



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (13A)

2130-2288 Harrison Drive

By-law No. 3914

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective April 25, 1961

(Amended up to and including By-law No. 9238, dated March 21, 2006)

1 [Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]
[7066; 01 02 20] [9112; 05 09 20]

2 Repealed
[8824; 04 04 06] [9112; 05 09 20]

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.70.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as offstreet parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) residential storage space, provided that the maximum exclusion for storage space at or above base surface shall be 3.7 m² per dwelling unit;
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause is not to apply to walls in existence before March 14, 2000.
[9238; 06 03 21]

4 Height

The maximum building height shall be a datum elevation of 74.5 m based on elevations shown on a typographic site plan numbered V9785, dated July 4, 1990 and prepared by Matson, Peck and Topliss.

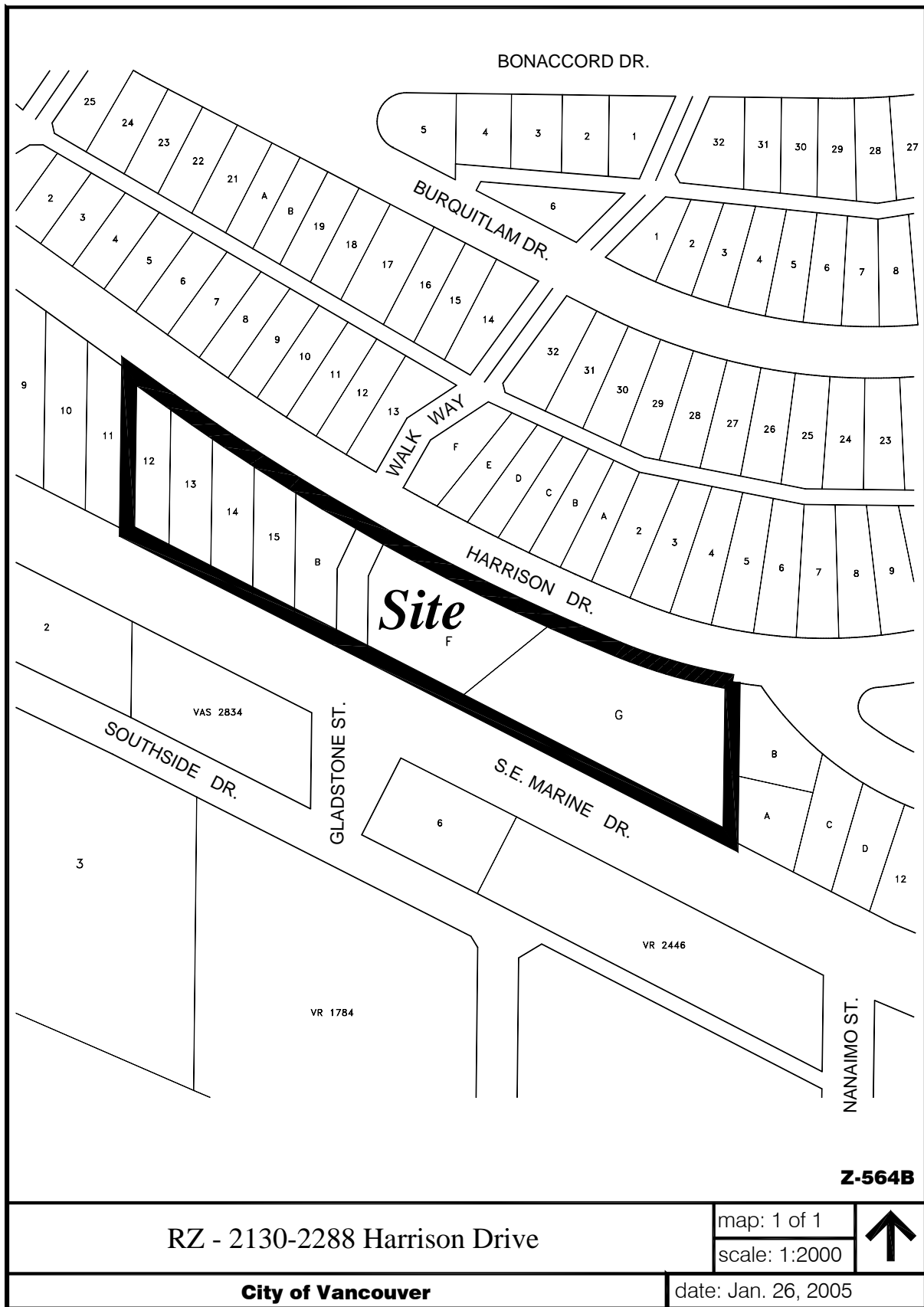
Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3914 or provides an explanatory note.

5 Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways [9238; 06 03 21]	45

6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



4. North Side Southeast Marine Drive
East of Victoria Drive

Moved by Alderman Fredrickson,

THAT, in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission, the application of the Icelandic Old Folks Home Society to rezone Lots 8-11 Incl., Block 23, Fraserview, located on the North side of Southeast Marine Drive East of Victoria Drive:

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

be approved, the detailed scheme of development to be approved by the Technical Planning Board, such scheme not to be materially different from the plans submitted, dated December 9, 1960, and not to exceed a floor space ratio of 0.50 and the development plans be submitted to the Design Panel for report; the proposed development to be used for senior citizens only, and in accordance with Council's resolution of June 30, 1960.

- Carried.

APRIL 17, 1961

5. North Side Southeast Marine Drive
East of Victoria Drive

Moved by Alderman Fredrickson,

THAT, in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission, the application of the Finnish Canadian Rest Home Association to rezone Lots 12-16 incl, Block 23, and Lots 1-9, Block 24, Fraserview, located on the North side of Southeast Marine Drive East of Victoria Drive,

From: RS-1 One Family Dwelling District

To: CD-1 Comprehensive Development District

be approved, the detailed scheme of development to be approved by the Technical Planning Board, such scheme not to be materially different from the plans submitted numbered 6088 -T-1 to T-5 dated November 1960 and not to exceed 1 floor space ratio of 0.50 and the development plans to be submitted to the Design Panel for report; the proposed development to be used for Senior Citizens only and in accordance with the Council's resolution of June 30, 1960.

- Carried.

BY-LAW NO. 3914

A By-law to amend By-law No. 3575 being the
Zoning and Development By-law

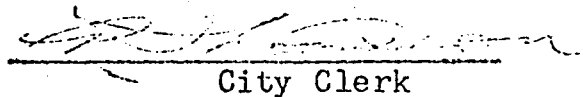
THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

1. The Plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-66-A annexed to this By-law and marked as Schedule "D" 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 "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law 3575, 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 25th day of April 1961.

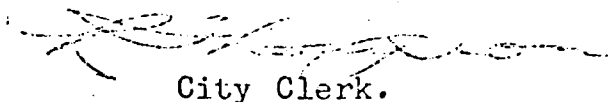


Mayor



City Clerk

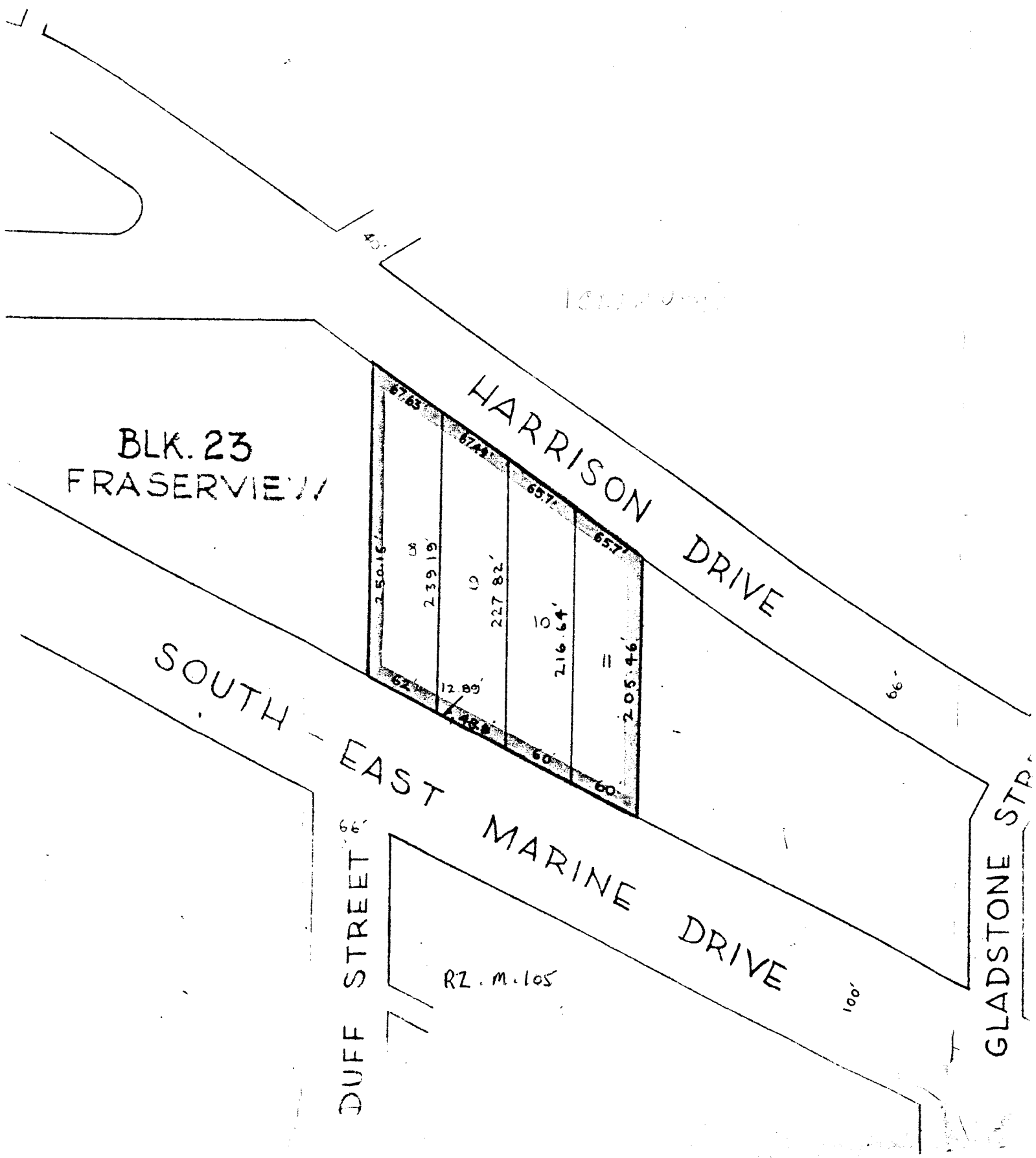
This By-law received -
1st Reading - April 25, 1961
2nd " - April 25, 1961
3rd " - April 25, 1961



City Clerk.

