

Refers Item #5
Public Hearing of December 15, 2015

MEMORANDUM

December 4, 2015

TO: Mayor Robertson and Councillors

CC: Sadhu Johnston, Acting City Manager
Paul Mochrie, Acting Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Mike Magee, Chief of Staff, Mayor's Office
Kevin Quinlan, Deputy Chief of Staff, Mayor's Office
Braeden Caley, Director, Policy and Communications, Mayor's Office
Jane Pickering, Acting General Manager, Planning and Development Services

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

SUBJECT: CD-1 Text Amendment: 565 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 October 20, 2015, entitled "CD-1 Text Amendment: 565 Great Northern Way", except for minor changes to sections 4.2 and 6 of the posted By-law:

Section 4.2:

- a heading is added to Diagram 2 to reflect the existing By-law format,
- diagram 2 is replaced to correct the frontage dimension of sub-area 3b from 100.0 m to 100.29 m.

Section 6:

- a heading is added to Table 4 to reflect the existing By-law format,
- the reference within the title of Table 4 is amended to refer to Diagram 2 of the By-law.

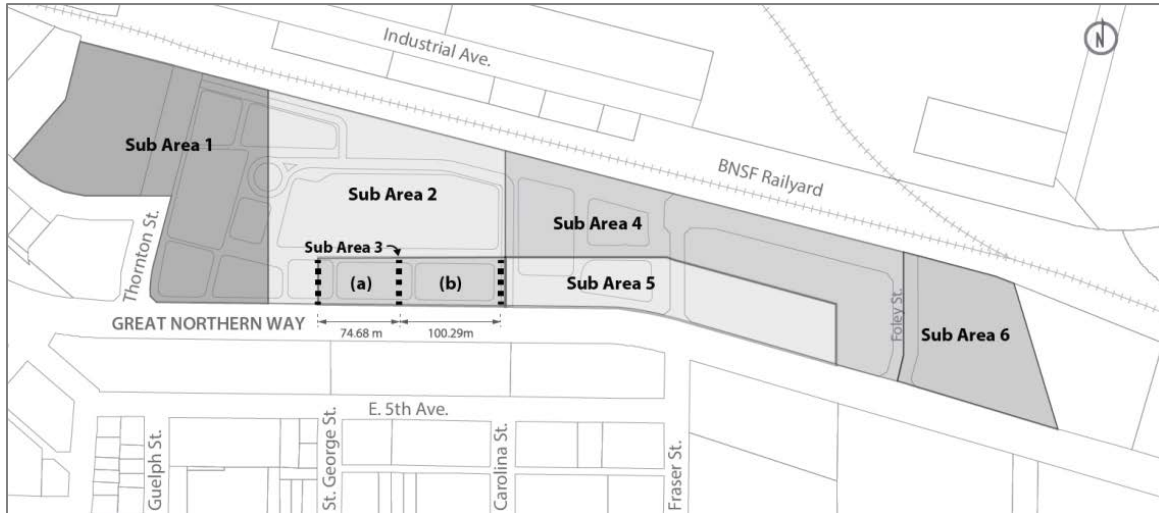
The changes to the posted By-law are shown below.

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1. Replace sub-section 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



2. Replace sub-section 6.1 as follows:

"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

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