



# **City of Vancouver** *Zoning and Development By-law*

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## **CD-1 (1)**

*Oakridge*

*By-law No. 3568*

*(Being a By-law to Amend By-law 2516, being the Zoning and Development By-law)*

**Effective April 23, 1956**

*(Amended up to and including By-law No. 8824, dated April 6, 2004)*

## 1 **Application**

The provision of this by-law apply to that area of land zoned CD-1 by By-law No. 3568 and located to the east of the lane running north-south between 41<sup>st</sup> and 45<sup>th</sup> Avenues. [5600; 82 11 23]

## 2 **Uses**

The only uses permitted within the area described in Section 1 above, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Regional shopping centre composed of department stores, a food floor, and other retail uses, service commercial and entertainment uses, including restaurants and cinemas, and office uses, all subject to the following:
  - (i) development of any one of these uses shall not be permitted unless community facilities and services comprising an auditorium, library, seniors "drop-in-centre", child minding, child day care, and "parent's room" are, in the opinion of the Development Permit Board, to be developed concurrently with it as far as practicable, and in compliance with the minimum floor areas set out in Section 3(b) below;
  - (ii) no office use which stays open on Thursday evenings or Friday evenings or Saturday shall be permitted unless first approved by the Director of Planning who shall, before making a decision, receive advice from the City Engineer regarding anticipated off-street parking demand generated by the office use in relation to the availability of off-street parking on the site and peak demand therefor from other commercial uses;
  - (iii) entertainment uses shall not include premises where simulated sports (being games or activities involving the use of baseball batting cages, basketballs courts, hockey rinks, golf simulators, miniature golf, climbing walls and similar sports related games and activities) and associated circulation space occupy the majority of the floor area;
  - (iv) other retail uses, service commercial and entertainment uses shall not be permitted unless a minimum of 4 639 m<sup>2</sup> of food floor is provided and maintained and, for the purpose of this by-law, food floor means an area used for the retailing of groceries and ancillary goods and services. [8329 01 04 10]
- (b) Apartment building containing a minimum of 70 and a maximum of 80 dwelling units, subject to the following:
  - (i) all units are to be eligible for or funded under the **National Housing Act** Assistance to Low-Income Households Program; and
  - (ii) all dwelling units are to be designed for senior citizens; and
  - (iii) a minimum of 5 percent and a maximum of 10 percent of all dwelling units are to be designed for handicapped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning.
- (c) A maximum of 135 dwelling units, which may be in the form of townhouses or of dwelling units in one or more apartment buildings, or a combination thereof, subject to the following:
  - (i) a minimum of one-third of the total number of dwelling units developed under this clause shall have a minimum of three bedrooms, to facilitate family accommodation.
- (d) A maximum of 35 dwelling units in a mixed-use commercial/residential building located on that portion of the site generally in the vicinity of the intersection of West 41st Avenue and Cambie Street;
- (e) Residential building limited to occupancy by at least one person aged 55 years and over in each household, and comprising:

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 3568 or provides an explanatory note.*

- (i) a maximum of 64 units designed to provide a minimum of or no food preparation and dining areas ("seniors supportive or assisted housing units");
  - (ii) a kitchen and dining area intended to service residents of the seniors supportive or assisted housing units only;
  - (iii) a dwelling unit for a residential caretaker of the seniors supportive or assisted housing units; and
  - (iv) a maximum of 32 dwelling units.
- (f) Accessory buildings and accessory uses customarily ancillary to the above uses, including offstreet parking and loading and related structures, pedestrian mall and circulation, storage and service facilities, employee facilities and outdoor fitness track. [5600; 82 11 23] [7176; 93 09 14] [8824; 04 04 06]

### 3 Floor Areas

- (a) The uses in Table A below shall be permitted to the maximum floor area appearing opposite in Columns 2, except that a maximum of 500 m<sup>2</sup> of additional floor area shall be permitted for any of the uses numbered 1 or 2 in Column 1 provided that corresponding decreases are made to either or both of the uses numbered 1 or 2. [5930; 85 08 13] [8329; 01 04 10]

**Table A**

Column 1 Use	Column 2 Floor Area
1. Food floor, retail, service commercial and entertainment	69 120 m <sup>2</sup> except that entertainment use is limited to a maximum of 2 400 m <sup>2</sup>
2. Office	11 762 m <sup>2</sup>
3. Enclosed public pedestrian circulation, service and exit corridors	13 086 m <sup>2</sup>
4. Apartment building for senior citizens and handicapped persons	4 553 m <sup>2</sup>
5. Townhouses or apartment dwelling units	14 323 m <sup>2</sup>
6. Dwelling units in commercial/residential building	4 683 m <sup>2</sup>
7. Seniors supportive or assisted housing/rental residential building	9 290 m <sup>2</sup>
<b>TOTAL</b>	<b>126 817 m<sup>2</sup></b>

[5930; 85 08 13] [7176; 93 09 14] [8329; 01 04 10] [8824; 04 04 06]

- (b) The minimum floor area permitted for the uses listed in Column 1 in Table B below shall be the figure appearing opposite in Column 2:

**Table B**

Column 1	Column 2 (Gross Floor Area)
1. Auditorium	530.5 m <sup>2</sup>
2. Library	1 215.7 m <sup>2</sup>
3. Seniors' "Drop-in-Centre"	227.6 m <sup>2</sup>
4. Child Minding Facility	206.2 m <sup>2</sup>
5. Child Day Care Facility	139.5 m <sup>2</sup>
6. "Parents Room"	23.2 m <sup>2</sup>

[ 8329; 01 04 10 ]

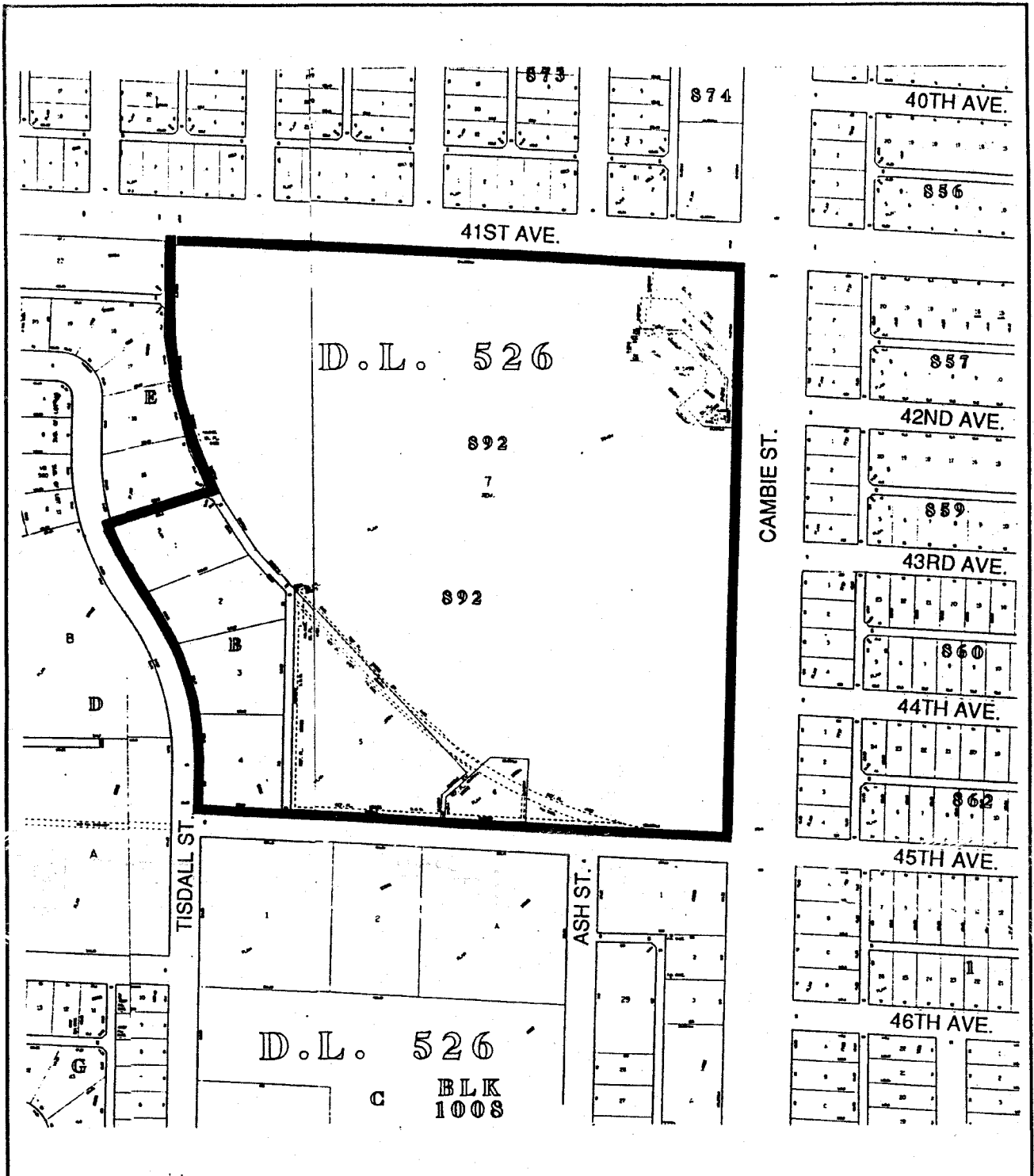
- (c) For the purpose of this Section 3, the area of Floors used for off-street parking and loading shall not be regulated. [5600; 82 11 23]

- 3.1** Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio; except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

#### **4 Off-Street Parking and Loading**

- (a) A minimum of 4.75 off-street parking spaces shall be provided for each 100 m<sup>2</sup> of gross floor area for food floor, retail, service commercial and entertainment uses and shall be developed and maintained in accordance with the Parking By-law. [8329; 01 04 10]
- (b) Off-street parking for the senior citizen apartment building shall be provided and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law.
- (c) Off-street parking for market residential housing shall be provided, developed and maintained in accordance with the Parking By-law as if located in the RM-3 District. Parking for seniors supportive or assisted housing shall be provided in accordance with standards to be determined by the Director of Planning in consultation with the City Engineer. [8824; 04 04 06]
- (d) Off-street loading spaces shall be provided, developed and maintained in accordance with the Parking By-law, including the application of mixed-use reductions to the satisfaction of the Director of Planning in consultation with the City Engineer. [5600; 82 11 23]
- (f) Off-street parking for all other uses shall be provided, developed and maintained in accordance with the Parking By-law, including the application of mixed-use reductions to the satisfaction of the Director of Planning in consultation with the City Engineer. [7176; 93 09 14]

- 5** *[Section 5 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 3568

<b>CD-1 (1) Oakridge</b>  <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): O,P-19	
	scale: 1:4000	

*Re: zoning application*

City Planning Department  
City Hall  
Vancouver 10, B. C.  
24th February, 1956

The Chairman and Members  
Building and Town Planning Committee  
City Hall

Gentlemen: re: Canadian Pacific Railway Land  
S/W corner 41st Avenue and Cambie Street

The City Council on 4th April, 1955, approved a comprehensive plan for the Canadian Pacific Railway Land between 41st and 57th Avenues, Oak and Cambie Streets. The development, illustrated on Drawing No. C310, attached to the Technical Planning Board's report of 1st March, 1955, included a large shopping centre, medium and low density apartment areas, two-family and single-family residential areas, park and school site.

The shopping centre is to be developed by Woodward Stores Limited, who have prepared a scheme illustrated on Drawings Nos. PA1.56.213, PA2.56.218, PA3.56.218, PA4.56.218, PA5.56.218.

The medium density apartment area referred to above is adjacent to the shopping centre, and the group of tall apartment blocks which were recommended as a contrast to the low buildings of the shopping centre should be considered as forming part of the comprehensive development of the area. This type of medium density apartment development in tall blocks involves less ground coverage and therefore more open space between buildings than the equivalent density of development in three or four-storey blocks. By this means an open and park-like character can be maintained without loss of density, and the existing high amenity of the area enhanced. It is recommended therefore that this area be developed with tall apartment buildings of between six and twelve storeys in height. This area is therefore referred to subsequently in this report as a multi-storey apartment area.

The owner of the land has submitted an application for re-zoning of an area at the southwest corner of 41st Avenue and Cambie Street, as delineated on Plan No. 1 dated February 21st, 1956, prepared by H. H. Roberts, B.C.L.S., and amounting to approximately 35.5 acres, from an RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District, to permit development in accordance with the scheme approved by City Council. The shopping centre occupies approximately 31.9 acres and is illustrated by Drawings Nos. PA.1.56.218, PA2.56.218, PA3.56.218, PA4.56.218 and PA5.56.218 and photographs of model, and the multi-storey apartment area occupies approximately 3.6 acres.

The shopping centre follows substantially the scheme approved by the City Council, and a detailed analysis of it is given below. Certain suggestions on the multi-storey apartment development were contained in the Technical Planning Board's report of 1st March, 1955. These should now be amplified into firm conditions attaching to the area concerned so that development will be carried out in accordance with the intent of the approved scheme. These conditions are given later in this report.

#### Analysis of Shopping Centre Proposal

The plan of the centre is basically of the central mall type with service to stores by truck tunnel. It will be seen that a fairly compact layout, with a maximum mall length of 384 feet, is achieved. Two openings to the northeast, and one to the southwest, provide access to this central mall. Canopies around the stores are continuous on the mall frontages but occur chiefly at entrances on the outside of the store group. This should induce shoppers into the heart of the development, and away from the sidewalks adjacent to the parking areas. Similarly very little shop window is provided on the outside of the development.

The site plan, together with the mall level plan (PA3.56. 218) shows that the department store, which is on two levels, occupies the northwest end of the central mall, with the market building adjacent to it, while the furniture and appliance building is located at the southeast end of this mall. Rental units occupy the intervening space so that these stores should benefit by pedestrian traffic along the mall, or into the mall from the parking areas.

Parking is disposed all around the development, and entrances and exits from the surrounding streets have been worked out in conjunction with the City Engineer. The parking ratio is 3.43 to 1 and this is considered a satisfactory provision.

Landscaped areas are shown on the site plan, and on the north (41st Avenue) and on the east (Cambie Street), boundaries are in accordance with the recommendations approved by City Council. On the westerly boundary the developer has requested a reduction in the width of the landscaped area from 40 feet, as recommended, to 34 feet to accommodate more conveniently the parking and circulation, and on the south boundary (45th Avenue), a reduction from 25 feet, as recommended, to 20 feet, for the same reason, together with the omission of the wall at the back of the landscaped area facing this street.