No. 3914 BEING A BY-LAW TO AMEND BY-LAW
REGULATING THE ZONING & DEVELOPMENT BY-LAW

LOTS SHOWN BELOW OUTLINED IN RED ARE REZONED FROM (RS-1) ONE FAMILY
RESIDENTIAL DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.





John ^{20 03 23}
Spoke to Lynn. She doesn't feel
report to Council is needed - change is so
minor. I agreed. Pat.
Thanks

MEMORANDUM

To Pat Johnston

Date 900223

From John C

Subject 2250? Harrison

The Pennie Canadian rest home has submitted a DA
(includes elevator & additional FFR).

This plan is accordance with our discussions
with them, and some change to CD-1's needed,

I believe we concluded this could be done
by resolution of Council. Would you please
call your person, and initiate necessary
report.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

4

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 24, 1991, in the Council Chamber, Third Floor, 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
and Wilson

ABSENT: Alderman Puil
Alderman Rankin
Alderman Yorke (Leave of Absence)

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 By-law.

- CARRIED UNANIMOUSLY

Cont'd

1. Text Amendment: CD-1 By-law No. 4634
4255 Arbutus Street

An application of Jaffsons Properties Inc. was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, NO. 4634 - 4255 ARBUTUS STREET
(Lot 2, District Lot 526, Plan 14750)

(i) If approved, the proposed text amendment would:

- expand the list of uses permitted on the Arbutus Shopping Centre site, to include Artist Studio, Library, Fitness Centre, Child Day Care Facility (limited to Child Minding and Pre-School), Business School, and Arts or Self Improvement School (limited to a maximum of 755 m² total floor area); and
- correct a metric conversion error, to revise the maximum floor area for Shopping Centre uses to a total of 13,713 m² (from the current figure of 33,713 m²).

(ii) Any consequential amendments.

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

- (a) THAT the proposed amended form of development be approved in principle, amended generally as prepared by Dirassar James Jorgenson Architects and stamped "Received City Planning Department May 16, 1991," provided that the Director of Planning may allow minor alterations to this form of development when approving amendments to the detailed scheme of development as outlined in resolution (b) below.
- (b) THAT, prior to the enactment of the by-law, a development application be approved by the Director of Planning, having particular regard to improved (i.e., direct) access to the lower floor mall from the main parking lot.

Cont'd

Clause No. 1 cont'd

(c) THAT, prior to approval by Council of a change to the form of development to allow enclosure of the lower mall space, a development application for enclosure of 200 m² of lower mall space as leasable commercial space be approved by the Director of Planning, having particular regard to residents' needs and opinions concerning the maintenance of direct and convenient access to the recreation centre from all dwelling units on site.

The agenda included the following summary of the proposed changes:

SUMMARY OF PROPOSED CHANGES

Zone	CD-1	CD-1
Uses	<p>Shopping Centre uses including: Retail, Office, Theatre, Service Commercial and customarily ancillary uses.</p> <p>On the balance of the site: multiple dwellings, SNRF, park & customarily ancillary uses.</p>	<p>Add to Shopping Centre uses: Artist Studio, Library, Fitness Centre, Child Day Centre, and Arts, Self-Improvement or Business School.</p> <p>No change.</p>
Permitted Floor Area in Shopping Centres	33,713.13 m ²	13,713 m ²

Cont'd

Clause No. 1 cont'd

Mr. Tom Phipps, Planner, reviewed the application noting the owners of the Arbutus Village Shopping Centre have been unsuccessful in leasing the existing lower mall space for retail and office uses. They propose to enclose 200 m² at the north end of the lower mall circulation area and expand upon what has currently been a very small leasable space. This space could be used for any of the uses listed in the application.

The Director of Planning supported concept of a broader range of uses and improved services to the public but proposed that approval be subject to conditions respecting minimum parking spaces for the fitness centre, improved access to the lower level from the main parking lot, maintenance of direct and convenient access to the recreation centre from the surrounding dwelling units; limitation of the child day care facility to child minding and pre-school uses and also restriction of the school uses to a maximum of 755 m² in total floor area.

Mr. Phipps advised the conditions should meet some of the concerns expressed by the community at meetings held in the area by the applicant, and in letters and petitions forwarded by the City Clerk to members of Council (on file). These included concerns about noise, increased traffic, potential for strangers within the Village Park and on the Strata properties. A major concern was that enclosure of the lower mall space would deprive Village residents of the use of the current lower level north entrance to the community centre.

In response to questions respecting the limitation of the day care facility, Mr. Phipps advised residents of the adjacent strata units were particularly concerned about location of the outdoor play area for the day care facility as initially proposed, since the configuration of the townhouses and strata units around the narrow Arbutus Village park tended to amplify sound, and children's voices would reverberate among the buildings.

Mr. Bob Heaslip, for the applicant, related the background to the application and the concerns respecting the continuing viability of the mall in view of ongoing problems in leasing lower mall space. The proposed uses were presented recognizing the residential nature of the Village, and increased service to its residents, as well as the broader community. The day care facility was felt appropriate because of current concerns respecting adequacy of day care in the city; it would provide flexibility for use of the vacant space and meet the requirements of the community.

Cont'd

Clause No. 1 cont'd

Mr. Heaslip referred to drawings to illustrate the lower mall area, circulation patterns and access routes to the various facilities, including the recreation centre. He felt the access concerns could be addressed at the development permit stage. Mr. Heaslip also noted the applicants would be agreeable to the limitation of the child care facility to child minding and pre-school uses, if Council so directed. Photographs of access points and buildings surrounding the park were circulated and are on file.

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

Mrs. Beverley Mare, area resident, advised information to the Village residents had been vague and nothing had been put in writing. There had been no notification of the changes proposed in the past week. As residents of the Village since 1974, who enjoyed the amenities offered by the recreation centre, Mrs. Mare and her husband disagreed with any changes to the by-law that would reduce or limit their use of the centre. She felt Council was being asked to approve carte blanche rezoning which would deny residents any voice in future proposals as they would only require approval of the Director of Planning.

Mr. Steve Floris, Chairman, Strata Plan VR 610 (King Edward Apartments), identified access to the recreation centre as a major concern. If this was closed off, the Village residents, many of them elderly, would have to detour through the park. At night the area was poorly lit and this would present additional hazards as the park had a history of criminal activity.

The proposed child day care centre was another concern as it was felt seniors and day care centres were incompatible. Chairpersons of the Village Strata Corporations, at a recent meeting, had been pleased to learn their objections had been listened to and the owners were no longer proposing a full day care centre. Mr. Floris stated his Strata Council had no objection to the child minding/pre-school proposal.

Mrs. Teressa Coomes, representing owners of 75 townhouses in Strata Plan VR 563 (brief on file), stressed residents cared about the continuing financial viability of the shopping centre, but had serious concerns respecting noise, loitering and littering in the Village Park. Other concerns were ease of access to the recreation centre, security and safety of persons and property due to the increasing number of strangers who would visit the shopping and business centre, and increased car and pedestrian traffic impacting on the private road and parking spaces.

Cont'd

Clause No. 1 cont'd

Mrs. Tobie Sandomirsky, Strata Plan VR 622, requested the north access remain open and better lighting be provided.

During discussion, Council members noted the by-law changes proposed related to uses only. The form of development would come later in the development process and many of the residents' concerns would be addressed at that time. An Alderman who had earlier inspected the site and the lower level access to the recreation centre, felt the access tunnel was dimly lit and the lighting should be improved.

Council members also noted child care facilities had posed no problems in other communities. None could recall receiving a single complaint.

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, except that condition (c) be amended to read as follows:

THAT, prior to approval by Council of a change to the form of development to allow enclosure of the lower mall space, a development application for enclosure of 200 m² of lower mall space as leasable commercial space be approved by the Director of Planning, having particular regard to residents' needs and opinions concerning the maintenance of direct, safe and convenient access to the recreation centre from all dwelling units on site;

FURTHER THAT the draft by-law be amended before presentation for enactment to permit the full range of child care uses.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

2. Text Amendment: CD-1 By-law No. 3914
2288 Harrison Drive

An application of Dalla-Lana Griffin, Architects, was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW NO. 3914 - 2288 HARRISON DRIVE (Lots 2-9 and E, Block 24, Fraserview, Plan 8574; and Lots 8-5 and B, Block 23, Fraserview, Plan 20067)

- (i) If approved, the proposed text amendment would permit redevelopment of the Finnish Canadian Rest Home, to replace the existing 1729 m², 56 bed facility with a 3845 m², 65-bed facility.
- (ii) Any consequential amendments.

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 by Council in principle, generally as prepared by Dalla-Lana Griffin Architects, and stamped "Received City Planning Department May 15, 1991" provided that the Director of Planning may allow minor alterations to this form of development when approving the development as outlined in (b) below.
- b) THAT, prior to approval by Council of the form of development, a development application be approved by the Director of Planning having particular regard to the following:
 - (i) further design development of the special care wing of the building to reduce problems of overlook and privacy to the single-family dwellings immediately east;
 - (ii) further landscaping development, including maximum use of existing mature vegetation; and
 - (iii) submission and implementation of an acoustical consultant's report, to the satisfaction of the Medical Health Officer.

