

Coal Harbour Official Development Plan Amendments

The Coal Harbour Official Development Plan shall be amended as generally outlined below.

Note: All additions are in bold and deletions are crossed out.

Amend Schedule A of By-law No. 6754 by:

- (1) Inserting in Section 1.4 following the definition for Live-aboard, the following definitions:

Live/work use means the use of premises for both a residential unit and a non-residential use which is associated with and forms an integral part of the residential unit.

- (2) Inserting in Section 3.2.1, Residential, the following as the new third paragraph:

The maximum number of units in live/work use encompassing both residential and non-residential uses shall not exceed 52 units, and the total maximum floor area shall be 4 854 square metres.

- (3) Inserting in Section 3.2.2, Office, the following:

Offices should be limited to sites which meet the following criteria:

- (a) enhance the success, livability, ease of face-to-face contacts, and attractiveness of the central business district;
- (b) facilitate access to the water's ~~edge~~ and to views for ~~those working downtown~~;
- (c) have good transit access;
- (d) be contiguous to a desirable office area; and
- (e) except for locally-oriented offices **and offices located in a building containing units in live/work use**, not be in an area with a high desirability for future housing.

- (4) Amending Section 3.2.2, Office, as follows:

The amount of locally-oriented office use at the westerly end of the site west of Jarvis Street shall not exceed ~~7 000~~ **2 570** square metres.








- (5) Amending Section 3.2.4, Retail/Service Uses, as follows:

To accomplish the above objectives, the maximum total amount of retail and service uses shall not exceed 16 178 square metres, of which a maximum amount of ~~7 000~~ **6 678** square metres of locally-oriented retail space shall be located in the westerly neighbourhood, west of Jervis Street. This local retail is required at grade and should be primarily oriented to Cardero Street and along the marina walkway to Jervis Street **or located in a building containing units in live/work use.**

- (6) Amend Figure 3 by adding “Live/work and Office/Retail/Service” in the key as a land use category and designating a portion of the south side of the 1400 block of Hastings Street as “Live/work and Office/Retail/Service.”
- (7) Amend Figure 4A by replacing 2045 with 2097 and replacing the number 846 with 898 and the number 2315 with 2367 and the number 1116 with 1168.
- (8) Amend Figure 4B by replacing 93 285 m² with 98 139 m² and 107 190 m² with 112 044 m².
- (9) Amend Figure 5 by adding Office/Retail/Service” in the key as a land use category and designating a parcel with 75.0 m of frontage on the south side of the 1400 block of Hastings Street as “Live/work and Office/Retail/Service.”
- (10) Amend Figure 5 by replacing Retail Max. 7 000 m² with Retail Max. 6 678 m², Office Max. 7 000 m² with Office Max. 2 570 m², and replacing 14 000 m² with 9 248 m² and placing a “*” beside 9 248 m² and including the following note in the margin “*Note: An additional 4 854 m² of floor space 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 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