The Technical Planning Board does not object to the modification to the landscaped areas described above provided that:

- (i) the reduction in width of these landscaped areas is used to improve the parking and circulation in the parking areas;
- (ii) the wall at the back of the landscaping area along the south (45th Avenue) boundary, is retained from its junction with the wall at the back of the landscaping area along the east (Cambie Street) boundary of the site westerly until its junction with the east wall of the service tunnel entrance.

It is recommended also, after further consideration, that the height of the wall at the back of the landscaped areas be reduced so that its top is at least three feet above the level of the parking area immediately behind it, instead of four feet as recommended in the approved scheme.

The developer states, and the drawings indicate, that individual shop signs will be restricted to the areas immediately below the colonnade ceiling. The drawings and photographs of the model show the word "Woodwards" in free-standing letters at three locations above the colonnade to the department store, and at one location above the colonnade to the market building. In addition there are shown on the photographs of the model two sets of free-standing letters above the edge of the roof of the parcel depot and of the auto service building. A decorative pylon which scales 50 feet in height on the drawings, and incorporating the design motif of the centre, is shown on the drawings and the model, and is considered by the developer as essential to the scheme in view of what is claimed to be the effective screening of the entire development from the surrounding streets. It should be noted that the landscaping recommended for the north (41st Avenue), the east (Cambie Street), and south (45th Avenue) boundaries; was to be in the form of lawns, with shrubs, backed by a low wall, which would give a reasonable degree of screening of the automobiles on the parking area, but which would not screen the stores themselves from the surrounding streets.

However a pylon, as described above, would identify the development, and list the names of the individual stores at a location close to the 41st Avenue-Cambie Street intersection, an opportunity not denied to merchants across the street. It is recommended that this pylon should not exceed 25 feet in height, which would be in line with the maximum height for free-standing signs proposed for C-1 Commercial Districts in the revised Zoning and Development By-law, and that the detailed design should be to the approval of the Technical Planning Board.

The elevations, and the photographs of the model, show a unified and harmonious development. It is understood that the principal facing material will be faience tile in varying colours, with abstract patterns formed with tiles of more dense colour. If the project is executed in accordance with the drawings and model submitted a very satisfactory development should result.

It should be noted that detail shown on the drawings outside the property lines is to be regarded as tentative only.

A table setting out areas of various parts of the development is given in Appendix A. In summary it will be seen that the site area and floor area are respectively 31.9 acres and 274,132 sq. ft. or 10% and 9.6% respectively greater than the 29 acres and 250,000 sq. ft. recommended in the report. It was recommended that there be an allowance of 10% in excess of these latter areas on the development of the detailed designs, and the plans and dimensions given show that the developer has made use of this allowance.



Multi-Storey Apartment Area to the West of the Shopping Centre

A conjectural development of this area has been shown on the model accompanying the drawings of the shopping centre. Final design cannot be anticipated as there is no proposal to develop this area at this stage. However the model shows clearly the type of development desirable here, the intention of which has been outlined earlier in this report.

Recommendations

It is recommended that the application for re-zoning from an RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District of the areas coloured blue and yellow respectively on Drawing No. 1 dated 21st February, 1956, prepared by H. H. Roberts, B.C.L.S., to permit the erection of a shopping centre as detailed on Drawings Nos. PA1.56.218, PA2.56.218, PA3.56.218, PA4.56.218, PA5.56.218 and the development of a multi-storey apartment area, be approved subject to the following conditions:

- Shopping Centre
- (i) The shopping centre and its advertising shall be as on the plans submitted; any minor changes of detail shall be to the approval of the Technical Planning Board but the merchandising area as defined shall in no circumstances exceed 275,000 square feet; \*
- (ii) Landscaping
- (a) Landscaping shall be as specified in the Technical Planning Board's Report of 1st March, 1955, except that the landscaped area on the west boundary may be reduced in width from 40 feet to 34 feet, and the landscaped area on the south boundary may be reduced from 25 feet to 20 feet provided that such reduction is used to improve the parking and circulation within the parking areas;
- (b) The wall at the back of the landscaped areas shall be reduced in height so that its top is at least three feet above the level of the parking area immediately behind it, instead of four feet as previously recommended;
- (c) The wall at the back of the landscaped area along the southern boundary shall be omitted except for that portion westerly from its junction with the wall at the back of the landscaped area along the east boundary to the wall at the eastern side of the service tunnel. Where such wall is omitted it shall be substituted by a continuous evergreen hedge.

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(iii) Advertising

- (a) No advertising signs or lettering shall project above the level of the roof;
- (b) The pylon at the northeast corner of the site shall be behind the landscaped areas of 41st Avenue and Cambie Street and shall not exceed 25 feet in height and its detailed design shall be subject to the approval of the Technical Planning Board;
- (c) There shall be no flashing signs at any time;
- (d) Lighting of the parking areas shall be directed inwards;
- (e) Special festival displays, e.g. Christmas, shall be permitted provided conditions (c) and (d) apply, and they are not closer to the surrounding streets than the cruising lane on the parking area;
- (f) The boulevard crossings shall be to the satisfaction of the City Engineer.

B. Multi-Storey Apartment Area

- (i) The height of the buildings shall be not greater than twelve storeys nor less than six storeys;
- (ii) Floor space ratio shall be not greater than 1.30;
- (iii) Daylight access shall be in accordance with the provisions of sub-section (7) of Section 7A of Zoning By-law No. 2516;
- (iv) Off-street parking spaces shall be provided on the scale of not less than one parking space for every dwelling unit;
- (v) Such additional conditions and regulations as the Technical Planning Board may decide.

Respectfully submitted,

*B. Sutton Brown*  
 Chairman  
 Technical Planning Board

ADG/fmr

\*Merchandising area referred to in A (i), page 4, shall include in reference to buildings or enclosures the total floor area measured overall from external wall to external wall, excluding basements, but including the area of any selling space located in a basement. It shall include any external display area.

PUBLIC HEARING

APRIL 10TH, 1956.

4. S.W. CORNER 41st AVENUE AND CAMBIE STREET

Moved by Alderman Wilson,

THAT the application of the Canadian Pacific Railway Company for the rezoning of the S.W. Corner of 41st Avenue and Cambie Street,

From: RS-1 One Family Dwelling District

To: CD-1 Comprehensive Development District

be approved, subject to:

Recommendations contained in report of the Technical Planning Board dated February 24th, 1956, except that the pylon at the northeast corner of the site shall not exceed 35 feet and in respect to the height of the buildings in the multi-storey apartment area any plans of development if approved by the Technical Planning Board in respect thereto must be finally submitted to Council for approval.

- Carried.

No. 1 - S.W. corner of 41st &

(Cambie.

(R2.C.8)

BY-LAW NO. 3568.

A By-law to amend By-law No. 2516 being the  
Zoning By-law.

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

1. The Plan attached to and forming an integral part of By-law No. 2516 and designated as the "Zoning Plan" and marked as Schedule "A" to said By-law is hereby amended according to the plan marginally numbered 38-A annexed to this By-law and marked as Schedule "A" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited, and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "A" of said By-law No. 2516 insofar as the same are changed, modified or varied thereby, and the said Schedule "A" annexed to said By-law No. 2516 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "A" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "A" to said By-law No. 2516, as if originally incorporated therein, and shall be interpreted accordingly.
2. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 23rd day of April, 1956.

(Sgd) F. J. Hume

(Seal)

(Sgd) R. Thompson

CITY CLERK

This By-law received:  
1st reading - April 23, 1956.  
2nd " - April 23, 1956.  
3rd " - April 23, 1956.

(Sgd) R. Thompson  
City Clerk.

I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver, on the 23rd day of April, 1956, and numbered 3568.

  
City Clerk.

CITY OF VANCOUVER  
SPECIAL COUNCIL - PUBLIC HEARING  
FEBRUARY 4, 1982

A Special Meeting of the City of Vancouver was held on Thursday, February 4, 1982, at approximately 7:30 p.m. in the Oakridge Auditorium, Oakridge Shopping Centre for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Harcourt  
Aldermen Bellamy, Boyce, Brown,  
Divinsky, Eriksen, Ford,  
Kennedy, Puil, Rankin  
and Yorke

CLERK TO THE COUNCIL: Mrs. M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Boyce,

THAT this Council resolve itself into Committee of the Whole, Mayor Harcourt in the Chair, to consider proposed amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

Rezoning Application - Oakridge  
Shopping Centre

The Council considered an application by Woodward's Stores to rezone the Oakridge Shopping Centre as follows:

OAKRIDGE SHOPPING CENTRE  
Lot A, Block 392, D.L. 526, Plan 9383

Present Zone: CD-1 Comprehensive Development District  
Requested Zone: New CD-1 Comprehensive Development District

(i) The draft CD-1 By-law, if approved, would replace the present CD-1 By-law established for the original Oakridge Shopping Centre development in 1956 and would accommodate up-grading and expansion of the existing Centre generally as follows:

- development of a new, enlarged Food Floor;
- consolidation and expansion of Woodward's Department Store;
- development of a Junior Department Store;
- enclosure of existing pedestrian mall and development of a second mall level with additional stores created through conversion of the existing basement areas;
- development of a mixed-use commercial/residential building containing office, service commercial and entertainment uses including restaurants and cinemas, and up to 35 apartment dwelling units, all to be located in the vicinity of the West 41st Avenue and Cambie Street intersection and connected internally to the main mall;
- provision of additional off-street parking including development of a parking structure to the northeast of the present Centre and provision of roof-top parking;

Cont'd.....

Rezoning Application - Oakridge Shopping Centre (Cont'd)

- development of an 80-unit non-market apartment building for senior citizens and handicapped persons, with related facilities including off-street parking, to be located adjacent to West 45th Avenue;
- development of up to 135 townhouse or apartment dwelling units in one or more buildings, with related facilities including off-street parking, to be located on the south-west portion of the site;
- development of various community facilities and services including a renovated auditorium; a new, enlarged library with senior's "drop-in" centre; a child minding service, a health club, and an outdoor fitness track;
- development of improved vehicular circulation including provision of a tunnel for traffic westbound on 41st Avenue and street widening adjacent to the site on the south side of West 41st Avenue and the west side of Cambie Street;
- accessory buildings and accessory uses customarily ancillary to the above;

and subject to such conditions as Council may by resolution prescribe.

- (ii) Any consequential amendments.
- (iii) Amend Sign By-law No. 4810 to establish sign regulations for the newly created CD-1 District.

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

1. That the detailed scheme of development, which may be pursued in stages through individual development permit applications for the various components, is to be approved by the Development Permit Board, after first receiving advice from the Urban Design Panel, having particular regard to the following:
  - the applicant's building program and impacts, during construction, on the existing uses and the availability of off-street parking;
  - the potential for future additional development in an integrated fashion with regard to both form and function;
  - the relationship between and integration of all principal and accessory uses;
  - pedestrian and vehicular circulation within and to/from the site, and the accessibility, safety and security of off-street parking facilities;
  - lighting of off-street parking and its impact on residential uses within and surrounding the site;
  - the provision of useable outdoor open space for the residential uses;
  - the submission of an acceptable comprehensive sign plan for the site;
  - the provision of adequate public facilities for employees and shoppers, including washrooms and public seating in the mall area;

Cont'd.....

Rezoning Application - Oakridge  
Shopping Centre (Cont'd)

- the location, accessibility, design and hours of operation of any community facilities;
  - the provision of employee facilities, including adequately furnished lunchroom/lounge areas;
  - the provision and maintenance of landscaping and surface treatment, with particular regard to the plaza at the corner of West 41st Avenue and Cambie Street, the fitness track, peripheral site treatment, and landscaping within the surface and roof-top parking areas.
2. That the applicant satisfy the following conditions prior to enactment of any amending By-law pertaining to the zoning of this site:
- (a) the dedication of 3.0 m (9.84 ft.) of land along the northerly and easterly boundaries of the site for the purpose of providing an additional lane of traffic eastbound on West 41st Avenue and southbound on Cambie Street, and agreement, to the satisfaction of the City Engineer and the Director of Legal Services, that Woodward's Stores Ltd. will pay the costs associated with the development of this roadway;
  - (b) agreement, to the satisfaction of the City Engineer and the Director of Legal Services, that Woodward's Stores Ltd. will provide a tunnel onto westbound 41st Avenue at no cost to the City, with this tunnel designed to the satisfaction of the City Engineer and subject to the usual requirements for utilities and an encroachment agreement;
  - (c) agreement, to the satisfaction of the City Engineer and the Director of Legal Services, that Woodward's Stores Ltd. will, at no cost to the City, undertake changes to vehicular exits from and entrances to the site as may be required by the City Engineer with regard to access to and egress from adjacent streets and lanes and impact on residential areas, such changes to include the possible installation of a traffic signal on Cambie Street;
  - (d) agreement, that Woodward's Stores Ltd. and all of its tenants at this site will cease the practice of instructing staff to park off the site;
  - (e) agreement, to the satisfaction of the Director of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide a fully furnished infant or child-care facility for approximately 25 children, with this facility being designed to the satisfaction of and operated at a subsidized rate as determined by the Director of Social Planning, Woodward's Stores Ltd. and an appropriate non-profit society.
3. That the detailed scheme of development is not to be materially different from the drawings prepared by Armour Blewett & Partners, Architects and Designers, dated January 27, 1982 and stamped "Received, City Planning Department January 27, 1982".

Cont'd....

Rezoning Application - Oakridge  
Shopping Centre (Cont'd)

Mr. Peter Blewett, architect, presented a detailed review of the proposed development and with the aid of slides, described the proposed development, community input process, design criteria, visual impact controls, character study, site interfaces, phasing and spinoff benefits.

The Director of Social Planning addressed Council and reviewed the comments contained in his report dated February 4, 1982, circulated to members of Council, wherein he supported the proposal to include the community amenities as noted in the draft By-law and further recommended

- (a) that the proposed child-minding facility include an immediately adjacent outdoor play space of 1,875 sq. ft.
- (b) provision of a mothers' or parents' room fully furnished and equipped for changing and feeding infants.
- (c) provision of a group day care centre for 25 children with fully furnished indoor space of 1,500 sq. ft. plus immediately adjacent fenced outdoor play space of 1.875 sq. ft.

The Director of Social Planning also proposed Woodward's donation of up to half an acre of land for seniors housing become an integral part of the community contribution and be a subject of an additional condition, proposed for adoption by resolution of Council, to ensure that this housing is developed as proposed.