Cont'd

Clause No. 2 cont'd

- c) THAT, prior to enactment of the CD-1 text amendment, the registered owner shall, at no expense to the City:
- ✓(i) make suitable arrangements to the satisfaction of the City Engineer to ensure the upgrading of the water service;
 - ✓(ii) make suitable arrangements to the satisfaction of the City Engineer, for the undergrounding of all electrical and telephone services from the closest existing service point;
 - ✓(iii) make suitable arrangements to the satisfaction of the City Engineer for the provision of approximately 60 m of sidewalk on the south side of Harrison Drive, extending from the existing sidewalk to the east property line of the site;
 - ✓(iv) make suitable arrangements to the satisfaction of the Chief Fire Prevention Officer, to ensure Fire Department connections conform to the City of Vancouver Building By-law #3.2.5.4.15; and
 - (v) consolidate the site.

The agenda included the following summary of the proposed changes:

SUMMARY OF PROPOSED CHANGES

	Current Status	Proposed Amendment (If approved)
Zone	CD-1	CD-1
FSR	0.50	0.70

There were no speakers.

MOVED by Ald. Davies,

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.

- 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. Davies,
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 9:20 p.m.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: November 1, 1991

To: City Manager
 Director of Planning
 Associate Director, Land Use & Development Division
 Director of Legal Services
 Director of Social Planning (cc: Children's Advocate)
 City Engineer

Refer File: P.H. #253

Subject: Public Hearing - October 24, 1991

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of October 24, 1991.

Please note any matters contained therein for your attention.

CITY CLERK

JT:ci
 Att.

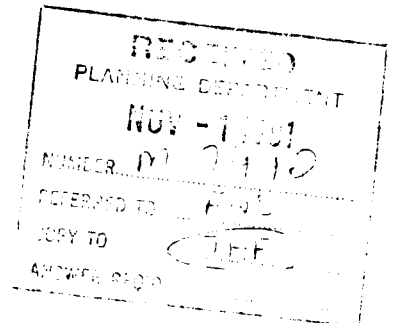
Also sent to: Mr. G. Robert Heaslip
 Jaffsons Properties Inc.
 Third Floor, 100 Park Royal
 West Vancouver, B.C. V7T 1A2

Mr. & Mrs. Philip Mare
 2294 West King Edward Ave.
 Vancouver, B.C. V6L 3B8

Mr. Steve Floris
 Strata Council VR 610
 #406 - 3905 Springtree Dr.
 Vancouver, B.C. V6L 3E2

Mr. Larry Wong
 2456 East 19th Ave.
 Vancouver, B.C. V5M 2S1

Mr. Greg Andrews
 Dalla-Lana Griffin Architects
 #400 - 1080 Mainland St.
 Vancouver, B.C. V6B 2T4



7

A1

ADMINISTRATIVE REPORT

Date: May 5, 1992
Dept. File No.: MC

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 2230 - 2288 Harrison Drive
D.A. 213840 - CD-1 By-law Number 3914

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 2230 - 2288 Harrison Drive be generally approved as illustrated in Development Application Number 213840, prepared by Dalla-Lana/Griffin Architects and stamped "Received, City Planning Department, February 4, 1992".

CITY MANAGER'S COMMENTS

The City Manager **RECOMMENDS** approval of the foregoing.

COUNCIL POLICY

There is no Council policy directly applicable to this matter.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site. The development application proposes the construction of a two-storey building as a special needs residential facility (SNRF) for the Finnish Canadian Rest Home Association - Intensive Care Facilities and the provision of a total of 58 parking spaces on the site.

SITE DESCRIPTION AND BACKGROUND

The subject site of 12 408 m² (133,563 sq. ft.) is located adjacent to Harrison Drive on the north and Southeast Marine Drive on the south.

The site and surrounding zoning are shown on Appendix A attached.

444

On April 25, 1961, the site was rezoned from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District to permit the existing Finnish Canadian Rest Home, a 56-unit care project, and 89 units of independent seniors apartments.

At the conclusion of a Public Hearing on October 24, 1991, Council approved a text amendment for the redevelopment of the Finnish Canadian Rest Home, to replace the existing 56-bed facility with a 65-bed facility. The amending by-law has not yet been enacted.

DISCUSSION

The proposed development involves the construction of a special needs residential facility containing 65 beds, with one level of underground parking for 29 parking spaces and 29 surface parking spaces. An existing multiple dwelling is located on the westerly portion of the site.

The development application (Number 213840), submitted by Dalla-Lana/Griffin Architects, complies with the provisions of the draft by-law, approved at Public Hearing October 24, 1991 with the exception of height.

Table 1 below provides a summary of the relevant statistics.

TABLE 1

	REQUIRED/PERMITTED Under CD-1 By-law Number 3914 As Amended at Public Hearing October 24, 1991	PROPOSED DEVELOPMENT (D.A. 213840)
FLOOR AREA - existing multiple dwelling - proposed SNRF	- - <u>8 686 m²</u>	4 475 m ² <u>3 904 m²</u> <u>8 379 m²</u>
HEIGHT	10.2 m* (max) 3 storeys	74.5 m* (Datum elevation as shown on survey plan) 3 storeys
PARKING	-	59 spaces
ACOUSTIC	REQUIRED	PROVIDED

45

* The draft by-law, approved in principle following the Public Hearing on October 24, 1991, established a maximum height above base surface of 10.2 m (33.5 feet). The plans posted at Public Hearing, which Council also approved (in approving the form of development in principle) showed height in elevations relative to datum.

Official established building grades necessary to determine base surface for height measurement were not available at the rezoning stage. Due to the slope of the site, the 10.2 m maximum height in the draft by-law does not accommodate the form of development approved in principle at Public Hearing and now reflected in D.A. 213840.

To accommodate the contemplated form of development, the draft by-law has been changed to reflect a maximum height based on the datum shown on the plans. This is a technical change which does not increase the height of the development that was assessed during the rezoning process and before Council at the Public Hearing. The amending by-law will be before Council later this day for enactment.

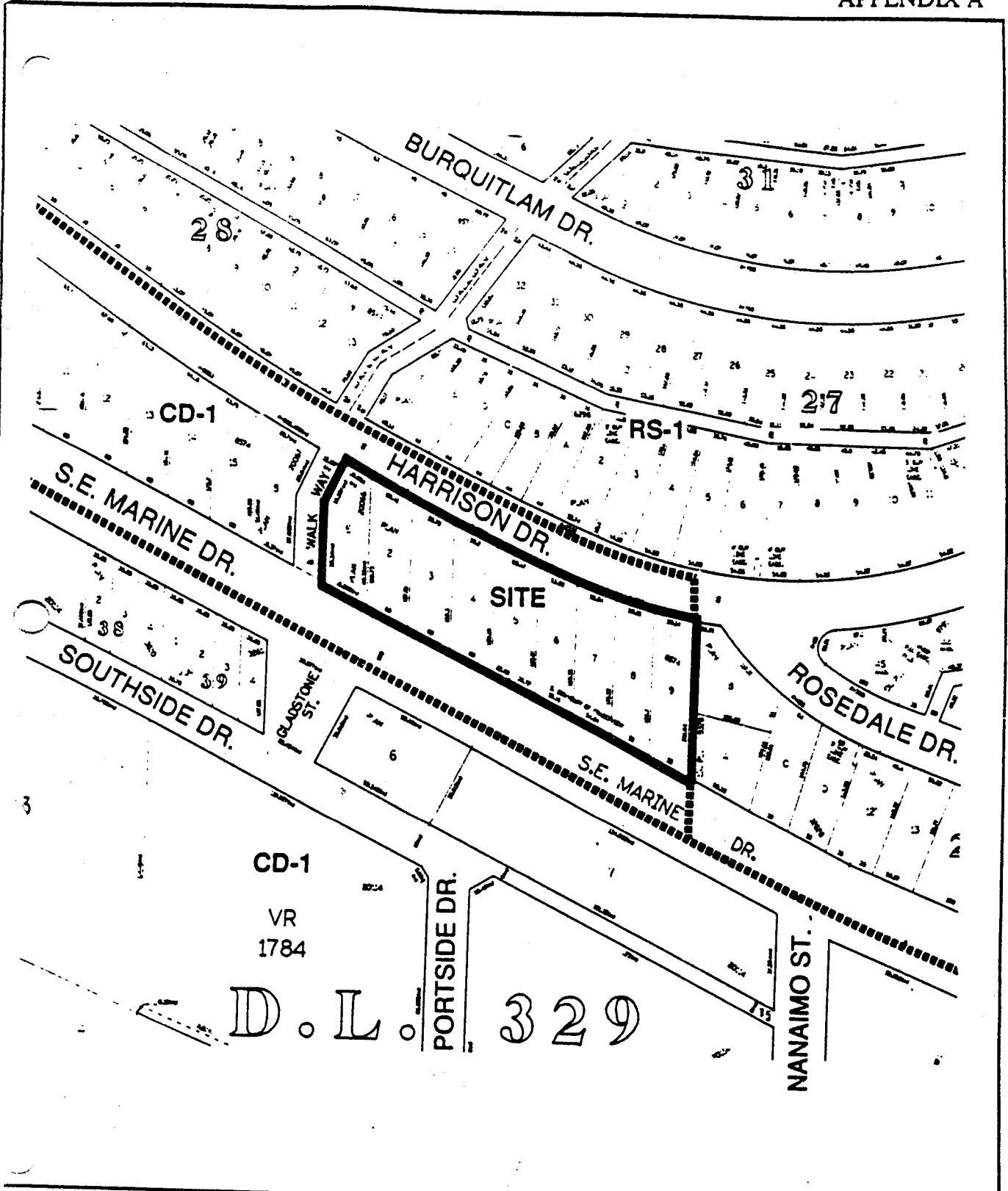
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.