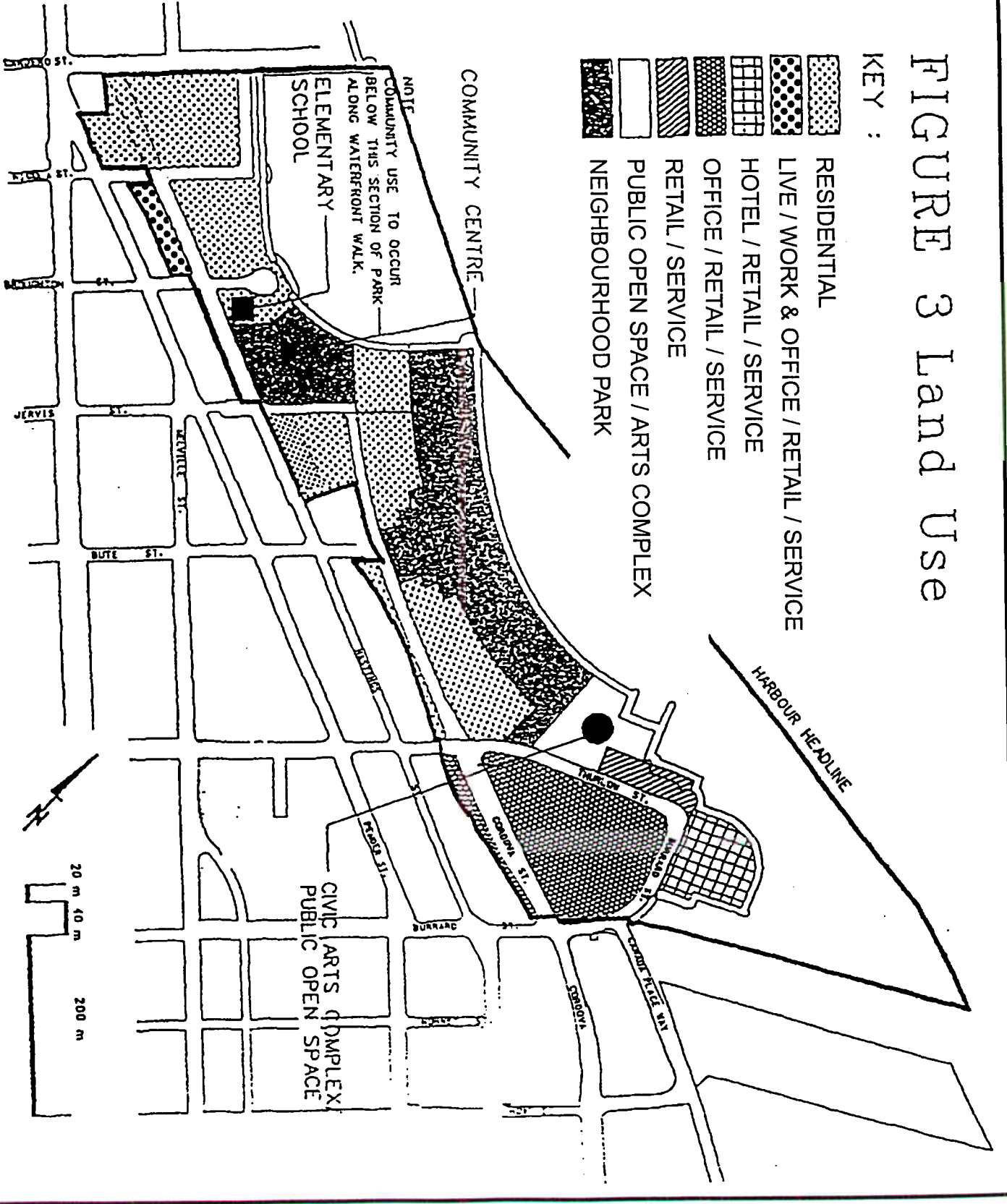


FIGURE 4A Residential Units

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