The Director of Social Planning further recommended the proposed health club be deleted from the community amenity space as this could be considered a commercial venture on the same basis as other retail space in the development.

Mr. R. Scobie, Zoning Division, read into the public record the following suggested amendments to the draft By-law should Council approve the recommendation of the Director of Social Planning:

- "1. Section 2 (a) (i) development of any one of these uses shall not be permitted unless community facilities and services comprising an auditorium, library, seniors' "drop-in centre", child minding, child day care facility, and "parents' room" are, in the opinion of the Development Permit Board, developed concurrently with it as far as practicable, and in compliance with the minimum floor areas set out in section 3 (b) below;
- 2. Section 2 (b) Apartment building containing 80 dwelling units, subject to the following:
  - (i) all units are to be eligible for or funded under the National Housing Act Assistance to Low-Income Households Program; and
  - (ii) all dwelling units are to be designed for senior citizens; and

Cont'd.....



Rezoning Application - Oakridge Shopping Centre (Cont'd)

(iii) a minimum of five percent and a maximum of 10 percent of all dwelling units are to be designed for handi-capped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning.

3. Section 3 (b) TABLE B

Column 1	Column 2 (gross floor area)	
1. Auditorium	530.5 m <sup>2</sup>	(5,710 sq. ft.)
2. Library	1 215.7 m <sup>2</sup>	(13,086 sq. ft.)
3. Seniors' "Drop-In Centre"	227.6 m <sup>2</sup>	(2,450 sq. ft.)
4. Child Minding Facility	206.2 m <sup>2</sup>	(2,200 sq. ft.)
5. Child Day Care Facility	139.5 m <sup>2</sup>	(1,500 sq. ft.)
6. "Parents Room"	23.2 m <sup>2</sup>	(250 sq. ft.)

Mr. Scobie also noted the following suggested changes to and additional conditions proposed for adoption by resolution of Council, should Council approve the Director of Social Planning's recommendation:

" 1. Amend Condition (e)

(e) agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide, in a location to the satisfaction of the Development Permit Board, a fully furnished child day care facility for approximately 25 children, including an immediately adjacent outdoor play space of 174.2m<sup>2</sup> (1,875.00 sq. ft.) in area, with this facility being designed to the satisfaction of the Development Permit Board following negotiation with the applicant and operated at a subsidized rate to be negotiated amongst the Director of Social Planning, Woodward's Stores Ltd. and an appropriate non-profit society;

\*Underlining denotes amendment

2. Add the following Conditions

(f) agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide, in a location to the satisfaction of the Development Permit Board, a fully furnished child minding facility, including an immediately adjacent outdoor play space of 174.2 m<sup>2</sup> (1,875.00 sq. ft.) in area, with this facility being designed to the satisfaction of the Director of Social Planning;

(g) agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide, in an appropriate location, a fully furnished "parents' room" for changing and feeding infants.

Cont'd.....

Rezoning Application - Oakridge  
Shopping Centre (Cont'd)

- (h) agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. shall:
- ( i ) convey to the City, or a non-profit society acceptable to the City, that portion of the site comprising approximately 1 748.2 m<sup>2</sup> (18,818.00 sq. ft.) and designated to accommodate an apartment building for senior citizens and the handicapped;  
and
  - ( ii ) provide that such site shall be so conveyed and developed solely for that purpose in accordance with the By-law;  
and
  - ( iii ) undertake that any related development of the site over which Woodward's Stores Ltd. or their agents continue to exercise control shall be co-ordinated and developed concurrently with the apartment building for senior citizens and the handicapped so far as practicable."

The Council also noted the comments of the Urban Design Panel contained in an extract from the minutes of its meeting of February 3, 1982 recommending approval of the scheme specifically submitted for the rezoning, subject to various refinements at the development permit stage.

The Mayor called for speakers for or against the application and presentations were made as follows:

- Mr. A. Spraggue, for 70 residents of Oakridge Towers, objected to the scale of the housing proposed for the southwest corner of the site and requested it be deleted or reduced in height or moved to another location on site.

- Mr. T. Meickle, submitted the development was too big for the neighbourhood.

- Mr. W. R. Read, urged remedial traffic measures be taken to protect senior citizen residents of the apartment towers adjacent to the Woodward's site.

- Mr. G. Huey, spoke in support.

- Mr. F. Chinn, support.

- Mrs. B. Backman, support.

- Mr. R. Yacht, requested staff parking be mandatory on site to reduce on-street parking problems in the surrounding area.

- Mr. D. Kazan, urged study of traffic problems at 41st Avenue and Cambie and the Jamieson School crossing at Tisdall before the development proceeded.

- Mrs. G. Bell, questioned the relevance of the commercial component to the trade area.

- Mr. H. E. Johnson, Association of Benevolent Craftsmen, supported particularly provision of senior's housing, but suggested an adult day care centre be included.

- Mr. J. Hunter, objected to housing at the southwest corner.

- Mr. H. J. Fook, supported an additional tunnel access at Cambie Street.

- Mr. Shoemaker, support.

Rezoning Application - Oakridge  
Shopping Centre (Cont'd)

- Mr. W. J. Bell, traffic should not be permitted to filter through Ash Street.

- Mrs. T. Galloway, supported the senior housing component.

- Mr. J. Hill, Kerrisdale & District Commercial Association, (brief on file in the City Clerk's Office) expressed concern respecting the extent of the proposed leasable retail space expansion from 60,000 sq. ft. to 190,000 sq. ft. and its effect on neighbourhood shopping areas. The Association proposed this retail space be limited to 90,000 sq. ft.

- Mr. N. Davidowicz, suggested dual left turn bays at 41st and Cambie east/west and north/south; bus bays and maximum size bus shelters. Also felt seniors housing should be located near bus route.

- Mr. J. D. Miller, South Vancouver Foundation supported seniors housing component.

- Mr. Dodson, Traffic and on-street parking concerns.

- Mrs. B. Sperling, supported the development but sought assurance parking would remain free of charge.

- Mr. K. Olson, concerned that tripling the size of the centre would change the neighbourhood.

City staff responded to some of the concerns raised by the speakers and explained aspects of the development dealing with the location and height of the seniors block, densities, the retail component and traffic.

Mr. R. Jones, for Woodward's also commented on various concerns noting:

Parking: Parking was free to customers and staff at the Oakridge Shopping Centre and it was proposed to keep it that way. The parking associated with the Hastings Street store was the cheapest in the downtown.

Day Care Facility:

Woodwards did not feel it should be required to build and equip a day care facility as a condition of development but would be prepared to negotiate.

Leasable Retail Space:

A reduction of two thirds could not be supported - to cut out 60,000 sq. ft. of the non glass area would make it non viable to build.

Seniors Housing:

The architects had already contacted a number of seniors organizations respecting sponsorship for the project. Selection would be made by consultation with the Social Planning Department. Woodward's intended conveying title of the half acre site in due course.

Cont'd....

Rezoning Application - Oakridge  
Shopping Centre (Cont'd)

MOVED by Ald. Divinsky,

THAT the application be approved subject to the conditions recommended by the Director of Planning and quoted above except that condition (e) be amended to read as follows:

- (e) agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide, in a location to the satisfaction of the Development Permit Board, a fully furnished child day care facility for approximately 25 children, including an immediately adjacent outdoor play space of 174.2 m<sup>2</sup> (1,875.00 sq. ft.) in area, with this facility being designed to the satisfaction of the Development Permit Board following negotiation with the applicant and operated at a subsidized rate to be negotiated amongst the Director of Social Planning, Woodward's Stores Ltd. and an appropriate non-profit society;

and the following condition be added:

agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide, in a location to the satisfaction of the Development Permit Board, a fully furnished child minding facility, including an immediately adjacent outdoor play space of 174.2 m<sup>2</sup> (1,875.00 sq. ft.) in area, with this facility being designed to the satisfaction of the Director of Social Planning;

In addition, Section 2 a (i) of the draft By-law be amended to read as follows:

1. Section 2 (a) (i) development of any one of these uses shall not be permitted unless community facilities and services comprising an auditorium, library, seniors' "drop-in centre", child minding, child day care facility, and "parents' room" are, in the opinion of the Development Permit Board, developed concurrently with it as far as practicable, and in compliance with the minimum floor areas set out in section 3 (b) below;

- CARRIED

(Aldermen Bellamy and Puil opposed.)

MOVED by Ald. Brown( in amendment),

THAT the leasable commercial space be reduced from 150,000 sq. ft. to 90,000 sq. ft.

- LOST

(Aldermen Bellamy, Boyce, Divinsky, Eriksen, Kennedy, Puil, Rankin, Yorke and the Mayor opposed.)

Cont'd....

Rezoning Application - Oakridge Shopping Centre (Cont'd)

At the request of Council the following motion was split and voted on as follows:

MOVED by Ald. Rankin,  
THAT Section 3 (b), Table (b) of the draft By-law be amended to read as follows:

Column 1	Column 2 (gross floor area)	
1. Auditorium	530.5 m <sup>2</sup>	(5,710 sq. ft.)
2. Library	1 215.7 m <sup>2</sup>	(13,086 sq. ft.)
3. Seniors' "Drop-In Centre"	227.6 m <sup>2</sup>	(2,450 sq. ft.)
4. Child Minding Facility	206.2 m <sup>2</sup>	(2,200 sq. ft.)
5. Child Day Care Facility	139.5 m <sup>2</sup>	(1,500 sq. ft.)
6. "Parents Room"	23.2 m <sup>2</sup>	(250 sq. ft.)

In addition, the following condition be added:

agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide, in an appropriate location, a fully furnished "parents' room" for changing and feeding infants.

- CARRIED

(Aldermen Bellamy, Divinsky, Kennedy and Puil opposed.)

MOVED by Ald. Rankin,  
FURTHER THAT Section 2 (b) of the draft By-law be amended to read as follows:

- 2. Section 2 (b) Apartment building containing 80 dwelling units, subject to the following:
  - (i) all units are to be eligible for or funded under the National Housing Act Assistance to Low-Income Households Program; and
  - (ii) all dwelling units are to be designed for senior citizens; and
  - (iii) a minimum of five percent and a maximum of 10 percent of all dwelling units are to be designed for handi-capped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning.

Cont'd...

Rezoning Application - Oakridge  
Shopping Centre (Cont'd)

In addition the following condition be added:

agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. shall:

- ( i) convey to the City, or a non-profit society acceptable to the City, that portion of the site comprising approximately 1 748.2 m<sup>2</sup> (18,818.00 sq. ft.) and designated to accommodate an apartment building for senior citizens and the handicapped;  
and
- ( ii) provide that such site shall be so conveyed and developed solely for that purpose in accordance with the By-law;  
and
- (iii) undertake that any related development of the site over which Woodward's Stores Ltd. or their agents continue to exercise control shall be co-ordinated and developed concurrently with the apartment building for senior citizens and the handicapped so far as practicable.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the application as amended this day and set out in these minutes be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

SECONDED by Ald. Boyce,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring forward the necessary amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

\*\*\*\*\*

The Special Council adjourned at approximately 10:45 p.m.

\*\*\*\*\*

BY-LAW NO. 5600

A By-law to amend By-law No. 3575,  
the Zoning and Development By-law,  
to provide uses and regulations for an  
area zoned CD-1 by By-law No. 3568

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

1. APPLICATION

The provisions of this by-law apply to that area of land zoned CD-1 by By-law No. 3568 and located to the east of the lane running north-south between 41st and 45th Avenues.

2. USES

The only uses permitted within the area described in Section 1 above, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Regional shopping centre composed of department stores, a food floor, and other retail uses, service commercial and entertainment uses, including restaurants and cinemas, and office uses, all subject to the following:
  - (i) development of any one of these uses shall not be permitted unless community facilities and services comprising an auditorium, library, seniors' "drop-in centre", child minding, child day care, and "parent' room" are, in the opinion of the Development Permit Board to be developed concurrently with it as far as practicable, and in compliance with the minimum floor areas set out in Section 3(b) below;
  - (ii) no office use which stays open on Thursday evenings or Friday evenings or Saturday shall be permitted unless first approved by the Director of Planning who shall, before making a decision, receive advice from the City Engineer regarding anticipated off-street parking demand generated by the office use in relation to the availability of off-street parking on the site and peak demand therefor from other commercial uses.
- (b) Apartment building containing a minimum of 70 and a maximum of 80 dwelling units, subject to the following:
  - (i) all units are to be eligible for or funded under the National Housing Act Assistance to Low-Income Households Program; and
  - (ii) all dwelling units are to be designed for senior citizens; and
  - (iii) a minimum of 5 percent and a maximum of 10 percent of all dwelling units are to be designed for handicapped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning.

- (c) A maximum of 135 dwelling units, which may be in the form of townhouses or of dwelling units in one or more apartment buildings, or a combination thereof, subject to the following:
  - (i) a minimum of one-third of the total number of dwelling units developed under this clause shall have a minimum of three bedrooms, to facilitate family accommodation.
- (d) A maximum of 35 dwelling units in a mixed-use commercial/residential building located on that portion of the site generally in the vicinity of the intersection of West 41st Avenue and Cambie Street;
- (e) Accessory buildings and accessory uses customarily ancillary to the above uses, including off-street parking and loading and related structures, pedestrian mall and circulation, storage and service facilities, employee facilities and outdoor fitness track.

3. FLOOR AREAS

- (a) The uses listed in Column 1 in TABLE A below shall be permitted to the maximum floor area or areas appearing opposite in Columns 2 and 3:

TABLE A

Column 1	Column 2 (Gross Floor Area)	Column 3 (Gross Leasable Area)
1. Department stores and food floor	31 758.8 m <sup>2</sup> (341,860 sq. ft.)	27 305.2 m <sup>2</sup> (293,920 sq. ft.)
2. Other retail	19 104.0 m <sup>2</sup> (205,640 sq. ft.)	14 480.4 m <sup>2</sup> (155,870 sq. ft.)
3. Service commercial and entertainment	6 131.4 m <sup>2</sup> (66,000 sq. ft.)	5 043.5 m <sup>2</sup> (54,290 sq. ft.)
4. Office	11 761.1 m <sup>2</sup> (126,600 sq. ft.)	9 805.6 m <sup>2</sup> (105,550 sq. ft.)
5. Enclosed public pedestrian circulation, service and exit corridors	9 752.6 m <sup>2</sup> (104,980 sq. ft.)	
6. Apartment building for senior citizens and handicapped persons	4 552.1 m <sup>2</sup> (49,000 sq. ft.)	
7. Townhouses or apartment dwelling units	14 322.4 m <sup>2</sup> (154,170 sq. ft.)	
8. Dwelling units in commercial/residential building	4 682.2 m <sup>2</sup> (50,400 sq. ft.)	