CONCLUSION

The Director of Planning is prepared to approve Development Application Number 213840, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the amending by-law is first enacted by Council and that the form of development is also approved by Council.

* * * * *

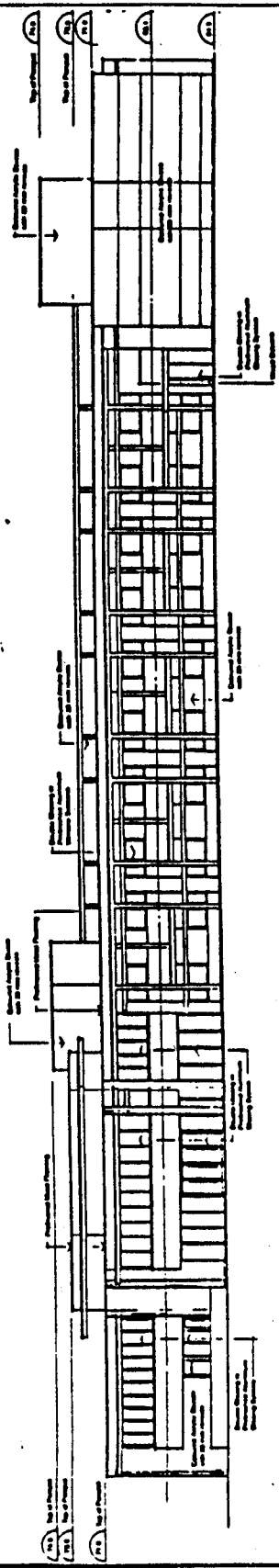
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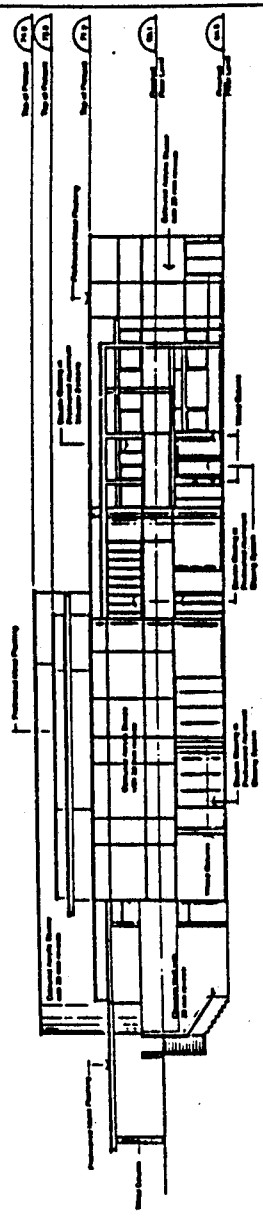
DA 213840 2230-2288 Harrison Dr. City of Vancouver Planning Department	Date: Apr. 1992	
	Drawn: Dean	
	Scale: 1:2000	

47

bh



South Elevation



West Elevation

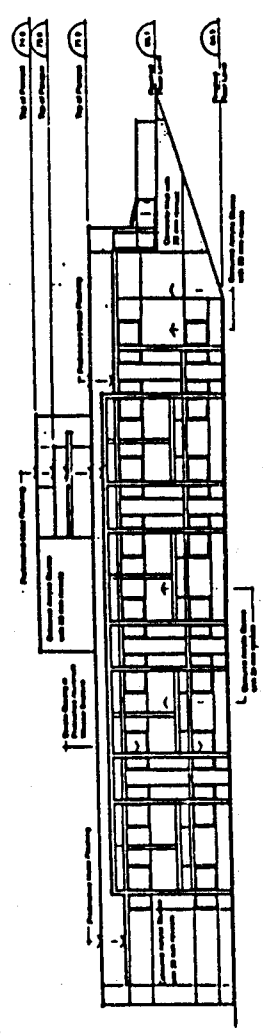
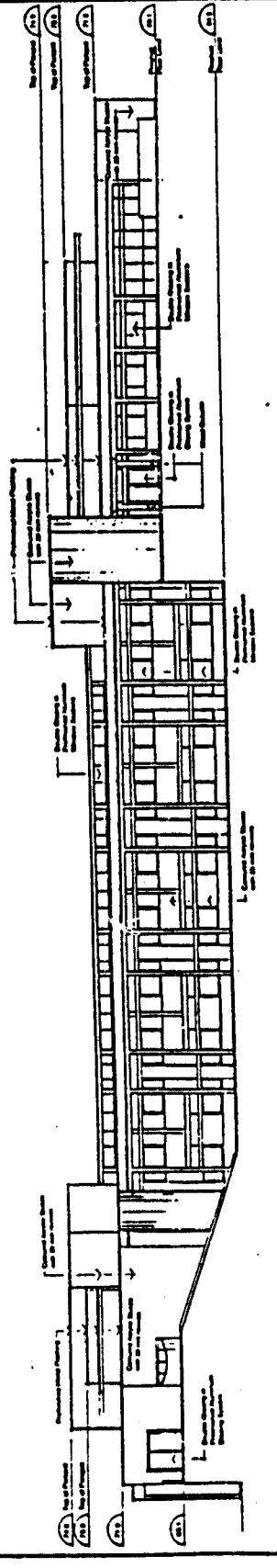
APPENDIX B
(2 of 3)

RECEIVED
CITY OF VANCOUVER
APR 23 1992
PLANNING DEPARTMENT
(LAND USE & DEVELOPMENT DIVISION)

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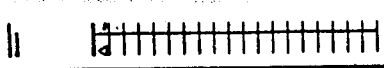
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APPENDIX B
(3 OF 3)



East Elevation

RECEIVED
CITY OF VANCOUVER
APR 23 1992
PLANNING DEPARTMENT
(LAND USE & DEVELOPMENT DIVISION)



CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date:

May 27, 1992

To: City Manager
Director of Planning
Associate Director Land Use and Development

Refer File: 2606-2

Subject: Form of Development: 2230 - 2288 Harrison Drive
D.A. 213840 - CD-1 By-law Number 3914

RECEIVED	
PLANNING DEPARTMENT	
MAY 28 1992	
NUMBER	N 3645
REFERRED TO	FAS
COPY TO	THF
ANSWER BY	

I wish to advise Vancouver City Council, at its meeting on May 26, 1992, approved the recommendation of the City Manager, as contained in an Administrative Report dated May 5, 1992, regarding the above matter.

M Kinsella

CITY CLERK

MC

TT:hj

Also sent to: Mr. Greg Andrews
Dalla-Lana/Griffin Architects
#400 - 1080 Mainland
Vancouver, B.C. V6B 2T4

BY-LAW NO. 7066

A By-law to provide
uses and regulations for an area
of land rezoned to CD-1 by
By-law No. 3914,
being a By-law which amended the
Zoning and Development By-law

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

1. Application

The provisions of this By-law apply to those areas of land zoned CD-1 by-law No. 3914 and shown outlined in black and more particularly identified by the legends "RZ.M.105" and "File Number - RZ.M.106" below them on the plans marginally numbered Z-66A and attached to that By-law (copies of which are attached to this By-law, for reference purposes only, as Schedule A), which areas shall be more particularly described together as CD-1(13A).

2. Uses

The only uses permitted within the areas referred to in section 1, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Multiple Dwelling;
- (b) Special Needs Residential Facility; and
- (c) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.70.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level,

to be measured to the extreme outer limits of the building;
and

- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) residential storage space, provided that the maximum exclusion for storage space at or above base surface shall be 3.7 m² per dwelling unit.

4. Height

The maximum building height shall be a datum elevation of 74.5 m based on elevations shown on a typographic site plan numbered V-9785, dated July 4, 1990 and prepared by Matson, Peck and Topliss.