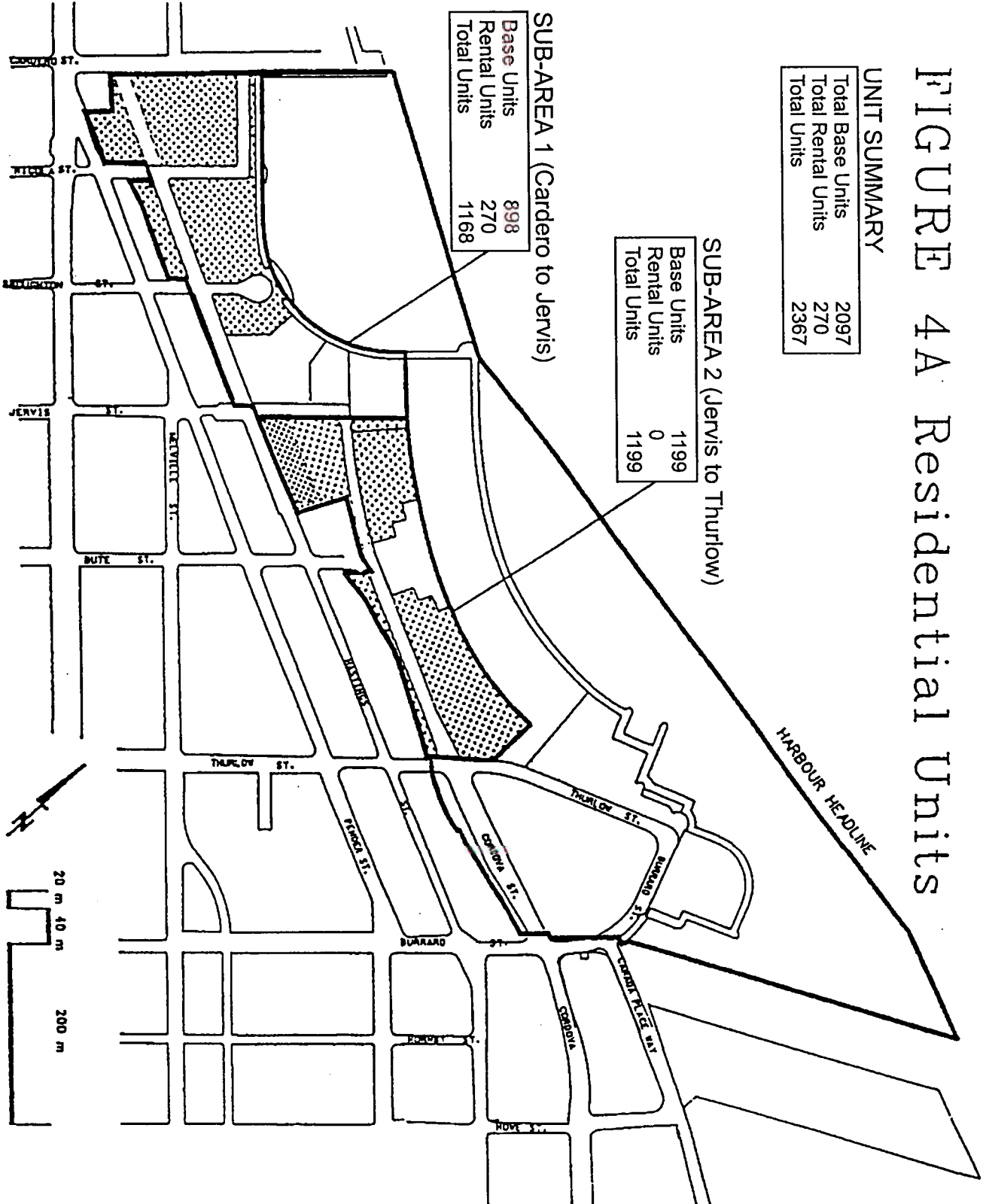


FIGURE 4B Residential Densities

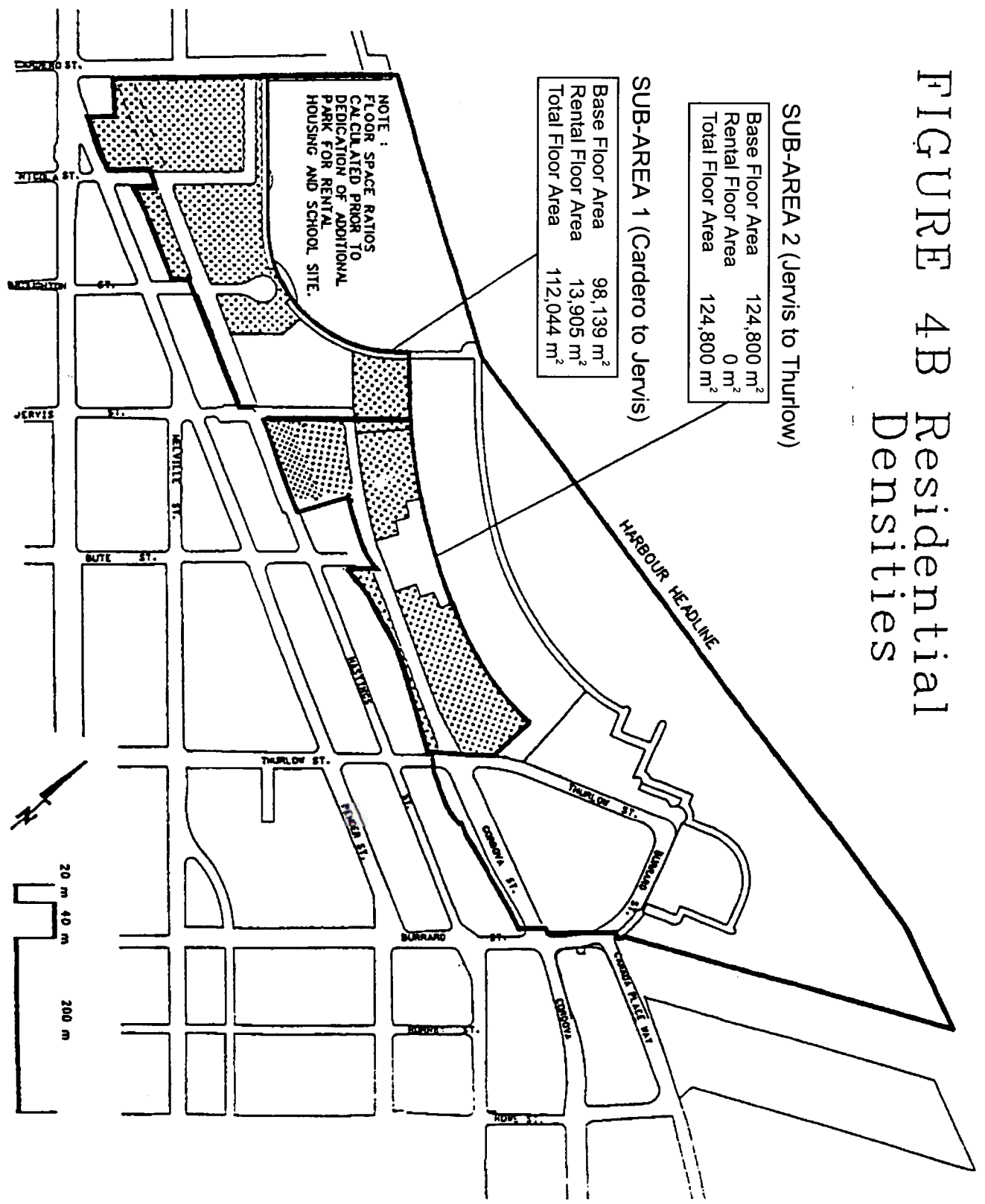





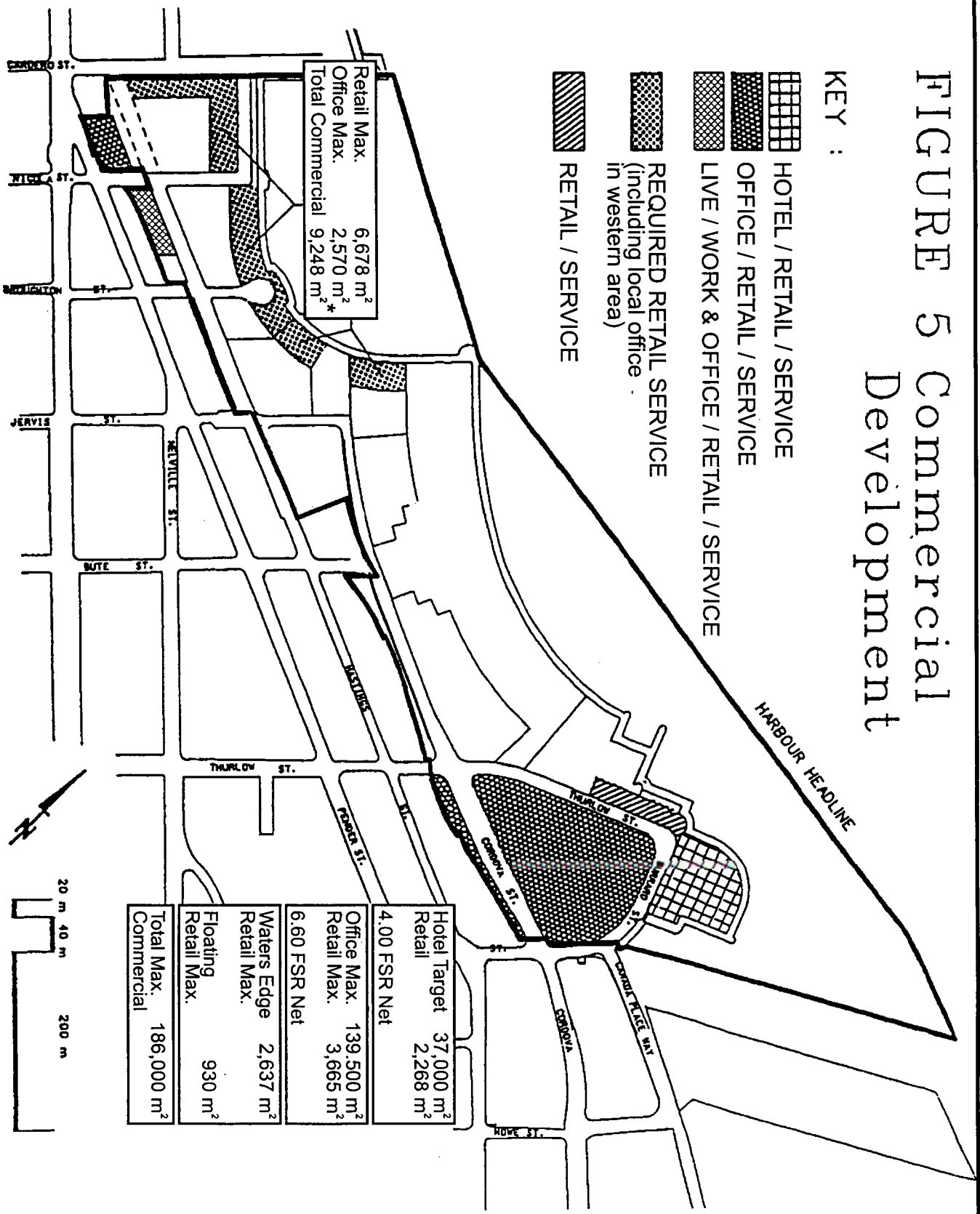


FIGURE 5 Commercial Development

KEY :

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



* 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