*Amended  
11/15*

100,000



**NOTE TO TABLE "A":**

For use number 1 in Column 1, the figure in Column 3 is the figure in Column 2 less floor areas used for staff facilities, storage, administration and similar uses accessory to the principal uses.

For use number 2 in Column 1, the figure in Column 3 is the figure in Column 2 less 4 623.6 m<sup>2</sup> (49,770 sq. ft.) of floor area which may be used for additional accessory storage, mechanical, electrical and similar equipment, and other similar non-retail uses.

For uses numbers 3 and 4 in Column 1, the figure in Column 3 is the figure in Column 2 less floor areas used for public pedestrian circulation, service and exit corridors, and similar uses which do not generate revenue.

- (b) The minimum floor area permitted for the uses listed in Column 1 in TABLE B below shall be the figure appearing opposite in Column 2:

**TABLE B**

Column 1	Column 2 (gross floor area)	
1. Auditorium	530.5 m <sup>2</sup>	(5,710 sq.ft.)
2. Library	1 215.7 m <sup>2</sup>	(13,086 sq.ft.)
3. Seniors' "Drop-in-Centre"	227.6 m <sup>2</sup>	(2,450 sq.ft.)
4. Child Minding Facility	206.2 m <sup>2</sup>	(2,200 sq.ft.)
5. Child Day Care Facility	139.5 m <sup>2</sup>	(1,500 sq.ft.)
6. "Parents Room"	23.2 m <sup>2</sup>	(250 sq.ft.)

- (c) For the purpose of this Section 3, the area of Floors used for off-street parking and loading shall not be regulated.

**4. OFF-STREET PARKING AND LOADING**

- (a) A minimum of 3,300 off-street parking spaces shall be developed and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law for use in conjunction with all uses permitted except residential uses.
- (b) Off-street parking for the senior citizen apartment building shall be provided and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law.

- (c) Off-street parking for the other residential uses shall be provided at the ratio of a minimum of one space for every 67.352 m<sup>2</sup> (725 sq. ft.) of gross floor area of residential use, and shall be developed and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law.
- (d) Off-street loading spaces shall be provided, developed and maintained to the satisfaction of the Director of Planning who shall first receive advice from the City Engineer.

5. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 23rd day of  
November , 1982.

(signed) Michael Harcourt  
Mayor

(signed) R. Henry  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 23rd day of November, 1982, and numbered 5600.

CITY CLERK"

OAKRIDGE SHOPPING CENTRE

BY-LAW NO. 5601

A by-law to amend By-law No. 4810  
the Sign By-law

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

1. Schedule I of By-law No. 4810 is amended by deleting the letters "B (Suburban Comm. C-2)" which appear in the column headed "Assigned Schedule" opposite the number "1." in the column headed "Map Index No." and by substituting therefor the following:

"A".

2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 23rd day of November , 1982.

(signed) Michael Harcourt  
Mayor

(signed) R. Henry  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 23rd day of November, 1982, and numbered 5601.

CITY CLERK"

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 30, 1985 in the Council Chamber, Third Floor, City Hall, at approximately 2:00 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Harcourt (Items 2 & 3)  
Aldermen Bellamy, Campbell, Davies, Eriksen,  
Ford, Puil, Rankin, Yee and Yorke

ABSENT: Alderman Brown (Leave of Absence)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Yee,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Yorke in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning Application -  
1686 Venables Street

Mr. W. T. Leung submitted an application as follows:

REZONING: LOCATION 1686 VENABLES STREET (Lots 10, 11 and 12,  
(Except Parcel A, reference Plan No. 841),  
Block 23, D.L. 264A, Plan 1051)

Present Zoning: M-1 Industrial District  
Proposed Zoning: C-2C1 Commercial District

(i) If approved, the proposed zoning would complete the commercial nature of the intersection of Commercial Drive and Venables Street and ensure that both the use and scale of redevelopment would be in keeping with the existing character of the area.

(ii) Any consequential amendments.

The Director of Planning recommended approval subject to the following condition proposed for adoption by resolution of Council:

- (a) Prior to the enactment of the amending By-law, that the Council dedicate the east seven feet of Lot 12, (except Parcel A, reference Plan No. 841), Block 23, D.L. 264A, Plan 1051, to the City for street purposes, with the plan showing the dedication to be registered in the Land Title Office.

Cont'd.....

Rezoning Application -  
1686 Venables Street (cont'd)

Mr. I. Smith, Zoning Division, reviewed the application.

Mr. Leung, applicant, representing the Coal Harbour Architectural Group, discussed concerns of the Heritage Planner and the community respecting the heritage character of the radius corner drive through which is a feature of the existing gas station on this site and which has been included in the City's inventory listing of buildings with potential heritage merit. Mr. Leung advised he had not been aware of the heritage aspects when the application was submitted, however, he was prepared to explore with the Planning Department the three options which had been proposed by the Director of Planning, namely to retain the corner portion as it is, for use either as a gas bar or a convenience commercial outlet; or, replicate the corner portion where it presently is; or replicate the corner portion and relocate it further to the west on the site to give the advantage of a longer drive-through lane.

Mr. Leung noted the existing building was not structurally sound and needed repairs. He doubted whether a gas bar would be an appropriate use on the redeveloped site. In response to questions from Council members, Mr. Leung advised it was the intention to construct a single storey retail building on the site. It could very well be a convenience store.

The Deputy Mayor called for speakers for or against the application and representations were made by the following:

- Mr. H. Wilkinson, 1735 East 3rd Avenue, C.R.S. Workers' Co-op, objected to the uncertain nature of the development. There were a number of small businesses in the area who were concerned that a convenience store would compete for business and generate traffic, vandalism and garbage problems.

- Ms. Nicki Hood, 1110 Odium, requested a decision on the rezoning be deferred to permit community input. Residents were concerned about current developer activity in the area and had not had an opportunity to fully consider the implications of this application.

- Ms. Joyce Woods, Chairperson, Britannia Area Citizens' Planning Committee, advised she had received a number of calls from residents about the type of development that could take place. A 7-11 or Mac's Milk-type operation would be cause for real concern. The unique design features of the drive-through should be retained. Ms. Woods requested an opportunity for more community involvement before a decision was made on the rezoning.

- Mr. Harry Grunsky, 765 Victoria Drive, agreed with the previous speakers, noting the recent McDonalds proposal at 1st Avenue and Commercial Drive had made residents aware of an increased tempo of change in the area.

The Deputy Mayor also noted a communication from the Grandview-Woodland Area Council stating they could find no reason to object to the rezoning but urged incorporation of the "gas bar" portion of the existing building into any new development.

Cont'd.....

Rezoning Application -  
1686 Venables Street. (cont'd)

The Director of Planning advised it was important to note that the other three corners of the intersection were already zoned C-2C1 and the existing M-1 zoning was an anomaly. The Grandview-Woodland Area Plan had been several years in the making with considerable community input and had resulted in the rezoning of the entire Commercial Drive frontage. Mr. Spaxman stated retail stores under the proposed zoning were an outright use and the City had limited control other than assurance as to set back. Restaurants and gas stations were conditional uses.

During the ensuing discussion, Council members recognized the community concerns respecting the impact on the neighbourhood of the lengthy operating hours of certain convenience stores and noted the City's limited regulatory control in this regard.

MOVED by Ald. Davies,

- A. THAT the application of Mr. W. T. Leung be approved subject to the condition proposed by the Director of Planning as set out in this Minute of the Public Hearing;

FURTHER THAT the applicant be requested to explore with Planning staff, during preparation of a development permit application, the following three options respecting the radius corner drive through:

- (i) Retain the corner portion as it is, for use either as a gas bar or a convenience commercial outlet; or,
- (ii) Replicate the corner portion where it presently is; or
- (iii) Replicate the corner portion and relocate it further to the west on the site to give the advantage of a longer drive-through lane.

- B. THAT the Director of Legal Services and the Director of Planning be instructed to report back on an appropriate amendment to the Shops Closing By-law to regulate the operating hours of convenience-type stores, 24-hour operation or otherwise;

FURTHER THAT the Director of Planning be requested to consider regulating such stores in terms of floor area under the Zoning and Development By-law, for report back.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

At this point in the proceedings, the Mayor arrived and assumed the Chair.

\* \* \* \* \*

2. Text Amendment - Oakridge Shopping Centre

The Council considered an application of Armour Blewett & Partners as follows:

TEXT  
AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT (By-law No. 3568, as amended by By-law No. 5600) - OAKRIDGE SHOPPING CENTRE (Lots 5, 6 and 7 (Except Air Space Parcel 1, Plan 20225), Block 892, D.L. 526, Plan 20424 and Air Space Parcel 1, Plan 20225).

- (i) The proposed text amendment to CD-1 By-law No. 5600, if approved, would combine the floor areas of "other retail" and "service/commercial and entertainment" uses (now listed separately) to a single category, providing that the "other retail" does not exceed 14 028.4 m<sup>2</sup> (151,000 sq.ft.). Some flexibility, 500 m<sup>2</sup> (5,381.9 sq. ft.), for maximum gross and leasable areas of some other listed uses would also be permitted.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against the application.

MOVED by Ald. Puil,  
THAT the application by Armour Blewett & Partners be approved.

- CARRIED UNANIMOUSLY

3. Text Amendment - King Edward Mall

The Council considered an application of Mrs. M. J. San Miguel as follows:

TEXT  
AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT (By-law No. 4446) KING EDWARD MALL (Lots A, B, and C, Block 476 D.L. 526, Plan 13605)

- (i) The proposed text amendment to CD-1 By-law No. 4446, if approved, would permit the addition of "restaurants" as a use.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers registered with respect to this application.

MOVED by Ald. Ford,  
THAT the application of Mrs. M. J. San Miguel be approved.

- CARRIED UNANIMOUSLY

BY-LAW NO. 5930

A By-law to amend By-law No. 5600  
being a By-law which provided uses  
and regulations for an area zoned  
CD-1 by By-law No. 3568

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

1. By-law No. 5600 is amended by deleting section 3(a),  
including TABLE A and the note thereto, and by substituting therefor  
the following:

- "(a) The uses listed in Column 1 in TABLE A below shall be permitted to the maximum floor area or areas appearing opposite in Columns 2 and 3, except that a maximum of 500 m<sup>2</sup> (5,381.9 sq.ft.) of additional Gross Floor Area or Gross Leasable Area shall be permitted for any of the uses numbered 1, 2 or 3 in Column 1 provided that corresponding decreases are made to any one or more of the remaining uses numbered 1, 2 or 3.

TABLE A

Column 1	Column 2 (Gross Floor Area)	Column 3 (Gross Leasable Area)
1. Department stores and food floor	31 758.8 m <sup>2</sup> (341,860 sq.ft.)	27 305.2 m <sup>2</sup> (293,920 sq.ft.)
2. Other retail, service commercial and entertainment, providing that in no instance shall other retail exceed 14 028.4 m <sup>2</sup> (151,000 sq.ft.) Gross Leasable Area	25 235.4 m <sup>2</sup> (271,640 sq.ft.)	19 523.9 m <sup>2</sup> (210,160 sq.ft.)
3. Office	11 761.1 m <sup>2</sup> (126,600 sq.ft.)	9 805.6 m <sup>2</sup> (105,550 sq.ft.)
4. Enclosed public pedestrian circulation, service and exit corridors	9 752.6 m <sup>2</sup> (104,980 sq.ft.)	
5. Apartment building for senior citizens and handicapped persons	4 552.1 m <sup>2</sup> (49,000 sq.ft.)	
6. Townhouses or apartment dwelling units	14 322.4 m <sup>2</sup> (154,170 sq.ft.)	
7. Dwelling units in commercial/residential building	4 682.2 m <sup>2</sup> (50,400 sq.ft.)	



NOTE TO TABLE "A":

For use number 1 in Column 1, the figure in Column 3 is the figure in Column 2 less floor areas used for staff facilities, storage, administration and similar uses accessory to the principal uses.

For use number 2 in Column 1, the figure in Column 3 is the figure in Column 2 less floor area which may be used for additional accessory storage, pedestrian circulation, service and exit corridors, mechanical, electrical and similar equipment, and other similar non-retail, non-revenue generating uses.

For use number 3 in Column 1, the figure in Column 3 is the figure in Column 2 less floor areas used for public pedestrian circulation, service and exit corridors, and similar uses which do not generate revenue."

2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 13th day of August, 1985.

(signed) W. Yee  
Deputy Mayor

(signed) R. Henry  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 13th day of August, 1985, and numbered 5930.

CITY CLERK"

OAKRIDGE RESIDENTIAL DEVELOPMENT - FSR

MAY 18, 1988

NOTES MADE BY JOHN COATES, GROUP LEADER, REZONING AND SUBDIVISION GROUP.

No special method of calculating FSR under By-law, No. 5930 (which amends By-law 5600) is spelt out in the By-law, nor in the files. It is considered appropriate that the same method be used as in the Zoning and Development By-law. As there are minor variations between districts, reference should be made to the RM-4 District Schedule.

Amendments are currently being prepared to the Zoning and Development By-law to establish a more standard exclusion clause and this may result in the future exclusion of storage space, as well.

FROM AL FLOYD, DATED MAY 16, 1988:

Method of FSR measurement used in the previous Oakridge Residential development at 625 West 45th Avenue (By-law, No. 5600 which amends CD-1 By-law 3568)) - it would be appropriate to exclude amenity areas such as lounge and meeting rooms which are used ancillary to the building. Mechanical rooms which are below ground could also be excluded. This interpretation is consistent with the RM districts which allow these exclusions from FSR.

The amenity spaces excluded could not exceed 10% of the permitted floor area as with RM districts.

  
\_\_\_\_\_  
John Coates

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: January 25, 1991

To: City Manager  
Director of Legal Services  
Director of Planning  
Associate Director, Zoning Division  
City Engineer

Refer File: ~~P.H. #243~~

Subject: Public Hearing - January 15, 1991

<b>RECEIVED</b>	
PLANNING DEPARTMENT	
JAN 28 1991	
NUMBER	M0659
REFERRED TO	FRAS
COPY TO	THE
ANSWER REQ'D	

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of January 15, 1991, respecting various rezonings.

Please note any matters contained therein for your attention.