5. Acoustics

All development permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

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

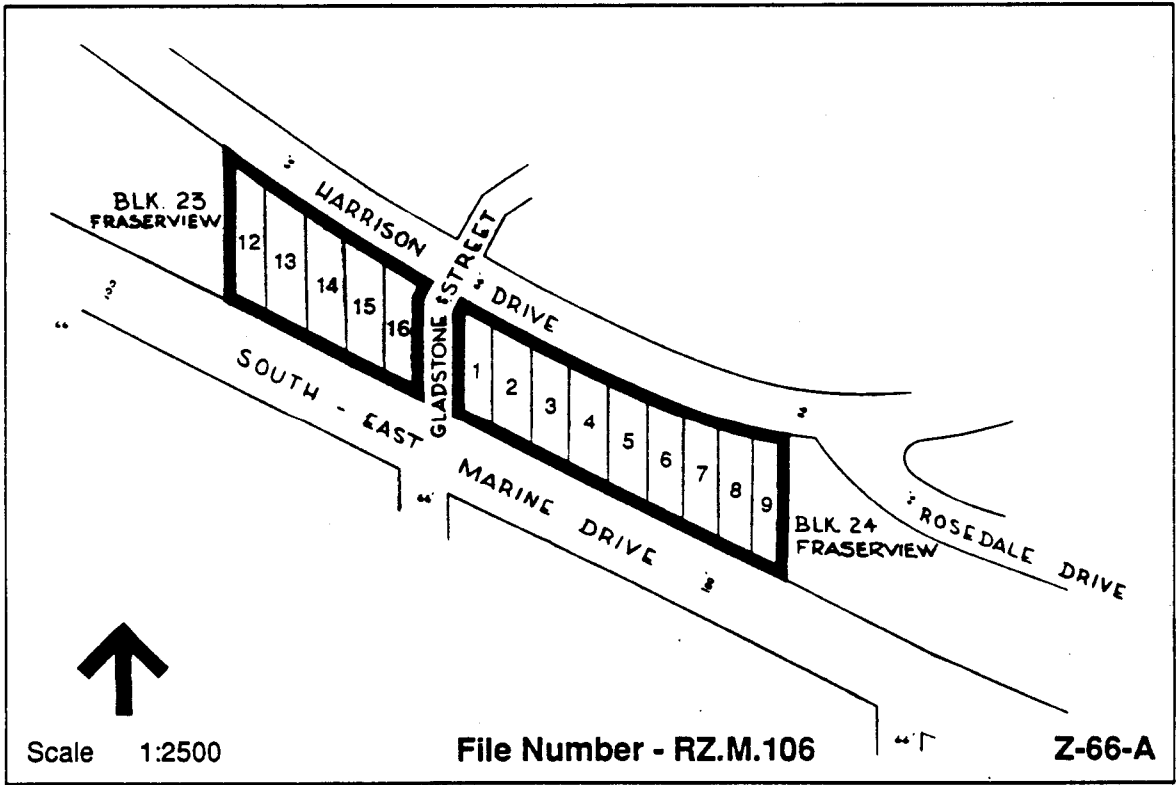
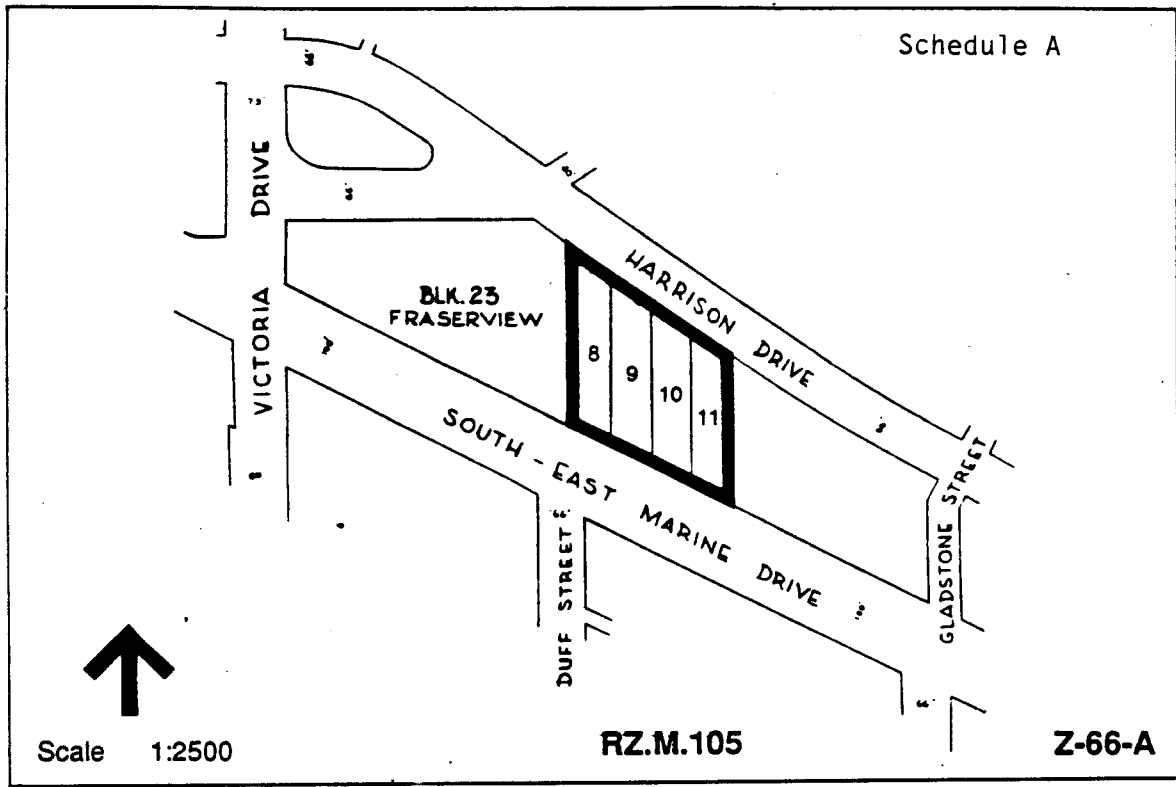
DONE AND PASSED in open Council this 12th day of
January , 1993.

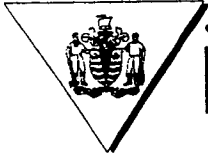
(signed) Gordon Campbell
Mayor

(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 12th day of January 1993, and numbered 7066.

CITY CLERK"





CITY OF VANCOUVER

Planning

CD-1 (13A)

2020-2288 Harrison Dr.

By-law No. 3914

(Being a By-law to Amend By-law 3575, being the
Zoning and Development By-law)

Effective April 25, 1961

(Amended up to and including By-law No. 7066,
dated January 12, 1993)

Consolidated for Convenience Only

T.H. Fletcher, Director, City of Vancouver Planning Department 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4 Tel: (604) 873-7344 Fax: (604) 873-7060

1. *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
2. *[Section 2 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.]*

NOTE: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3914 or provides an explanatory note.*

City of Vancouver
CD-1 (13A)
2288 Harrison Drive

1

APPLICATION

The provisions of this By-law apply to those areas of land zoned CD-1 by-law No. 3914 and shown outlined in black and more particularly identified by the legends "RZ.M.105" and "File Number - RZ.M.106" below them on the plans marginally numbered Z-66A and attached to that By-law (copies of which are attached to this By-law, for reference purposes only, as Schedule A), which areas shall be more particularly described together as CD-1(13A).

2

USES

The only uses permitted within the areas referred to in section 1, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Multiple Dwelling;
- (b) Special Needs Residential Facility; and
- (c) Accessory Uses customarily ancillary to the above uses.

3

FLOOR SPACE RATIO

3.1

The floor space ratio shall not exceed 0.70.

3.2

The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3

The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;

- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) residential storage space, provided that the maximum exclusion for storage space at or above base surface shall be 3.7 m² per dwelling unit.

4

HEIGHT

The maximum building height shall be a datum elevation of 74.5 m based on elevations shown on a typographic site plan numbered V-9785, dated July 4, 1990 and prepared by Matson, Peck and Topliss.

5

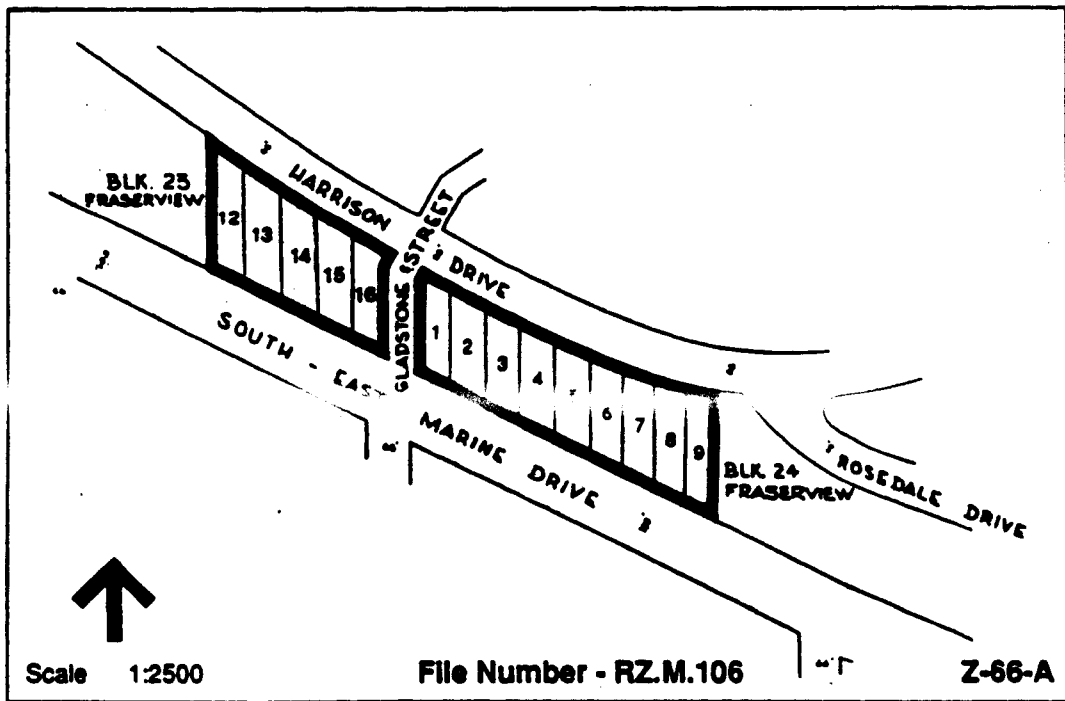
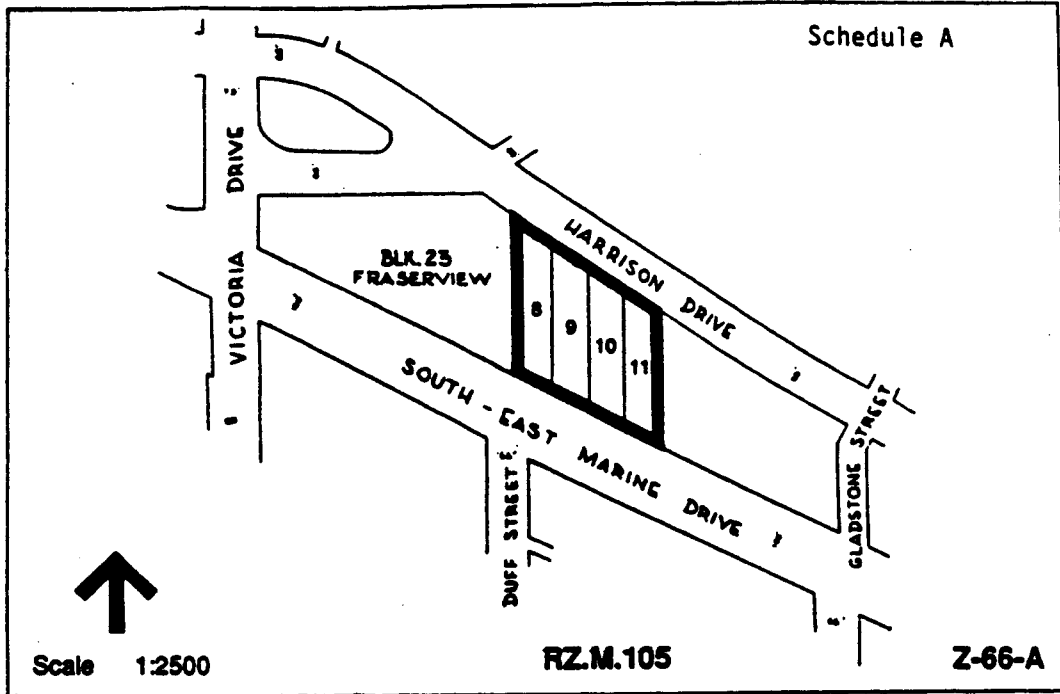
ACOUSTICS

