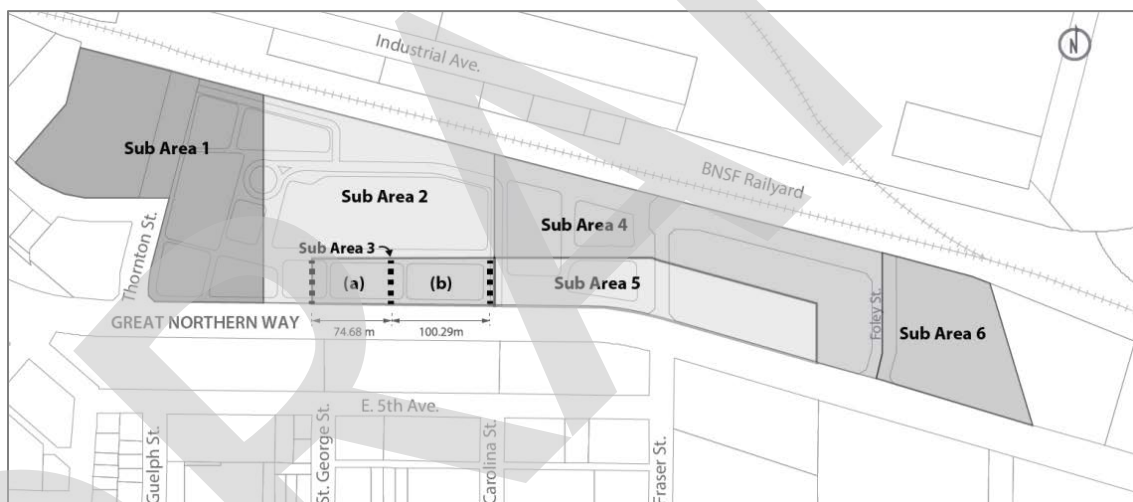
Draft Amendment to CD-1 (402) By-law No. 8131

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

1. This by-law amends By-law No. 8131.
2. Council strikes and replaces subsection 4.2 as follows:

"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. Council strikes and replaces section 6 as follows:

"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	3a	3b	4	5	6
Permitted Height	45.72 m	18.29 m	7.62 m	30.48 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-area 2 of Diagram 2, in order to accommodate:

- (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
- (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.”

- 4. 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.
- 5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2015

Mayor

City Clerk