CITY CLERK  
*[Signature]*

JT:ci  
Att.

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

4

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 15, 1991, in the Council Chamber, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell  
Aldermen Bellamy, Chan, Davies, Eriksen,  
Owen, Price, Puil, Rankin,  
Wilson and Yorke

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Davies,

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning & Development and Sign By-laws.

- CARRIED UNANIMOUSLY

It was agreed to vary the agenda and consider the application to rezone 1147-83 Homer Street and 423 Davie Street, first.

1. Rezoning - 1147-83 Homer Street  
and 423 Davie Street

An application of Baker, McGarva, Hart Inc. was considered as follows:

REZONING: 1147-83 HOMER STREET AND 423 DAVIE STREET (Lots A to C inclusive [Reference Plan 395] of 20 and 21, Plan 210; Lot D of 20 and 21, Plan 210; Lot F, Plan 14424; Lots 25 to 28 inclusive, Plan 210, all of Block 95, D.L. 541)

Present Zoning: DD Downtown District  
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:

- maximum of 135 dwelling units in a multiple dwelling;
- office uses\*;
- retail uses\*;
- service uses\*;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 5.00, with a maximum of 240 m<sup>2</sup> (2,583 sq. ft.) of office uses and a maximum of 929 m<sup>2</sup> (10,000 sq. ft.) of retail and service uses;
- maximum height of 88.70 m (291 ft.);
- bicycle storage facilities;
- acoustical provisions; and
- provisions regarding off-street parking.

\* The particular uses permitted are listed in the by-law.

(ii) Any consequential amendments, including amendments to Sign By-law No. 6510.

Cont'd

Clause No. 1 cont'd

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the proposed form of development be approved in principle, generally as prepared by Baker, McGarva, Hart Inc. and stamped "Received City Planning Department - September 13, 1990" and revised October 18, 1990, provided that the Director of Planning may allow minor alterations to this form of development when approving a development application as outlined in resolution (c) below.
- (b) That, prior to by-law enactment, the applicant shall, at no cost to the City:
  - (i) make arrangements, to the satisfaction of the Director of Legal Services, for the contribution of funding for community amenities at a value to be set by Council;
  - (ii) consolidate the site;
  - (iii) make adequate arrangements, to the satisfaction of the City Engineer, for undergrounding of all electrical and telephone services from the closest existing service point; and
  - (iv) enter into an agreement with the City establishing responsibility for design and development of City property including sidewalk treatment, boulevard trees and tree grates, to the satisfaction of the City Engineer, in consultation with the Director of Planning.
- (c) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application from the Director of Planning, who shall have particular regard to the following:
  - (i) further design development of the ground floor to increase retail depth, to provide one full-size loading bay and one courier space, to improve access from the parking and loading areas to the retail and office areas, and to remove or relocate the residential unit;
  - (ii) further design development of the landscape treatment to maintain the Downtown South pattern and spacing of street trees, soften the lane elevation, improve the parking court treatment, improve the relationship of the pedestrian entry court off Homer Street to the sidewalk, and simplify the raised courtyard landscaping;
  - (iii) further design development of the ground floor and adjacent landscaped setback area of the Homer Street three-storey building, if it is developed as residential, to address livability and privacy;
  - (iv) further design development, to the satisfaction of the City Engineer, to ensure the configuration and form of development are consistent with the capacity of the waterworks system for fire fighting purposes existing at the time of development;

Cont'd

Clause No. 1 cont'd

- (v) designation of grade level parking for retail, office, and visitors' use and designation of the Homer Street 'studio/commercial' space as office;
  - (vi) provision of a bicycle storage facility at a rate of one bicycle per dwelling unit, to the satisfaction of the City Engineer;
  - (vii) provision of a recycling area in conjunction with the garbage facilities, to the satisfaction of the City Engineer; and
  - (viii) submission and implementation of an acoustical consultant's report, to the satisfaction of the Medical Health Officer.
- (d) That, prior to approval by Council of the form of development, the Director of Planning, in consultation with the Director of Legal Services, be instructed to negotiate a Section 215 covenant providing that occupancy or possession shall not be denied to families with children.

Mr. R. Jenkins, Planner, in a staff review, advised the applicants propose a 28-storey mixed use tower on a consolidated site at the northwest corner of Davie and Homer Streets, to be developed with 135 residential units, grade-related retail (fronting Davie Street) and office space (facing Homer Street) with five townhouses above. Also proposed is 4300 sq. ft. of amenity space. Parking will be underground with a raised landscaped courtyard and wide setbacks on both street frontages will permit the planting of street trees. A Council approved view corridor will be maintained.

The application had been assessed against, and met, the criteria for high density and livability, including privacy, shadowing and open space.

Mr. Jenkins noted, in November, when the application was referred to Public Hearing, Council members expressed some concern about timing and questioned whether the application should precede Council's consideration of the overall Downtown South community plan and rezoning. The Director of Planning recommended the application be approved at this time because while the community plan will be presented on February 21st, it is unclear how long it will take to reach Public Hearing and enactment and the application, unlike some others, is entirely consistent with the emerging Downtown South policies.

Mr. G. McGarva, applicant, stated the project demonstrated a form of housing that is needed and properly fits the area, targeted to meet the needs of existing downtown office workers. A survey of neighbourhood owners and tenants, conducted by the developers showed of 44 tenants in buildings immediately adjacent to the site, 80% had no concerns regarding the development. Of the 92 property owners in the area, 72 (87%) expressed positive support. The remainder were indifferent. Copies of the survey were circulated and are on file.

Mr. McGarva pointed out under the existing zoning an additional 50,000 sq. ft. of office space could be provided and the housing eliminated, but this would represent an expansion of the office district, which Council is trying to discourage. As a CD-1 rezoning, the project has been designed to combine livability with security and function well in the existing character of the area while contributing to the amenity of a future residential neighbourhood. It is a product of Council's own initiative for this area of the city.

Cont'd

Clause No. 1 cont'd

The Mayor called for speakers for or against the application and the following addressed the Public Hearing:

Peter Dobell, 4400 block West 3rd, advised he was a real estate consultant with Royal LePage, and supported the project on three grounds: Planning staff, owners and tenants have been working for five years to conceptualize a new neighbourhood for Downtown South; there have been delays in the overall area rezoning leaving developers wondering about Council's serious commitment; the neighbourhood has demonstrated overwhelming support for a project that will improve the quality of the area.

Brian White, (letter on file), stated he has an office at 1199 West Pender and supported the proposal, believing a 28-storey tower will provide the catalyst needed for major downtown urban redevelopment.

During discussion some Council members reiterated their concerns that consideration of the application was premature at this time, with presentation of the Downtown South Plan still pending.

Responding to questions, Mr. McGarva commented postponing a decision to Public Hearing in May with by-law enactment in June would delay an early construction start and add approximately \$2 million to development costs.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning, as set out in this Minute of the Public Hearing.

- LOST

(Aldermen Davies, Eriksen, Price, Rankin, Yorke and Wilson opposed)

2. Text Amendment: Oakridge Shopping Centre  
650 West 41st Avenue

An application of Aitken Wriglesworth Associates Architects Ltd. was considered as follows:

TEXT AMENDMENT: OAKRIDGE SHOPPING CENTRE - 650 WEST 41ST AVENUE - CD-1 BY-LAW NO. 5600 (Lots 5 and 6 of A, Plan 19924; Lot 7, except part in Air Space Plan 20425, Plan 20424; and VR 1499, Air Space Parcel 1, Plan 20425, all of Block 892, D.L. 526)

Present Zoning: CD-1 Comprehensive Development District  
Proposed Zoning: CD-1 Amended

(i) If approved, the amending CD-1 by-law would generally permit an additional 11 568.3 m<sup>2</sup> (124,524 sq.ft.) of retail, service and entertainment uses, primarily located in a second storey galleria; a residential building containing 64 congregate units and 32 dwelling units, and additional off-street parking spaces as described in the by-law.

N.B. It was noted the agenda package included a second amending CD-1 By-law for the Oakridge Shopping Centre site, outlined in an explanatory memorandum dated January 10, 1991 from the Associate Director - Zoning Division.

(ii) Any consequential amendments.

Cont'd

Clause No. 2 cont'd

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

- (a) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application from the Director of Planning, who shall have particular regard to the following:
  - (i) demonstrated accommodation of a future residential street connection to 45th Avenue from the west side of the site;
  - (ii) demonstration of how required parking would be maintained without creating physical or financial obstacles preventing future residential development along the west edge of the Centre;
  - (iii) further design improvements to increase access to and visibility of existing community facilities from within the main mall, including provision of direct, full width corridor access to permit a person in the mall to proceed to a community service as easily as they could locate a shop or commercial service and including, if necessary, a reconfiguration of the commercial services;
  - (iv) further design improvements to the southeast corner surrounding and including the proposed Safeway structure, parking and adjacent mall entrance, to achieve a more welcoming and less "closed" image from Cambie Street, including adjustment of levels as necessary to achieve this;
  - (v) roofscape treatment in a fashion which is attractive to surrounding residential uses, possibly including edge planting on adjoining parking decks;
  - (vi) further design improvements to external and internal pedestrian and vehicular signage and circulation systems, to the satisfaction of the City Engineer and the Director of Planning;
  - (vii) inclusion of at least one handicapped suite on each congregate floor featuring large, turn-around spaces for wheelchairs achieving handicapped design standards;
  - (viii) emphasis on inclusion of two bedroom suites;
  - (ix) submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria; and
  - (x) confirmation that the acoustical measures will be incorporated in the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer.

Cont'd



Clause No. 2 cont'd

- (b) That, prior to enactment of the amending CD-1 by-law, the applicant shall make adequate arrangements, to the satisfaction of the City Engineer, at no cost to the City to:
  - (i) ensure all hydro and electrical services will be undergrounded within and adjacent to the site from the closest existing suitable service point;
  - (ii) provide an additional southbound lane approaching 41st Avenue on Cambie Street for through or right turn movements;
  - (iii) provide signalized left turn protection for the westbound entrance into Oakridge Centre interconnected with the signal at 41st Avenue and Cambie Street, including pedestrian signalization. Provision by the applicant of all signalization is subject to the approval of City Council, upon recommendation by the City Engineer as part of an Annual Traffic Program within five years of occupancy; and
  - (iv) provide upgraded water service to serve the increased fire protection needs. The potential need for service upgrading is currently under review and will be reported to the applicant. This work will be done at the applicant's expense.
  
- (c) That, prior to enactment of the amending CD-1 by-law, the registered property owner shall, at no cost to the City:
  - (i) execute an agreement, satisfactory to the Director of Legal Services, which provides flexibility to congregate residents, enabling them to contract for a given number of meals in the dining-room/restaurant, and to alter that arrangement as circumstances dictate, without physical relocation from one phase of the project to the other;
  - (ii) execute a legal agreement, satisfactory to the Director of Legal Services, to ensure participation in the City of Vancouver public art program, including the contribution of \$1 per square foot of revenue-producing commercial and residential floor space;
  - (iii) execute a Section 215 covenant, satisfactory to the Director of Legal Services, to ensure that the owner of the 96 unit seniors' congregate and rental residential building shall not strata title any of these units. Monthly rental dwelling unit prices shall be set in the first year at a maximum of \$1.25 per square foot and may increase annually by no more than the Consumer Price Index, plus 2 percent upon vacancy for the first year only; and

Cont'd

Clause No. 2 cont'd

- (iv) obtain and submit to the City a letter from the B.C. Ministry of Environment indicating that a soils analysis site characterization has been completed by a professional recognized in this field; and either:
  - (a) has identified no unacceptable hazard for the proposed use of this site resulting from potential contamination of soil or building materials; or
  - (b) stating that a remediation program, concurred with by the B.C. Ministry of Environment as being adequate to eliminate such a hazard, has been completed as certified by such a professional.

The requirement to complete remediation prior to enactment contained in part (b) of this condition shall not apply if legal agreements are provided, to the satisfaction of the Director of Legal Services, to provide for a program of remediation approved by the B.C. Ministry of Environment during construction in a sequence of steps to be prescribed, monitored and certified complete by such a professional.

Mr. T. Phipps, Planner, who presented a staff review of the application, made specific reference to the following:

- Condition (c), clauses (i) and (iii):

The Director of Legal Services has recommended revisions to clause (i). Further, the applicant has suggested the wording of clause (iii) is unclear respecting how and when rental increases are to be assessed for the proposed residential rental building. Therefore, it is recommended condition (c)(i) and (iii) be revised to read as follows:

- (i) provide an undertaking, satisfactory to the Director of Legal Services, which provides flexibility to congregate residents, enabling them to contract for a given number of meals in the dining-room/restaurant, and to alter that arrangement as circumstances dictate, without physical relocation from one phase of the project to the other;
- (iii) execute a Section 215 covenant, satisfactory to the Director of Legal Services, to ensure that the owner of the 96 unit seniors' congregate and rental residential building shall not strata title any of these units. Monthly rental dwelling unit prices shall be set in 1991 at a maximum of \$1.25 per square foot and may increase annually by no more than the Consumer Price Index, except that following vacancy of a unit, the monthly rental dwelling unit price for that unit may be increased, in the first year of re-occupancy only, by an additional 2 percent.

\*(underlining denotes the proposed changes)

Cont'd

Clause No. 2 cont'd

Mr. Phipps also referred to the Associate Director - Zoning memorandum dated January 10, 1991, contained in the agenda package, proposing a second amending by-law to accommodate the applicant's proposal to transfer 9,850 sq. ft. of existing floor space previously approved for "food floor," to the category of "other retail, service commercial and entertainment." Copies of the proposed second amending by-law (on file) were circulated to Council members.

Mr. Phipps reviewed the principal elements of the application. The proposed increase in floor area will provide for 60% expansion of the specialty, or non-department store outlets, to be located in a new second floor galleria and in space vacated as the food floor is moved toward the south east corner of the site.

The 9-storey residential tower will contain up to 64 congregate seniors units and 32 rental dwelling units, fronting on 45th Avenue, east of the existing seniors tower. Rents for the 32 dwelling units, as proposed by the Director of Planning in revised Condition (c)(iii), will be achieved by a land cost writedown by the developers. The congregate units will be offered at market price.

Mr. Phipps advised multiple dwellings previously approved for the southwest corner of the site and originally contained in the application, are no longer part of the application.