All development permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

PORTIONS OF DWELLING UNITS

NOISE LEVELS (DECIBELS)

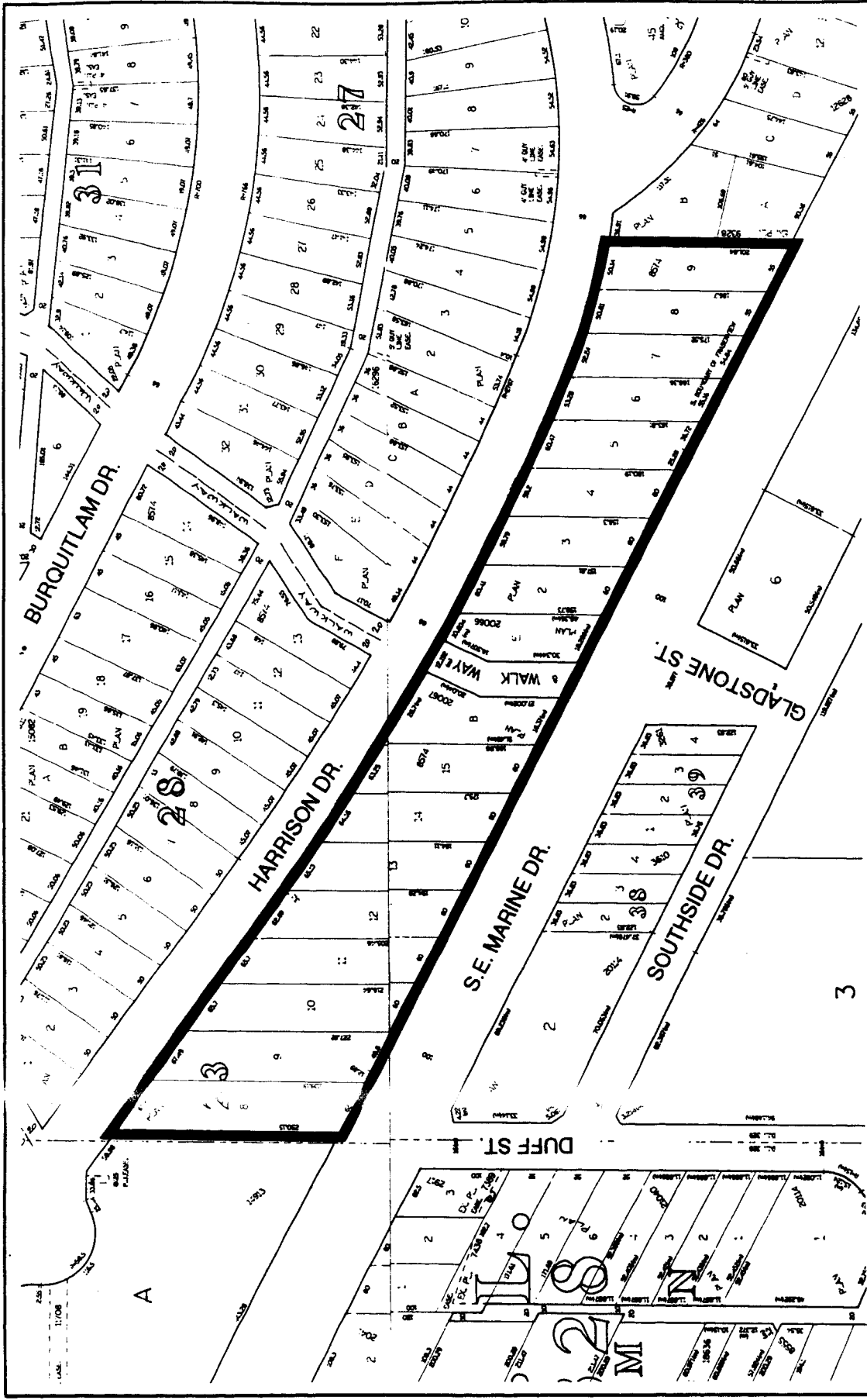
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60



City of Vancouver
 CD-1 (13A)
 2288 Harrison Drive

Amended to By-law No. 7066
 January 12, 1993

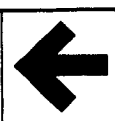
SCHEDULE D



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by B-law No. 3914

CD-1 (13A) 2020-2288 Harrison Dr.
City of Vancouver Planning Department

date prepared: Mar. 1993
 sectional(s): T-24, 25
 scale: 1:2000





2



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, 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 Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
Councillor Don Lee
Councillor McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Civic Business)

Councillor Lynne Kennedy (Civic Business)
Councillor Daniel Lee (Sick Leave)
Councillor Tim Louis (Leave of Absence)

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

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

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

Staff Comments

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

Summary of Correspondence

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

Clause No. 2 (cont'd)

Speakers

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

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

3. Text Amendments: 1299 West Hastings Street (501 Bute Street)

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

Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.

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. Don Lee,
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 Clarke, Kennedy, Daniel Lee and Louis excused from voting)

3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298

MOVED by Cllr. Don Lee,
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. Don Lee,
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 Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,
being by-laws which amended the Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
 - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
 - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
 - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
 - (d) by adding the following new clause;

"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

" - 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".

6. By-laws No. 5420 , 5760, and 6689 are each amended in Section 3 by adding the following section:

"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 from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting a semi-colon and by adding the following clause:

"(d) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

8. By-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.

9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting a semi-colon and by adding the following clause:

"(k) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(g) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" and by adding the following clause:

"(e) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(f) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(g) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(g) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(g) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

DONE AND PASSED in open Council this 20th day of February ,
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 20th day of February 2001, and numbered 8298.

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;"

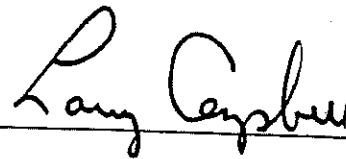
21. In By-law No. 8592, Council:

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

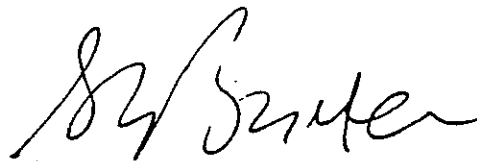
(b) from section 5(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "seniors supportive or assisted housing".

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

ENACTED by Council this 6th 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 2nd Avenue

An application by Bastion Developments was considered as follows:

Summary: Heritage designation of the Nye Building at 450 West 2nd 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)

2130 - 2288 Harrison Drive

BY-LAW NO. 9112

A By-law to amend CD-1 By-law No. 3914

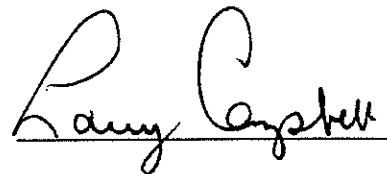
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions and schedules of By-law No. 3914.
2. Council repeals sections 1 and 2, and substitutes:

"Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-564B attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575."
3. Council repeals the existing Schedules A and D, and substitutes the new Schedule A attached to and forming part of this By-law.
4. Council deems the land included in the area of land zoned CD-1 by By-law No. 3914, but excluded from Schedule A to this By-law, to form part of Schedule D to By-law No. 3575, as it did before enactment of By-law No. 3914, pending its inclusion in a CD-1 by-law pertaining to such land which Council may enact.
5. This By-law is to come into force and take effect on the date of its enactment.

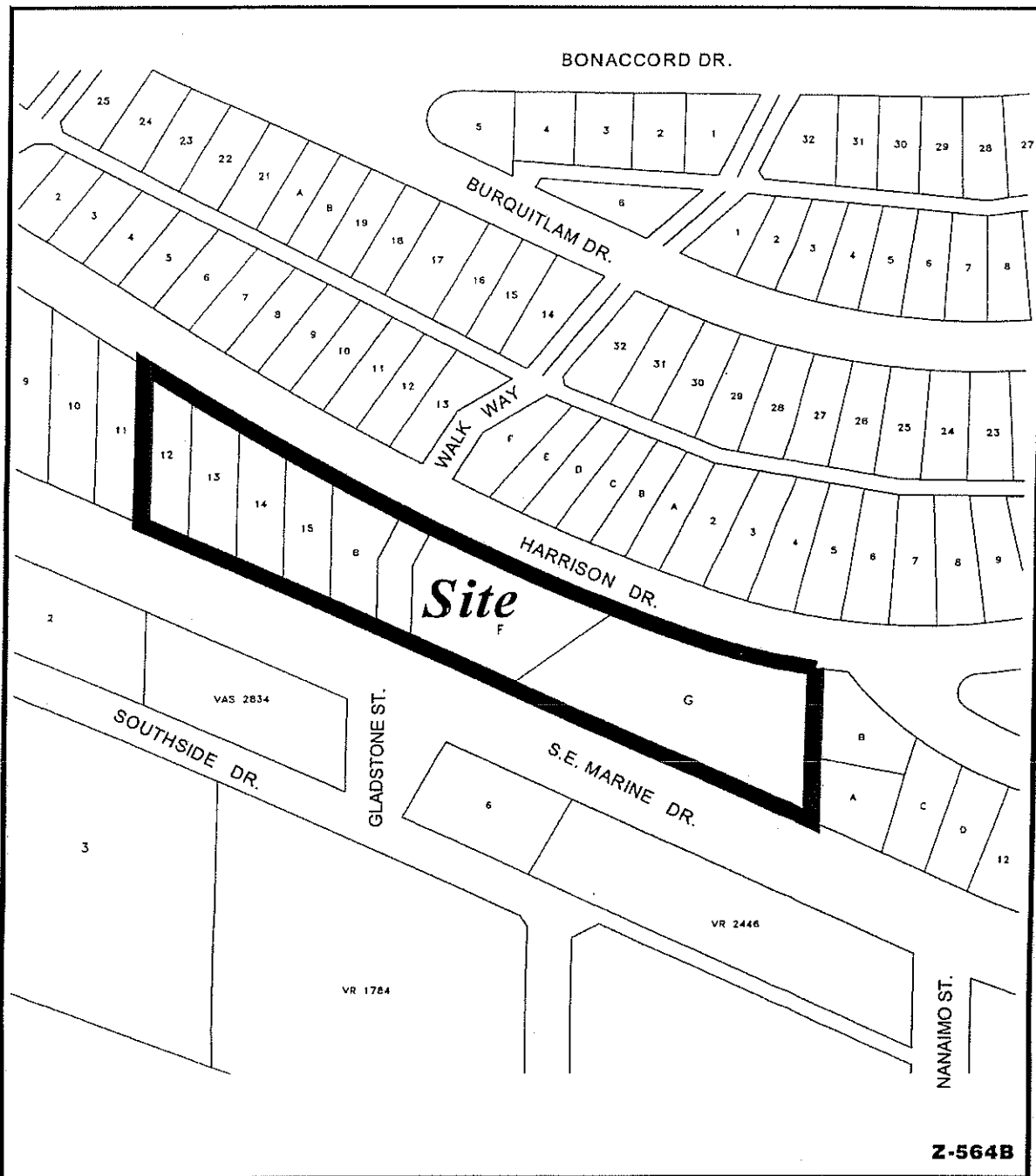
ENACTED by Council this 20th day of September, 2005



Mayor



City Clerk



Z-564B

RZ - 2130-2288 Harrison Drive

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Jan. 26, 2005

**8. Demolition of City-owned residential premises at 2458 East 33rd Avenue
September 6, 2005 (File 5102)**

THAT Council approve the demolition of the residential premises located at 2458 East 33rd Avenue, at a cost of \$27,000, source of funding to be the 2003-2005 Streets Capital Unappropriated Account - Property Fund.

ADOPTED ON CONSENT

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

SECONDED by Councillor Roberts

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Cadman

SECONDED by Councillor Woodsworth

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, 2, 3 and 7, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 by rezoning an area to CD-1 re 2020 Harrison Drive (By-law No. 9111)

(Councillors Louis, Woodsworth and Mayor Campbell excused from voting on By-law 1)

2. A By-law to amend CD-1 By-law No. 3914 re 2130 - 2288 Harrison Drive (By-law No. 9112)

(Councillors Louis, Woodsworth and Mayor Campbell excused from voting on By-law 2)

3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 re 1885 - 1895 Venables (By-law No. 9113)

(Councillors Bass, Louis, Stevenson and Sullivan excused from voting on By-law 3)

location of underground parkade access must be posted at fire alarm annunciator panel. The location of the fire department sprinkler siamese connection must be at the principal fire department response point facing the street.

- (xii) a 1.2 m wide hard surface access pathway must be provided from West 42nd Avenue curb directly to the underground parkade access door.
- (xiii) maximum travel distance (via path of travel) to furthest Townhouse Unit from fire vehicle (at fire dept response point) is 45 m (148 ft.).
- (xiv) main access pathway(s) to be 2 m (6-7 ft.) in width with individual access paths to units 1.2-m (4-ft.).
- (xv) buildings should be sprinklered to NFPA 13R - 1999 and the underground parkade to NFPA 13 - 1999.

AGREEMENTS:

- (c) That prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

Engineering Services:

- (i) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:
 - (1) consolidation of all lots involved
 - (2) widening of existing utility right of way that runs through the site to 10 ft. in width at grade and 5 ft. wide below grade to provide for future under grounding of utilities within this corridor.
 - (3) provision of street trees adjacent the site where space permits.
 - (4) under grounding of all new BC Hydro and Telus services from the closest existing suitable service point, including a review of any cabling that may be necessary to determine any impact on the neighbourhood.

CARRIED UNANIMOUSLY

4. REZONING: 2020 Harrison Drive

An application by Henriquez Partners Architects was considered as follows:

Summary: The proposed rezoning would permit 82 units of Seniors Supportive or Assisted Housing in a new CD-1 for the Icelandic Housing site, and as a consequential amendment remove the subject site from CD-1 By law No. 3914.

The Director of Current Planning recommended approval, subject to conditions.

Staff Opening Comments

Lynda Challis, Planner, Rezoning Centre, provided an overview of the application and highlighted concerns raised by the neighbourhood, including traffic impacts, reduced property values and view impacts. Ms. Challis also noted three conditions of approval which the applicant has questioned which relate to: design development to the building's site orientation relative to Harrison Drive; improving sun access to the interior courtyard; and eliminating the connecting bridge between the east and west wings to improve views.

Applicant Comments

Norma Guttormsson, Vice President, Icelandic Care Home Society, provided Council with the history of the care home and expressed the hope this legacy will continue as an important and essential aspect of society well into the new century.

Gregory Henriquez, Henriquez Partners Architects, advised the project had been redesigned three times in an attempt to meet the needs of the neighbours. With the aid of diagram boards, Mr. Henriquez stated the project has been reworked to provide minimum view impacts, while maintaining the 82 units required, and sought assurance the unit count would not be reduced.

Summary of Correspondence

Council received the following correspondence on this application since referral to Public Hearing:

- 1 letter expressing concerns; and
- 25 copies of 1 form letter in opposition.

Speakers

The Deputy Mayor called for speakers for and against the application.

The following delegations spoke in support of the application:

Shawn Wade, Volunteer, Icelandic Care Home
Mavis Friesen, Manager, Assisted Living Vancouver Community for
Vancouver Coastal Health
Brian Bjarnason, President, Icelandic Care Home Society
Sylvia Moon, Board Member, Finnish Care Home
Kirsti Harceg, Administrator, Finnish Care Home
Sylvia Wetten
Irene Finson, President, Icelandic Canadian Club of BC
Eva Beda, Co-Chair, South Vancouver Community Health Society
Wayne Brandson, representing Icelandic Care Home
Richard Von Hehn, President, German Canadian Benevolent Society
Stephen Peterson

Marlene Wynes
Simon Davie
Albert Teng, Business Manager, Icelandic Care Home
Norman Eyford, Board of Directors, Icelandic Care Home

Comments provided by the foregoing speakers included the following:

- the application, if approved, would allow the Icelandic Care Home to carry on with its mission of fellowship and quality of care for the elderly;
- the assisted housing would provide for independent living, with staff on-site, and bridge the gap between independent living at home and facilities that provide nursing care;
- this new housing would form an integral part of the "Campus of Care" along Harrison Drive, complementing the two adjacent seniors care facilities;
- assisted living is an essential link in the chain of care, and this project allows the elderly to stay and age in place with minimal disruption to their lives;
- impressed with the whole concept and the co-operation and support offered by the neighbouring Finnish and German care homes;
- approval of this development would move the area toward the "Campus of Care" ideal, and provide a complete range of services to seniors through all levels of need;
- the Icelandic Care Home must rebuild to meet the challenges of both the present and the future, use of wheelchairs is at present difficult, and the old design is not economical; and
- urge Council to support the project.

The following delegations spoke in opposition to the application:

Surjit Gill
David Cheung
Fengnan Leong
Nick Tan
Kuljit Jaffan
Jamal Singh Ajhwan

Comments provided by the foregoing speakers included the following:

- the biggest concern is the height of the project, and its corresponding impact on both views and property values;
- all single storey houses across Harrison Drive will have their views blocked;
- the Icelandic Care Home should be built to the same height as the adjacent German Care Home, which is acceptable to all neighbours;
- the other major concern to the neighbourhood is parking - the increased density will bring increased traffic which will further congest the already narrow, winding street of Harrison Drive - cars now park on both sides of the street - with no resident parking in place;
- increased traffic will create hazardous conditions, and will impact both the safety of children and access for emergency vehicles;

- not the ideal location for seniors housing - there are no community centres or destination points for the seniors to walk to;
- very little green space is provided for the residents' use;
- not opposed to the seniors housing per se, but would like to see further design development, especially to the roof treatments, to allow for some views;
- the current proposal distracts from the residential area, would prefer a more residential look, and also a reduction in the number of suites allowed;
- the increased density will bring an increase in delivery truck, garbage truck and ambulance visits, which will exacerbate the noise and fumes already caused by nearby idling buses; and
- urge Council to strongly reconsider approval of this application.

Staff Closing Comments

In response to comments from speakers, Lynda Challis advised conditions related to making the building more residential in character and the roofscape issues will be worked on as the project evolves through the development permit stage of the process. Rob Jenkins, Assistant Director, Current Planning, advised condition (b) (iii) allows some flexibility to address these two issues.

Council Decision

MOVED by Councillor Green

- A. THAT the application by Henriquez Partners Architects, to amend CD-1 By-law No. 3914 for 2020 Harrison Drive (Lots 8-11, Block 23, DL Fraserview, Plan 8574) to permit 82 units of Seniors Supportive or Assisted Housing generally as outlined in Appendix A to Policy Report "CD-1 Text Amendment -2020 Harrison Drive" dated December 23, 2004 be approved, subject to the following conditions;

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Henriquez Partners Architects, and stamped "Received City Planning Department", October 13, 2004 provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;

Further that none of the prior to conditions, as set out below, shall add up to a loss of the unit count that is now in place - currently 82.