Five key points raised by the applicant were referred to, namely:

- Oakridge expansion is necessary to keep pace with other regional shopping centres;
- shopping trips for department store-type merchandise which presently leave the city at a rate of 2 million trips per year, would be reduced;
- expansion of Oakridge is the most effective means of attracting more national chain retailers. (This was confirmed in September, 1990, by a survey of chain retailers.)
- there is a benefit in shifting Vancouver's 4.8 sq. ft. per capita of enclosed retail space toward the regional average of 9.6 sq. ft.
- development potential will be created for additional housing units, which will benefit the public.

Mr. Phipps concluded by describing two types of impacts which had been of concern:

- traffic and parking - the City Engineer feels adequate responses have been proposed to deal with the increases in traffic and parking.
- impact on other retail districts - a City survey of non-convenience retailers in four West side shopping areas shows that up to 70% of Kerrisdale merchants are concerned about business losses in the range of 20%; however, a City initiated shoppers survey indicates only 1% of trips destined for those areas would likely be diverted to Oakridge. For South Granville the figure was 2%.

Cont'd

Clause No. 2 cont'd

The Director of Planning, in recommending approval, believed the application offered a positive, if limited, balance of public benefits.

Mr. J. Moodie, applicant, for Cambridge Western Leaseholds Limited, advised the decision three years ago to proceed with the expansion of Oakridge Shopping Centre had been made for very good market reasons, not the least being the fact that more and more shoppers were going to other malls, outside Vancouver, where they could find more choice. Over the 3-year period Cambridge had held over 100 meetings, and met with 2,000 people. Initially, an expansion of some 500,000 sq. ft. was contemplated but following the discussions with civic staff and people in the community, the project had been scaled down. The reduced scheme now before the Public Hearing represented Cambridge's efforts to meet the desires of the community and the City.

Mr. Moodie noted most of the issues identified as concerns had been resolved, the exception being competition with other street front shopping areas. However, the City's own survey showed that this was not a significant concern for retailers in the Marpole, Cambie or Granville areas. While Kerrisdale merchants had some concerns, a shoppers sampling survey revealed few households expected to shop less in Kerrisdale.

Cambridge had contributed to many community benefits including the provision of space for the 800 member seniors centre, subsidized seniors housing, day care and free use of mall space for community groups. With expansion, there will be other benefits: the plaza at 41st Avenue and Cambie will be redesigned and landscaped, as will the Cambie Street frontage; the Safeway frontage will come out to Cambie Street and all loading for the store will be underground thus reducing a noise problem; a rooftop landscaped park will be directly accessible from the seniors housing. In addition, the congregate and seniors housing will be made available at one third of market value, representing a subsidy of \$4 million in today's terms, to help make the housing work.

It was noted 48 letters (on file) had been circulated to Council members at the Public Hearing, 45 in support, 1 conditional support, 2 opposed.

The Mayor called for speakers for or against the application and 31 delegations addressed the Public Hearing.

The 28 speakers who supported the proposal referred to Cambridge as a concerned corporate neighbour which had assisted the many seniors residents in the area through sponsorship of the seniors drop-in centre, its interest in and willingness to subsidize seniors housing, and donation of mall space to a diverse range of organizations. The seniors housing proposed would permit many long-term residents to stay in the neighbourhood, rather than being forced to move to other areas.

Those who were Oakridge retailers pointed out their concerns about expansion in the downtown and other shopping centres noting their customers wanted a wider range of choice than currently available at Oakridge.

Cont'd

Clause No. 2 cont'd

The three speakers opposing the application questioned the need for expansion and the further concentration of retailing focus in a mega centre outside the downtown. More shoppers will be encouraged to drive from other neighbourhoods thus increasing traffic through the area, and expansion will not benefit existing Oakridge retailers who will face increased costs. The speaker for the Kerrisdale Merchants Association advised 70% of its membership was greatly concerned about the Oakridge proposal, and felt it could have grave implications for the Kerrisdale shopping precinct. He questioned the validity of the shoppers survey, noting no shoppers survey had been conducted in Kerrisdale.

The speakers were:

Opposed

Craig Smith, 100 Block West 42nd Avenue (brief filed)  
Tom Meikle, 6000 Block Tisdall Street, (Oakridge Towers Ltd.)  
Alan White, 2100 Block West 41st Avenue  
(representing Kerrisdale Commercial Association)

In favour

Mrs. A. Irving, 6900 Block Dawson Street,  
also on behalf of her husband  
Maureen Edward, 5900 Block Tisdall Street, (Seniors Centre)  
Laura de Jong, 5600 Block Ash Street  
Margaret Walker, 1300 Block West 72nd Avenue, (Oakridge House)  
Miss M. Watchorn, 6000 Block Tisdall Street, (Seniors Centre)  
Betty Reynolds, 100 Block East 59th Avenue, (Seniors Centre)  
George Wilkinson, 600 Block West 45th Avenue, (Oakridge House)  
Melinda Pal, 3100 Block West 11th Avenue  
(Seniors Centre Coordinator)  
Val Anderson, 500 Block West 62nd Avenue  
(representing Marpole Citizens Planning Committee)  
Jim MacDonald, 2200 Block Granville (letter filed)  
Jean Elgood, 1000 Block Duchess Avenue, West Vancouver  
(President, Oakridge Seniors Society)  
Shannon Coates, also on behalf of her husband,  
900 Block West 10th Avenue  
Guy Barclay, 3200 Block West 27th Avenue  
(representing Rotary Club)  
Lisa Chandler, 1100 Block Connaught Drive  
Jo Moncuy, 1600 Block Ross Road, North Vancouver  
(Director, Vancouver Opera)  
James Prette, 500 Block West 22nd Avenue  
(representing Young Life)  
Margaret Ewert, 5600 Block Sophia Street  
Agatha Chung, 7300 Block Muirfield Drive (Oakridge tenant)  
Robert Ku, 2100 Block East 29th Avenue  
Beth Funk, 100 Block Sennok Crescent  
Jake Klippenstein, 6300 Block Salish Drive, (Oakridge Seniors)  
Irene Brown, 200 Block West 41st Avenue  
George Anderson, 100 Block West 45th Avenue  
Chris Patrick, 800 Block Hendecourt Road, North Vancouver  
(Executive Director, Outdoor Recreation Association of B.C.)  
Maria Butt, 500 Block Moberley Road  
(Oakridge Centre - Milan Boutique)  
Lorimer Thompson, 10000 Block McLennan Place, Richmond  
(Oakridge Baptist Church)  
Howard Prokosch, 5400 Block Cambie Street  
Tom Wright, 2100 Block West 44th Avenue  
(President, Greater Vancouver Operatic Society).

Cont'd

Clause No. 2 cont'd

During discussion, Council members noted provision of the seniors housing should be firmly tied to the rezoning by means of a watertight commitment on the part of the developers. Also, it was felt traffic conditions in the 41st/Cambie be closely monitored so problem areas can be identified if and when they occur. The Mayor advised he anticipated a report to Council shortly on traffic control proposals for the area around the shopping centre.

MOVED by Ald. Puil,

- A. THAT the application incorporating the second draft amending by-law submitted by the Director of Planning, be approved subject to the conditions, as amended, proposed by the Director of Planning, as set out in this Minute of the Public Hearing.
- B. THAT prior to presentation of the draft by-law for enactment, the Director of Legal Services be instructed to incorporate a further provision whereby any development of the shopping centre expansion shall not be permitted unless the 96-unit seniors congregate and rental residential building is, in the opinion of the Development Permit Board, to be developed concurrently with such expansion as far as practicable.

- CARRIED UNANIMOUSLY

3. Text Amendment: Zoning and Development By-law  
IC-1 and IC-2 Districts Schedule

An application of the Director of Planning was considered as follows:

TEXT AMENDMENT: ZONING AND DEVELOPMENT BY-LAW - IC-1 AND IC-2 DISTRICTS SCHEDULE

- (i) The proposed text amendment, if approved, would list "Club" as a conditional approval use in the IC-1 and IC-2 Districts Schedule.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

MOVED by Ald. Davies,

THAT the application be approved.

- CARRIED UNANIMOUSLY

4. Text Amendment: Zoning and Development By-law  
Section 10.15.1(a)

An application of the Director of Planning was considered as follows:

TEXT AMENDMENT: ZONING AND DEVELOPMENT BY-LAW - SECTION 10.15.1(a)

(i) The proposed text amendment, if approved, would permit living accommodation up to 1.524 m (5 ft.) below finished grade.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

MOVED by Ald. Bellamy,  
THAT the application be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Owen,  
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

\* \* \* \*

The Special Council adjourned at approximately 10:40 p.m.

Oakridge Shopping Centre

BY-LAW NO. 7176

A By-law to amend  
By-law No. 5600,  
being a By-law which provides uses  
and regulations for an area zoned  
CD-1 by By-law No. 3568

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

1. Section 2 of By-law No. 5600 is amended:
  - (a) by relettering clause (e) as clause (f); and
  - (b) by inserting the following new clause (e):

"(e) Residential building limited to occupancy by at least one person aged 55 years and over in each household, and comprising:

    - (i) a maximum of 64 units designed to provide a minimum of or no food preparation and dining areas ("congregate units");
    - (ii) a kitchen and dining area intended to service residents of the congregate units only;
    - (iii) a dwelling unit for a residential caretaker of the congregate units; and
    - (iv) a maximum of 32 dwelling units."
2. Table A of By-law No. 5600 is amended:
  - (a) by deleting use numbers 1 and 2 from all three columns and by substituting therefor the following:

"1. Department stores and food floors	30 843.7 m <sup>2</sup> (332,010 sq. ft.)	26 390.1 m <sup>2</sup> (284,070 sq. ft.)
--	---	---



2. Other retail, service commercial and entertainment, provided that in no instance shall other retail exceed 26 511.7 m <sup>2</sup> (285,379 sq. ft.) Gross Leasable Area	38 276.1 m <sup>2</sup> (412,014 sq. ft.)	32 007.2 m <sup>2</sup> (344,534 sq. ft.)
---	--	--

”;

- (b) in column 2 opposite use number 4 by deleting the figure "9 752.6 m<sup>2</sup> (104,980 sq. ft.)" and by substituting therefor the figure "13 085.6 m<sup>2</sup> (140,856.8 sq. ft.)"; and
- (c) by inserting as the last item thereof, using column 1 and column 2 only, the following:

"8. Congregate/rental residential building	9 290 m <sup>2</sup> (100,000 sq. ft.)".
--	---

3. Section 4 of By-law No. 5600 is amended:

- (a) by deleting clause (a) and by substituting therefor the following:
  - "(a) A minimum of 5.66 off-street parking spaces shall be provided for each 100 m<sup>2</sup> of gross leasable area (5.26 spaces per 1,000 sq. ft. of gross leasable area) for department store, food floor, other retail, service, commercial and entertainment uses and shall be developed and maintained in accordance with the Parking By-law.";
- (b) by deleting clause (c) and by substituting therefor the following:
  - "(c) Off-street parking for market residential housing shall be provided, developed and maintained in accordance with the Parking By-law as if located in the RM-3 District. Parking for congregate housing shall be provided in accordance with standards to be determined by the Director of Planning in consultation with the City Engineer."; and
- (c) by deleting clause (f) and by substituting therefor the following:
  - "(f) Off-street parking for all other uses shall be provided, developed and maintained in accordance with the Parking By-law, including the application of mixed-

use reductions to the satisfaction of the Director of Planning in consultation with the City Engineer."

4. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 14th day of September, 1993.

(signed) Gordon Campbell  
Mayor

(signed) Maria C. Kinsella  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of September 1993, and numbered 7176.

CITY CLERK"



**COMMUNITY**

**SERVICES**

**GROUP**

City of Vancouver 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 (604) 873 - 7344 Fax (604) 873 - 7060

**Planning**

Larry Beasley  
Central Area Planning

Jacque Forbes-Roberts  
Community Planning

Ann McAfee  
City Plans

Rick Scobie  
Land Use & Development

**MEMORANDUM**

93 09 10

TO: File

FROM: Lynda

SUBJECT: Oakridge Amending By-law

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Revised to incorporate a second draft By-law that was presented (but not posted) at Public Hearing 91-05-15. Also amending By-law Section 3 (c) refers, in error, to a non-existent clause (f) in Section 4 of By-law 5600. Consolidated version will therefore include a clause (f) but not clause (e).

(original file copy handwritten)

agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide, in a location to the satisfaction of the Development Permit Board, a fully furnished child minding facility, including an immediately adjacent outdoor play space of 174.2 m<sup>2</sup> (1,875.00 sq. ft.) in area, with this facility being designed to the satisfaction of the Director of Social Planning;

In addition, Section 2 a (i) of the draft By-law be amended to read as follows:

1. Section 2 (a) (1) development of any one of these uses shall not be permitted unless community facilities and services comprising an auditorium, library, seniors' "drop-in centre", child minding, child day care facility, and "parents' room" are, in the opinion of the Development Permit Board, developed concurrently with it as far as practicable, and in compliance with the minimum floor areas set out in section 3 (b) below;

- CARRIED

(Aldermen Bellamy and Puil opposed.)

MOVED by Ald. Brown (in amendment),

THAT the leasable commercial space be reduced from 150,000 sq. ft. to 90,000 sq. ft.

- LOST

(Aldermen Bellamy, Boyce, Divinsky, Eriksen, Kennedy, Puil, Rankin, Yorke and the Mayor opposed.)

At the request of Council the following motion was split and voted on as follows:

MOVED by Ald. Rankin,

THAT Section 3 (b), Table (b) of the draft By-law be amended to read as follows:

Column 1	Column 2 (gross floor area)
1. Auditorium	530.5 m <sup>2</sup> (5,710 sq. ft.)
2. Library	1, 215.7 m <sup>2</sup> (13,086 sq. ft.)
3. Seniors' "Drop-In Centre"	227.6 m <sup>2</sup> (2,450 sq. ft.)
4. Child Minding Facility	206.2 m <sup>2</sup> (2,200 sq. ft.)
5. Child Day Care Facility	139.5 m <sup>2</sup> (1,500 sq. ft.)
6. "Parents Room"	23.2 m <sup>2</sup> (250 sq. ft.)

In addition, the following condition be added:

agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. will provide, in an appropriate location, a fully furnished "parents' room" for changing and feeding infants.

- CARRIED

(Aldermen Bellamy, Divinsky, Kennedy and Puil opposed.)

MOVED by Ald. Rankin,

FURTHER THAT Section 2 (b) of the draft By-law be amended to read as follows:

2. Section 2 (b) Apartment building containing 80 dwelling units, subject to the following:
  - (i) all units are to be eligible for or funded under the **National Housing Act** Assistance to Low-Income Households Program; and
  - (ii) all dwelling units are to be designed for senior citizens; and
  - (iii) a minimum of five percent and a maximum of 10 percent of all dwelling units are to be designed for handicapped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning.