- (b) 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, who shall have particular regard to the following:
- (i) design development to the building's site orientation relative to Harrison Drive so that it better fits the prevailing development building pattern and improves private view amenities;

- (ii) design development to the building's massing to smaller elements so the apparent scale of the building is more compatible to its surrounding context and enhances view amenities;
- (iii) design development of the character of the building in terms of its material expression, variety of window pattern, roof scape and architectural detail so it is more residential and less institutional in appearance;
- (iv) design development to the exterior courtyard improving sun access and providing a more gradual and meaningful transition through the courtyard down to the lower level along Southeast Marine Drive;
- (v) design development to improve pedestrian interconnection between the adjoining sites;
- (vi) consideration of eliminating the connecting bridge between the east and west wings, to improve views through the site;
- (vii) design development to planting area north of the drop off entrance driveway to provide an inner row of trees on the site in the 1.0 m landscape setback to the north of the driveway.

(Note to applicant: This double row of trees was shown on the original submission.)

- (viii) design development to retain the evergreen tree growing across the north property line in the north west corner of the site. This tree should be clearly indicated as retained on the Landscape Plan;
- (ix) provision of an arborist report discussing safe methods for retaining the two large evergreen trees growing on the adjacent site to the west which will be impacted by the proposed west side yard driveway and bus parking area. These two neighbouring trees should be clearly indicated as retained on the Landscape Plan;
- (x) provision of north-south sections at the east and west property lines showing the proposed and existing grades between the site and the adjacent properties. Included in this should be the bus parking area in the southwest corner of the site. (The West and East Elevations provided show the sections at the building edge.);
- (xi) clarification of the steep grade change shown at the south property line on the West Elevation (Page A3.02). Wherever possible, grade changes at or near the property should provide a gradual transition to neighbouring properties;
- (xii) provision of a continuous landscape buffer along side property lines;

- (xiii) provision of a notation on the Landscape Plan showing the location of the property line;
- (xiv) provision at the development permit stage of a full Landscape Plan illustrating propose plant materials (common and botanical names), sizes and quantities; paving, walls, fences, light fixtures and other landscape elements; and site grading. The Landscape Plan should be at 1:100 (1/8" = 1'-0") minimum scale;
- (xv) design development to take into consideration the principles of CPTED, having particular regard to reducing opportunities for theft from cars in the parking area;
- (xvi) design development to ensure that Fire Department access to building and direct access to all floors comply with the Vancouver Building By-law and to satisfaction of Vancouver Fire and Rescue Services;
- (xvii) mechanical equipment (ventilators, generators, compactors and exhaust systems) to be designed and located to minimize the noise impacts on the neighbourhood and to comply with Noise By-law #6555;
- (xviii) food/retail spaces and smoking rooms to be designed for compliance with Health By-law #6580 and Food Premises Regulation;
- (xix) design development to garbage storage area to minimize nuisances;
- (xx) underground parking adequately ventilated to prevent the build up of noxious gases; and
- (xxi) design development to locate all fresh-air intake portals away from driveways and parking/loading areas to prevent vehicle exhaust from being drawn into the building.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:
 - (i) register the facility with the Registrar of Assisted Living;
 - (ii) consolidate lots 8-11;
 - (iii) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and modification, extension or release of any charges deemed necessary by the Director of Legal Services;
 - (iv) make arrangements for all new BC Hydro and Telus services to be undergrounded within and adjacent the site from the closest existing suitable service point, including a review of any cabling needs to determine any impact on the neighbourhood; and

- (v) make arrangements to the satisfaction of the Director of the Housing Centre and the Director of Legal Services by way of a Housing Agreement securing the building as non-market rental housing for the term fixed by the agreement with B.C. Housing.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application by the Director of Current Planning to amend CD-1 By-law No. 3914 for 2130-2288 Harrison Drive (Lots 12-15 and B, Block 23, DL Fraserview, Plan 8574 and 20067) to repeal Schedule A and Schedule D and substitute Schedule A which deletes the four westerly parcels (Lots 8-11), being 2020 Harrison Drive, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

2288 Harrison Drive

BY-LAW NO. 9238

A By-law to amend CD-1 By-law No. 3914

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

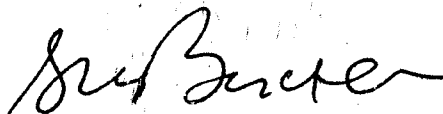
1. In section 3.3 of By-law No. 3914, Council:
 - (a) strikes out the period after subsection (f), and substitutes a semi-colon; and
 - (b) after subsection (f), adds:
 - “(g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause is not to apply to walls in existence before March 14, 2000.”
2. From section 5 of By-law No. 3914, Council strikes out:

“terraces, patios, balconies 60”.
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 21st day of March, 2006



Mayor



City Clerk

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Capri

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner

SECONDED by Councillor Stevenson

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Capri

SECONDED by Councillor Ball

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 29 inclusive, and number 31, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 By-law No. 4472 (re Vancouver General Hospital Frontage) (By-law No. 9235)
2. A By-law to amend CD-1 By-law No. 4472 (re Vancouver General Hospital retail store [hospital]) (By-law No. 9236)
3. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments to the RM-1 and RM-1N Districts Schedule) (By-law No. 9237) (Councillors Ball, Cadman and Ladner ineligible to vote)
4. A By-law to amend CD-1 By-law No. 3914 (re 2288 Harrison Drive) (By-law No. 9238) (Councillors Ball, Cadman and Ladner ineligible to vote)
5. A By-law to amend CD-1 By-law No. 8943 (re 1120 West Georgia Street) (By-law No. 9239) (Councillors Ball, Cadman and Ladner ineligible to vote)

6. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding miscellaneous text amendments (By-law No. 9240)
7. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (re Victory Square) (By-law No. 9241)
(Councillors Ball, Cadman and Ladner ineligible to vote)
8. A By-law to amend Parking By-law No. 6059 (re Victory Square) (By-law No. 9242)
9. A By-law to amend Zoning and Development By-law No. 3575 (re live-work use) (By-law No. 9243)
(Councillors Ball, Cadman and Ladner ineligible to vote)
10. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (re live-work use) (By-law No. 9244)
(Councillors Ball, Cadman and Ladner ineligible to vote)
11. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re live-work use) (By-law No. 9245)
(Councillors Ball, Cadman and Ladner ineligible to vote)
12. A By-law to amend Parking By-law No. 6059 regarding live-work use (By-law No. 9246)
13. A By-law to Designate a Business Improvement Area in that area of the City known as Cambie Village (By-law No. 9247)
14. A By-law to Designate a Business Improvement Area in that area of the City known as Collingwood (By-law No. 9248)
15. A By-law to Designate a Business Improvement Area in that area of the City known as Hastings North (By-law No. 9249)
16. A By-law to Designate a Business Improvement Area in that area of the City known as Kerrisdale (By-law No. 9250)
17. A By-law to Designate a Business Improvement Area in that area of the City known as Kitsilano Fourth Avenue (By-law No. 9251)
18. A By-law to Designate a Business Improvement Area in that area of the City known as Robson Street (By-law No. 9252)
19. A By-law to amend By-law No. 8794 to alter the designated boundaries of the South Granville Business Improvement Area (By-law No. 9253)
20. A By-law to Grant Money for a Business Promotion Scheme in the Cambie Village Business Improvement Area (By-law No. 9254)
21. A By-law to Grant Money for a Business Promotion Scheme in the Collingwood Business Improvement Area (By-law No. 9255)

- C. THAT, subject to approval of A, Council instruct the Director of Legal Services to prepare a Tax Exemption Bylaw for 51 East Pender Street for a property tax exemption which is not to exceed a value of \$500,395 or a period of ten (10) years, whichever comes first.
- D. THAT, if the Tax Exemption By-law receives the assent of electors, or is deemed approved by the electors under Section 396(A) of the Vancouver Charter, the Director of Legal Services bring forth a Tax Exemption By-law providing that:
- If issuance of an Occupancy Permit for the heritage rehabilitation work authorized under Development Application Number DE 409639 occurs before October 31st, the tax exemption period for 51 East Pender Street will begin on January 1st of the next calendar year;
 - If issuance of an Occupancy Permit for the heritage rehabilitation work authorized under Development Application Number DE 409639 occurs after October 31st, the tax exemption period for 51 East Pender Street will begin on January 1st of the calendar year after the next calendar year; and
 - If the owner of the property does not fulfill all requirements necessary to obtain an Occupancy Permit within sixty (60) months after the enactment date of the Tax Exemption By-law, it will have no further force or effect.
- E. THAT, subject to the approval of A, Council authorize a façade grant totalling \$50,000, with funding to be provided from the 2005 Capital Budget.
- F. THAT all the agreements, covenants and bylaws in respect to the above be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning.
- G. AND THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

2. TEXT AMENDMENT: Miscellaneous Text Amendments

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

Summary: Proposed text amendments to the Zoning and Development By-law and two CD-1 By-laws to achieve the intent of earlier rezonings.

The Director of Current Planning recommended approval.

Staff Comments

Grant Miller, Planning Analyst - Rezoning Centre, was available to respond to questions.

Summary of Correspondence

No correspondence had been received on this application 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 Stevenson

THAT the application by the Director of Current Planning to amend the Zoning and Development By-law, and CD-1 By-laws for miscellaneous amendments generally as presented in Appendix A to Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws and Zoning and Development Fee By-law" dated January 18, 2006, be approved.

CARRIED UNANIMOUSLY

3. TEXT AMENDMENT: 2775 Laurel Street (Size)

An application by Peter Arbuckle, Development Consultant, was considered as follows:

Summary: To amend the Vancouver General Hospital CD-1 By-law size restrictions for Retail Use (Hospital) to accommodate a change of use from a Restaurant to a Home Health Care Store for one of the Commercial Retail Units on the ground floor of the Academic Ambulatory Care Centre at 2775 Laurel Street.

The Director of Current Planning recommended approval.

Staff Comments

Tom Phipps, Planner - Major Projects Group, was available to respond to questions.

Summary of Correspondence

No correspondence had been received on this application since referral to Public Hearing.

Speakers

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