In addition the following condition be added:

agreement, to the satisfaction of the Directors of Social Planning and Legal Services, that Woodward's Stores Ltd. shall:

- (i) convey to the City, or a non-profit society acceptable to the City, that portion of the site comprising approximately 1 748.2 m<sup>2</sup> (18,818.00 sq. ft.) and designated to accommodate an apartment building for senior citizens and the handicapped; and
- (ii) provide that such site shall be so conveyed and developed solely for that purpose in accordance with the By-law; and
- (iii) undertake that any related development of the site over which Woodward's Stores Ltd. or their agents continue to exercise control shall be co-ordinated and developed concurrently with the apartment building for senior citizens and the handicapped so far as practicable.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
 THAT the application as amended this day and set out in these minutes be approved.

- CARRIED UNANIMOUSLY

**Rise From Committee of the Whole**

MOVED by Ald. Boyce,  
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**Adopt Report of Committee of the Whole**

MOVED by Ald. Bellamy,  
 SECONDED by Ald. Boyce,  
 THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring forward the necessary amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 10:45 p.m.

\*\*\*\*\*

Special Council (Public Hearing)  
 July 30, 1985  
 Page 4

2. Text Amendment - Oakridge Shopping Centre

The Council considered an application of Armour Blewett & Partners as follows:

TEXT AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT (By-law No. 3568, as amended by By-law No. 5600) - OAKRIDGE SHOPPING CENTRE [Lots 5, 6 and 7 (Except Air Space Parcel 1, Plan 20225), Block 892, D.L. 526, Plan 20424 and Air Space Parcel 1, Plan 20225).

- (i) The proposed text amendment to CD-1 By-law No. 5600, if approved, would combine the floor areas of "other retail" and "service/commercial and entertainment" uses (now listed separately) to a single category, providing that the "other retail" does not exceed 14 028.4 m<sup>2</sup> (151,000 sq.ft.). Some flexibility, 500 m<sup>2</sup> (5,381.9 sq. ft.), for maximum gross and leasable areas of some other listed uses would also be permitted.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against the application.

MOVED by Ald. Puil,

THAT the application by Armour Blewett & Partners be approved.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

Special Council (Public Hearing)  
January 15, 1991  
Page 11

**Clause No. 2 cont'd**

During discussion, Council members noted provision of the seniors housing should be firmly tied to the rezoning by means of a watertight commitment on the part of the developers. Also, it was felt traffic conditions in the 41st/Cambie be closely monitored so problem areas can be identified if and when they occur. The Mayor advised he anticipated a report to Council shortly on traffic control proposals for the area around the shopping centre.

4. S.W. Corner 41st Avenue and Cambie Street

Moved by Alderman Wilson,

THAT the application of the Canadian Pacific Railway Company for the rezoning of the S.W. Corner of 41st Avenue and Cambie Street,

From: RS-1 One Family Dwelling District  
To: CD-1 Comprehensive Development District

**be approved**, subject to:

Recommendations contained in report of the Technical Planning Board dated February 24th, 1956, except that the pylon at the northeast corner of the site shall not exceed 35 feet and in respect to the height of the buildings in the multi-storey apartment area any plans of development if approved by the Technical Planning Board in respect thereto must be finally submitted to Council for approval.

- CARRIED.

\* \* \* \* \*

Special Council (Public Hearing)  
February 4, 1982  
Page 8

Rezoning Application - Oakridge Shopping Centre (Cont'd)

MOVED by Ald. Divinsky,

THAT the application be approved subject to the conditions recommended by the Director of Planning and quoted above except that condition (e) be amended to read as follows:

- (e) agreement, to the satisfaction of the Directors of Social Planning and Legal services, that Woodward's Stores Ltd. will provide, in a location to the satisfaction of the Development Permit Board, a fully furnished child day care facility for approximately 25 children, including an immediately adjacent outdoor play space of 174.2 m<sup>2</sup> (1,875 .00 sq. ft.) in area, with this facility being designed to the satisfaction of the Development Permit Board following negotiation with the applicant and operated at a subsidized rate to be negotiated amongst the Director of Social Planning, Woodward's Stores Ltd. and an appropriate non-profit society;

and the following condition be added:

MOVED by Ald. Puil,

- A. THAT the application incorporating the second draft amending by-law submitted by the Director of Planning, be approved subject to the conditions, as amended, proposed by the Director of Planning, as set out in this Minute of the Public Hearing.
- B. THAT prior to presentation of the draft by-law for enactment, the Director of Legal Services be instructed to incorporate a further provision whereby any development of the shopping centre expansion shall not be permitted unless the 96-unit seniors congregate and rental residential building is, in the opinion of the Development Permit Board, to be developed concurrently with such expansion as far as practicable.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

Oakridge Residential Development - FSR  
May 18, 1988

Notes Made by John Coates, Group Leader, Rezoning and Subdivision Group

No special method of calculating FSR under By-law No. 5930 (which amends By-law 5600) is spelt out in the By-law, nor in the files. It is considered appropriate that the same method be used as in the Zoning and Development By-law. As there are minor variations between districts, reference should be made to the RM-4 District Schedule.

Amendments are currently being prepared to the Zoning and Development By-law to establish a more standard exclusion clause and this may result in the future exclusion of storage space, as well.

From Al Floyd, Dated May 16, 1988:

Method of FSR measurement used in the previous Oakridge Residential development at 625 West 45th Avenue (By-law, No. 5600 which amends CD-1 By-law 3568) - it would be appropriate to exclude amenity areas such as lounge and meeting rooms which are used ancillary to the building. Mechanical rooms which are below ground could also be excluded. This interpretation is consistent with the RM districts which allow these exclusions from FSR.

The amenity spaces excluded could not exceed 10% of the permitted floor area as with RM districts.

*Signed as per copy in binder*  
John Coates



BY-LAW NO. 7375

A By-law to amend  
By-law No. 6510, being the  
Sign By-law

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

1. Schedule E to By-law No. 6510 is amended by inserting, in the correct alpha-numeric order for column 2, the following:

"650 West 41st Avenue (Oakridge)	CD-1(1)	3568	B(C-2)"
"2668-2696 W. Broadway	CD-1(158)	5705	B(C-2)"
"3496-3578 Kingsway	CD-1(162)	5762	B(C-2)"

2. By-law No. 6510 is further amended by deleting the diagram labelled "MAP 4" and substituting the identically labelled diagram which is attached to and forms part of this By-law.

3. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 17th day of  
January, 1995.


"(signed) Philip W. Owen"  
Mayor

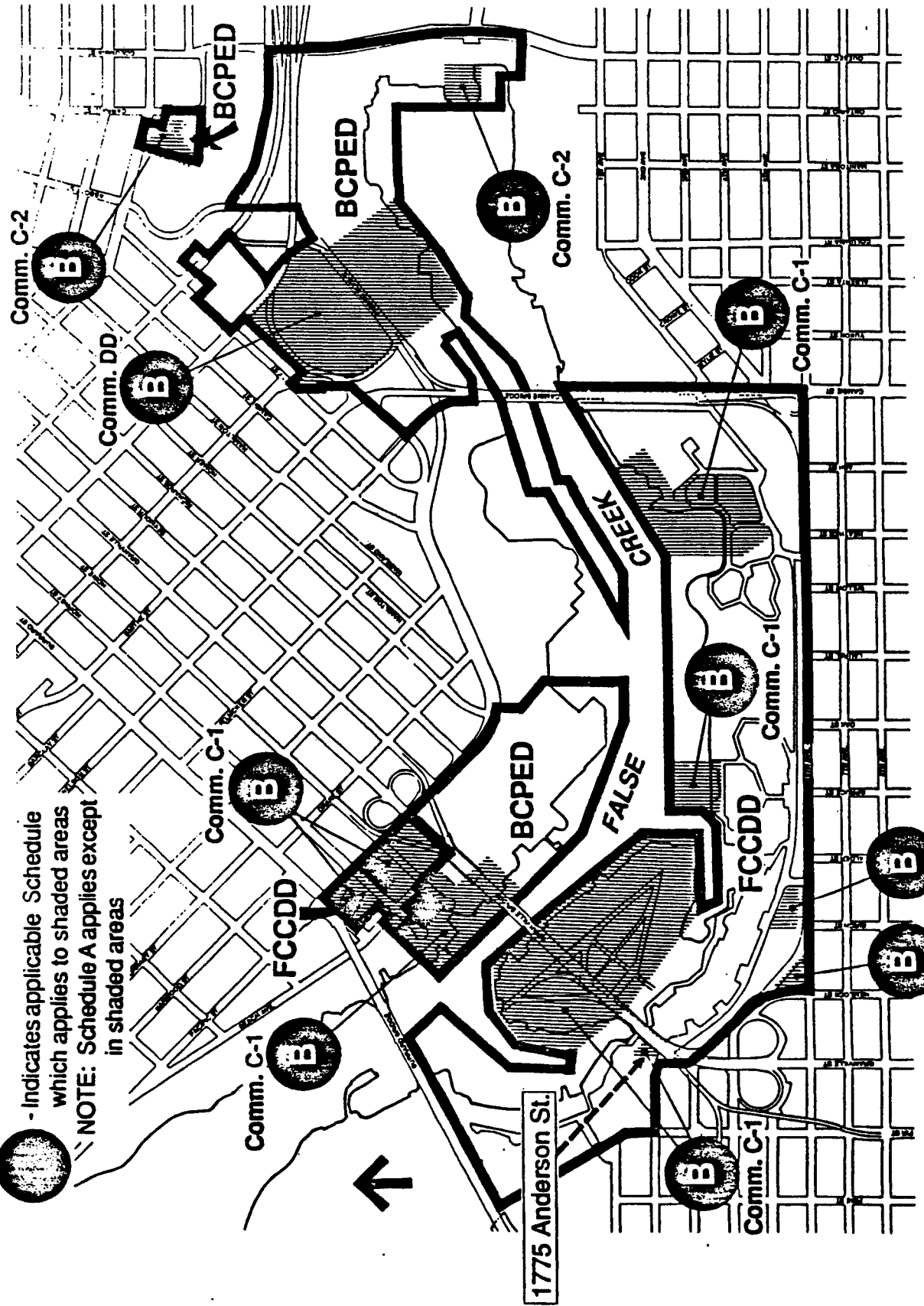
"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 17th day of January 1995, and numbered 7375.

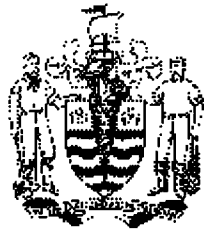
CITY CLERK"

**MAP 4: False Creek Comprehensive Development District (FCCDD) and B.C.Place/Expo District (BCPED)**

 - Indicates applicable Schedule which applies to shaded areas  
 NOTE: Schedule A applies except in shaded areas



Comm. C-2 Comm. C-1



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**MARCH 8, 2001**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 8, 2001, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and the False Creek North and Southeast Granville Slopes Official Development Plans.

**PRESENT:** Mayor Philip Owen

Councillor Fred Bass  
Councillor Jennifer Clarke  
Councillor Daniel Lee  
Councillor Tim Louis  
Councillor McCormick  
Councillor Sam Sullivan

**ABSENT:** Councillor Lynne Kennedy (Leave of Absence)

Councillor Don Lee (Civic Business)  
Councillor Gordon Price  
Councillor George Puil (Leave of Absence)

**CITY CLERK'S** Tarja Tuominen, Meeting Coordinator  
**OFFICE:**

**COMMITTEE OF THE WHOLE**

MOVED by Cllr. McCormick,  
SECONDED by Cllr. Daniel Lee,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law and the False Creek North and Southeast Granville Slopes Official Development Plans.

- CARRIED

### **3. Text Amendment: 650 West 41<sup>st</sup> Avenue (Oakridge Shopping Centre)**

An application by Moodie Consultants Ltd. was considered as follows:

Summary: To amend the existing CD-1 to simplify and re-align commercial floor area definitions and allotments.

The Director of Current Planning recommended approval, subject to the conditions set out in agenda of the Public Hearing.

Also before Council was a memorandum dated March 8, 2001 from Larry Beasley, Director of Current Planning, advising to withdraw condition (b) from the agenda related to the application. In the memorandum, Mr. Beasley further advised the proposed changes are essentially of a housekeeping nature and do not add development capacity or measurable value to the site, whereas requirement of the condition would represent a significantly greater obligation for the applicant than has long existed with the existing agreements.

#### **Staff Comments**

Rob Whitlock, Planner, described the application, noting the proposal will eliminate the term 'department store' and increase the floor area limit for other retail uses. In addition, the proposed amendment will require a minimum amount of foodfloor space but that it be maintained as a separate area. The amendment also establishes a limit on the amount of entertainment use and does not allow family sports or entertainment centres. The proposed amendment does not increase the floor area. Staff recommend approval of the application with the withdrawal of condition (b).

#### **Applicant Comments**

Jim Moodie, Moodie Consultants Ltd., applicant, briefly described the proposal, noting it was mainly housekeeping amendments to the original CD-1 By-law for the site. Nonew development is associated with the application.

#### **Summary of Correspondence**

There was no correspondence received on this application since the date it was referred to Public Hearing.

#### **Speakers**

Mayor Owen called for speakers for and against the application.

Sophie Tsun, area resident, presented a petition on behalf of the residents and people who work in the Oakridge area, who feel affected by the proposed rezoning due to concerns about a greater increase in vehicle traffic. The petitioners request a "special crosswalk" be provided to replace the existing north-south crosswalk at West 41<sup>st</sup> Avenue between Heather Street and the south sidewalk of West 41<sup>st</sup> Avenue bordering Oakridge Shopping

Centre. Ms. Tsun highlighted specific areas of concern and suggested several possible solutions. Ms. Tsun also advised a copy of the petition has been provided to Traffic Management.

In response to questions, Paul Pinsker, Parking and Development Engineer, advised once the development of the 1991 approved expansion of the Oakridge Shopping Centre goes ahead, there will be improved signalization and pedestrian access to the mall.

Larry Beasley, Director of Current Planning, further advised there is already an agreement in place to make improvements in traffic management as part of the expansion.

### **Applicant Closing Comments**

Mr. Moodie advised he had no further comments.

### **Council Decision**

MOVED by Cllr. Clarke,

A. THAT the application by Moodie Consultants Ltd. to amend the existing CD-1 By-law for 650 West 41<sup>st</sup> Avenue (Oakridge Shopping Centre) to simplify and re-align commercial floor area definitions and allotments, be approved subject to the following condition:

(a) THAT prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning.

- CARRIED  
UNANIMOUSLY

MOVED by Cllr. Bass,

B. THAT the City Engineer review the issue of a pedestrian-controlled traffic light for crossing 41<sup>st</sup> Avenue in the vicinity of Heather and Manson Streets and report back to Council in a timely fashion.

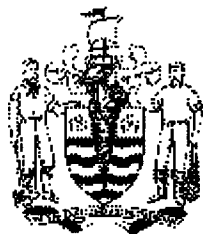
- CARRIED  
UNANIMOUSLY

### **~~4. Text Amendment: 875 Expo Boulevard (858 Beatty Street)~~**

~~An application by Matt Meehan, PCI Properties, and the Director of Current Planning was considered as follows:~~

~~Summary: To amend the existing CD-1 zoning to replace residential use by commercial uses and to amend the False Creek False Creek North Official Development Plan to maintain the balance of residential and commercial uses in False Creek North.~~

~~The Director of Current Planning recommended approval, subject to the conditions as set out in the agenda of the Public Hearing.~~



**CITY OF VANCOUVER**

**REGULAR COUNCIL MEETING MINUTES**

**April 10, 2001**

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 10, 2001, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:**

- Mayor Philip Owen
- Councillor Fred Bass
- Councillor Jennifer Clarke
- Councillor Lynne Kennedy
- Councillor Daniel Lee
- \*Councillor Don Lee
- Councillor Tim Louis
- Councillor Sandy McCormick
- Councillor Gordon Price
- \*Councillor George Puil
- Councillor Sam Sullivan

**CITY MANAGER'S OFFICE:** Judy Rogers, City Manager

**CITY CLERK'S OFFICE:** Ulli S. Watkiss, City Clerk  
Tarja Tuominen, Meeting Coordinator

\*Denotes presence for a portion of the meeting.

**PRAYER**

The proceedings in the Council Chamber were opened with a prayer read by the City Clerk.

**"IN CAMERA" MEETING**

MOVED by Cllr. Daniel Lee,  
SECONDED by Cllr. McCormick,

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2 of the *Vancouver Charter*, to discuss matters

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Price,  
SECONDED by Cllr. Don Lee,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

**4. A By-law to amend Schedule A to By-law No. 5752, being the Southeast Granville Slopes Official Development Plan (Grade Level Uses) By-law No. 8327**

MOVED by Cllr. Clarke,  
SECONDED by Cllr. McCormick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Clarke,  
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Kennedy, Don Lee, Price and Puil excused from voting)

**5. A By-law to amend By-law No. 3568, being a By-law which amended**

**the Zoning and Development By-law by rezoning an area to CD-1 (650 West 41<sup>st</sup> Avenue - Oakridge, Use Restrictions, Maximum Floor Space and Parking Spaces) By-law No. 8329**

MOVED by Cllr. Clarke,  
SECONDED by Cllr. McCormick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Clarke,  
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Kennedy, Don Lee, Price and Puil excused from voting)

## MOTIONS

### A. Administrative Motions

#### 1. Approval of Form of Development (CD-1 - 395 West 5<sup>th</sup> Avenue) File: 5304

MOVED by Cllr. McCormick,  
SECONDED by Cllr. Don Lee,

THAT the form of development for the CD-1 zoned site known as 395 West 5<sup>th</sup> Avenue be approved generally as illustrated in Development Application No DE 405407 prepared by John Currie Architect Inc., and stamped "Received, City of Vancouver Planning Department, February 23, 2001", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

- CARRIED UNANIMOUSLY

### B. Motions on Notice

#### 1. Residential Lease Prepayment Prices in False Creek File: 5104

At the Council meeting of March 27, 2001, Councillor Louis submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Cllr. Louis,  
SECONDED by Cllr. Bass,

WHEREAS the False Creek Landlease Action Committee commissioned an independent appraisal of residential lease prepayment prices in False Creek South and submitted the completed appraisal to the City in July 2000;

AND WHEREAS this appraisal differs significantly from the lease prepayment prices established by the City;



650 West 41st Avenue  
(Oakridge Shopping Centre)

BY-LAW NO. 8329

A By-law to amend By-law No. 3568,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. By-law No. 3568 is amended in clause (a) of section 2 by deleting the final period at the end of subclause (ii) and substituting a semi-colon and by adding the following new subclauses:
  - "(iii) entertainment uses shall not include premises where simulated sports (being games or activities involving the use of baseball batting cages, basketballs courts, hockey rinks, golf simulators, miniature golf, climbing walls and similar sports related games and activities) and associated circulation space occupy the majority of the floor area;
  - (iv) other retail uses, service commercial and entertainment uses shall not be permitted unless a minimum of 4 639 m<sup>2</sup> of food floor is provided and maintained and, for the purpose of this by-law, food floor means an area used for the retailing of groceries and ancillary goods and services."
2. Section 3 is amended
  - (a) by deleting clause (a) and substituting the following:
    - "(a) The uses in Table A below shall be permitted to the maximum floor area appearing opposite in Column 2, except that a maximum of 500 m<sup>2</sup> of additional floor area shall be permitted for any of the uses numbered 1 or 2 in Column 1 providing that corresponding decreases are made to either or both of the uses numbered 1 or 2."

- (b) by deleting Table A and the Note to Table A which follows it and substituting the following:

**"Table A**

<b>COLUMN 1 USE</b>	<b>COLUMN 2 FLOOR AREA</b>
1. Food floor, retail, service commercial and entertainment	69 120 m <sup>2</sup> except that entertainment use is limited to a maximum of 2 400 m <sup>2</sup>
2. Office	11 762 m <sup>2</sup>
3. Enclosed public pedestrian circulation, service and exit corridors	13 086 m <sup>2</sup>
4. Apartment building for senior citizens and handicapped persons	4 553 m <sup>2</sup>
5. Townhouses or apartment dwelling units	14 323 m <sup>2</sup>
6. Dwelling units in commercial/residential building	4 683 m <sup>2</sup>
7. Congregate/rental residential building	9 290 m <sup>2</sup>
<b>TOTAL</b>	126 817 m <sup>2</sup>

"

- (c) in Table B by deleting from Column 2 all imperial measurements, which measurements appear within brackets and end, in all cases, with the words "sq. ft."

2. Section 4 is amended by deleting clause (a) and replacing it with the following:

"(a) A minimum of 4.75 off-street parking spaces shall be provided for each 100 m<sup>2</sup> of gross floor area for food floor, retail, service commercial and entertainment uses and shall be developed and maintained in accordance with the Parking By-law."

3. This By-law comes into force and takes effect on the date of it passing.

DONE AND PASSED in open Council this 10th day of April, 2001.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 10th day of April 2001, and numbered 8329.

CITY CLERK"

Seniors supportive or assisted housing

**BY-LAW NO. 8824**

**A By-law to amend By-law No's.  
3568, 3914 (13A), 3914 (13B), 4472, 4634, 4674, 6953, 7091, 7114, 7158, 7204,  
7461, 7651, 7655, 7723, 7852, 7853, 8088, 8097, 8369, 8457 and 8592  
which amended Zoning and Development By-law No. 3575 by  
rezoning certain areas to CD-1**

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

1. In By-law No. 3568, Council:

- (a) from section 2(e), in three instances, strikes out "congregate", and substitutes "seniors supportive or assisted housing";
- (b) from clause 7 of Table A in section 3, strikes out "Congregate", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 4(c), strikes out "congregate", and substitutes "seniors supportive or assisted".

1. In By-law No. 3914 (13A), Council, in section 2:

- (a) re-letters clauses (b) and (c) as (c) and (d); and
- (b) after clause (a), inserts "(b) Seniors Supportive or Assisted Housing;".

2. In By-law No. 3914 (13B), Council:

- (a) from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing";
- (b) from section 2.A.1, strikes out "Congregate Housing", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 8.2, strikes out "congregate", and substitutes "seniors supportive or assisted".

3. In By-law No. 4472, Council, from sections 4.1.3, 4.2.9, 4.3.3, and 4.4.5, strikes out "Special Needs Residential Facility - Congregate", and substitutes "Seniors Supportive or Assisted".
4. In By-law No. 4634, Council, in section 2:
  - (a) re-letters clauses (c), (d), and (e) as (d), (e), and (f); and
  - (b) after clause (b), inserts "(c) seniors supportive or assisted housing;"
5. In By-law No. 4674, Council, from section 2(a), strikes out "Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
6. In By-law No. 6953, Council, from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
7. In By-law No. 7091, Council, in section 2:
  - (a) re-letters clause (d) as (e); and
  - (b) after clause (c), inserts "(d) Seniors Supportive or Assisted Housing;"
8. In By-law No. 7114, Council, in section 2:
  - (a) re-letters clauses (a) and (b) as (b) and (c); and
  - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
9. In By-law No. 7158, Council, in section 2:
  - (a) re-letters clause (c) as (d); and
  - (b) after clause (b), inserts "(c) Seniors Supportive or Assisted Housing;"
10. In By-law No. 7204, Council, in Schedule B:
  - (a) in section 3, re-letters clauses (i) and (j) as (j) and (k);
  - (b) in section 3, after clause (h), inserts "(i) Seniors Supportive or Assisted Housing;" ;
  - (c) from Table 1, strikes out ", and Special Needs Residential Facility - Congregate Housing";

- (d) from Table 2, strikes out “, and, in respect only of sub-areas 7, 8 and 10, Special Needs Residential Facility - Congregate Housing”;
- (e) from section 7.6, strikes out “and Special Needs Residential Facility - Congregate Housing”; and
- (f) from section 10(b) strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

11. In By-law No. 7461, Council, in Schedule B:

- (a) from section 3(h), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing.”; and
- (b) from sections 3A, 6.3(e), 6.5, and 8, and from footnote 5 to Table 1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

12. In By-law No. 7651, Council, from sections 2(a), 4, and 6, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

13. In By-law No. 7655, Council, from section 2.1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

14. In By-law No. 7723, Council, from section 2(b), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

15. In By-law No. 7852, Council, in section 2.1:

- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

16. In By-law No. 7853, Council, in section 2.1:

- (a) re-letters clauses (f) and (g) as (g) and (h); and
- (b) after clause (e), inserts “(f) Seniors Supportive or Assisted Housing.”.

17. In By-law No. 8088, Council, in section 2:

(a) re-letters clauses (a) and (b) as (b) and (c); and

(b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"

18. In By-law No. 8097, Council, from sections 2(a) and 3.1, strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".

19. In By-law No. 8369, Council, from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".

20. In By-law No. 8457, Council, in section 2:

(a) re-letters clauses (a), (b), and (c) as (b), (c), and (d); and

(b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"

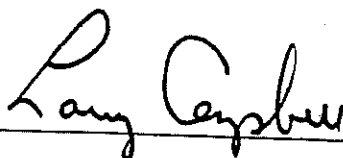
21. In By-law No. 8592, Council:

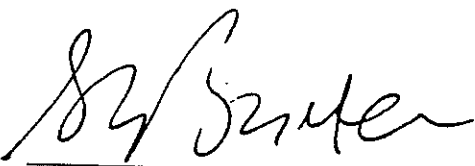
(a) from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing"; and

(b) from section 5(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "seniors supportive or assisted housing".

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

ENACTED by Council this 6<sup>th</sup> day of April, 2004

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk



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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2004

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 2004, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

**PRESENT:**

- Mayor Larry Campbell
- Councillor Fred Bass
- Councillor David Cadman
- Councillor Jim Green
- Councillor Peter Ladner
- Councillor Raymond Louie
- Councillor Tim Louis
- Councillor Anne Roberts
- Councillor Tim Stevenson
- Councillor Sam Sullivan
- Councillor Ellen Woodsworth

**CITY CLERK'S OFFICE:**                      Laura Kazakoff, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Roberts  
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

**1. Heritage Designation: 450 West 2<sup>nd</sup> Avenue**

An application by Bastion Developments was considered as follows:

Summary:    Heritage designation of the Nye Building at 450 West 2<sup>nd</sup> Avenue.

The Director of Current Planning recommended approval.

**Staff Comments**

Terry Brunette, Heritage Planner, was present to respond to questions.



**5. Text Amendment: Seniors Supportive or Assisted Housing**

An application by the Director of Current Planning was considered as follows:

Summary: To define Seniors Supportive or Assisted Living (formerly Congregate Housing for Seniors) as a residential, not institutional use. If approved, consequential amendments will be required to the Parking By-law and other guideline documents.

The Director of Current Planning recommended approval.

**Staff Comments**

Rob Whitlock, Senior Housing Officer, Housing Centre, in response to a question, noted that the Seniors Advisory Committee had reviewed this application.

**Summary of Correspondence**

Council received no correspondence on this item since referral to Public Hearing.

**Speakers**

The Mayor called for speakers for and against the application and none were present.

**Council Decision**

MOVED by Councillor Woodsworth

A. THAT the application by the Director of Current Planning to amend the text of the Zoning and Development By-law and various other by-laws and guidelines to reflect changes related to seniors housing generally as set out in Appendix A of the Policy report dated January 2, 2004 entitled "Zoning and Development By-law: Changes to Facilitate Seniors Housing" be approved.

B. THAT, subject to approval of the zoning by-law amendments, the by-law be accompanied at time of enactment by amendments to the Parking By-law and other guidelines documents.

CARRIED UNANIMOUSLY

## BY-LAWS

MOVED by Councillor Green  
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Roberts absent for the vote)

1. A By-law to Alter the Boundaries of the Gastown Business Improvement Area (2004-2009) (By-law No. 8823)
- \* 2. A By-law to amend various by-laws which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (re congregate housing) (By-law No. 8824)
3. A By-law to amend Zoning and Development By-law No. 3575 (re congregate housing) (By-law No. 8825)
4. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re congregate housing) (By-law No. 8826)
5. A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re congregate housing) (By-law No. 8827)
6. A By-law to amend Parking By-law No. 6059 (re congregate housing) (By-law No. 8828)
7. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (55 East Cordova Street) (By-law No. 8829)
8. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (1826 and 1830-1850 Blanca Street) (By-law No. 8830)  
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 8)
9. A By-law to designate certain real property as protected heritage property (1826 Blanca Street) (By-law No. 8831)  
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1201 West Hastings Street) (By-law No. 8832)