

CD-1 (59)
Back-up Notes Summary Page
Vancouver General Hospital

BY-LAWS

CD-1 (59) - By-law No. 4472 and any subsequent amending by-laws

http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=4472

Consequential By-laws

POLICIES and GUIDELINES

PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.

PH Date *June 25, 2015* - <https://council.vancouver.ca/20150625/phea20150625ag.htm> Summary –
amendment to the CD-1 by-law to relax the setback along portions of the Willow Street pedestrian corridor by
1 m for the Segal Health Centre.

TA By-law enacted on *July 7, 2015*

http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=11296

Backup Notes

1. Proposed Medical Services Area
(The Vancouver General Hospital and
associated health agencies)

An application was received from the Vancouver General Hospital, British Columbia Cancer Institute, New Children's Hospital, Provincial Health Buildings, including Willow Chest, Canadian Arthritis and Rheumatism Society, to rezone Lots 11-13, Block 356; Lots A-C, 11 and 12, Block 357; Lot A, Block 358; Blocks 376, 377, 378, 379, 417 and 418; Lots 1-12, Block 399; and Lots 1-8, Block 438; all in D.L. 526. This is the area bounded partly on the north by 10th Avenue and the lane north of 10th Avenue, on the east by Heather and Ash Streets, on the south by 12th and 13th Avenues, and the lane south of 13th Avenue and on the west by Oak, Laurel and Willow Streets

FROM: RT-2 Two Family Dwelling District and RM-3
Multiple Dwelling District
TO: CD-1 Comprehensive Development District

A number of individuals appeared opposing the application for various reasons but generally because of parking problems that exist and would increase.

Mr. W.A. Street, representing the applicants, spoke in support of the application. The Council noted recommendations of the Technical Planning Board and the Town Planning Commission, approving the application but subject to certain conditions.

MOVED by Ald. Bird,

THAT, excluding Lot 7, Block 379, D.L. 526 and Lot "B" of Sub 9 and 10, Block 379, D.L. 526 and Lots 1 to 8 inclusive, Block 438, D.L. 526, the foregoing application be approved, subject to the following conditions:

1. Uses:

Related medical agencies, hospital and customary ancillary uses only;

2. Floor Space Ratio:

The maximum floor space ratio (F.S.R.), not to exceed ~~2.40~~ ^{2.338} through all stages of development;

(see memo)
cont'd. 84/01/21

3. Building Site Coverage:

The maximum site coverage by buildings not to exceed approximately 23% of the gross site area;

4. Required Parking:

The required parking standard to be not less than one space per 1,084 sq.ft. of new floor area constructed, but need not exceed an overall standard inclusive of all existing buildings of one space per 1,627 sq.ft. of total floor area up to 4,474,373 sq.ft. of total floor space;

5. Street Closures:

(a) Closure of 11th Avenue between Ash and Heather Streets be approved in principle

(b) Closure of Laurel Street between 10th and 12th Avenues be approved in principle, providing a through driveway between 12th and 10th Avenues is first made available for circulating traffic and is recognizable as such (a 36 ft. pavement width with 6 ft. sidewalks shall be considered a minimum standard for such a driveway);

(c) Closure of Willow Street between 12th and 13th Avenues, and closure of 13th Avenue between Willow and Heather Streets, be not approved until further details of development are made available;

6. Design

That all subsequent development applications be reviewed in relation to the overall design for the total scheme at that time by the Technical Planning Board after advice from the Design Panel including a more suitable overall scheme for the provision of landscaped open space (not less than 30-40% of gross site area), a more suitable overall scheme for the provision of parking and traffic and a more suitable scheme for the location and massing of buildings.

7. Development Permits:

(a) Each phase of development shall be examined in terms of amenity, relationship to the overall Design Concept, relationship to the evolving building programme of the Greater Vancouver Regional Hospital District, and subject to the conditions of rezoning described above;

(b) Each phase of development shall be considered within the context of future surrounding development;

(c) Each detailed phase of development shall be considered with regard to the massing, architectural treatment, siting and spacing of buildings, building heights, required setbacks, screening and landscape treatment of open areas and parking areas. On such consideration, the highest standards of detailed design will be required.

(d) Exterior signs shall be standardized and in accordance with an overall scheme;

cont'd...

- (e) Approval shall be subject to an agreement satisfactory to the City that the cost of traffic improvement deemed necessary by the City to give local access to the site shall be borne by the developer for such required improvement;
- (f) All existing buildings and uses (as modified in accordance with development permits approved by the Technical Planning Board) which do not form a part of the proposed scheme of development, may continue until 24 months after issuance of a development permit for the phase in question. Development Permits may be issued for alterations, additions, or changes to such existing buildings and uses for a limited period of time only, subject to the approval of the Technical Planning Board.

8. Existing Parking

That the Hospital Board undertake, in writing, to correct the existing deficiency with respect to parking, within three years of this date to conform with the required By-law standards.

(carried)*

MOVED by Ald. Wilson, in Amendment,

THAT the following words be added to the conditions contained in the motion of Alderman Bird:

'that as development is carried out, the Hospital Board be required to progressively add to the number of parking stalls until the required By-law standards are met'.

- LOST

MOVED by Ald. Linnell, in Amendment to the Amendment,

THAT the following words be added to the conditions contained in the foregoing motion of Alderman Bird:

'and providing that in all subsequent development, 50% of parking be underground'.

- LOST

The Amendments having lost, the motion was declared,

- CARRIED*

MOTION

Portion of the North Side of 600-Block West 12th Avenue

MOVED by:

SECONDED by:

THAT Council's previous resolution of June 26, 1969, regulating the maximum floor space ratio be revised from 2.4 to 2.338.

BY-LAW NO. 4472

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-129-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 plans annexed hereto; and the various boundaries and districts shown upon the plans 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 in so far 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 No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. The areas shown outlined in black on the said plan are rezoned CD-1, and the only uses permitted within the said areas and the only uses for which development permits will be issued are: hospital and customary ancillary uses, subject to such conditions as Council may by resolution prescribe pursuant to section 565 (f) of the Vancouver Charter.
3. 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 13th day of January, 1970.

(sgd) Thomas J. Campbell
MAYOR

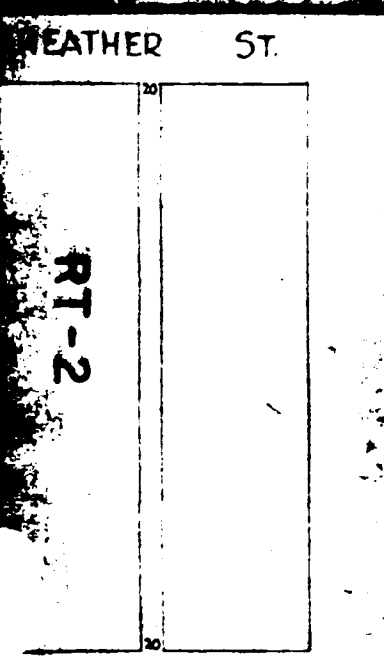
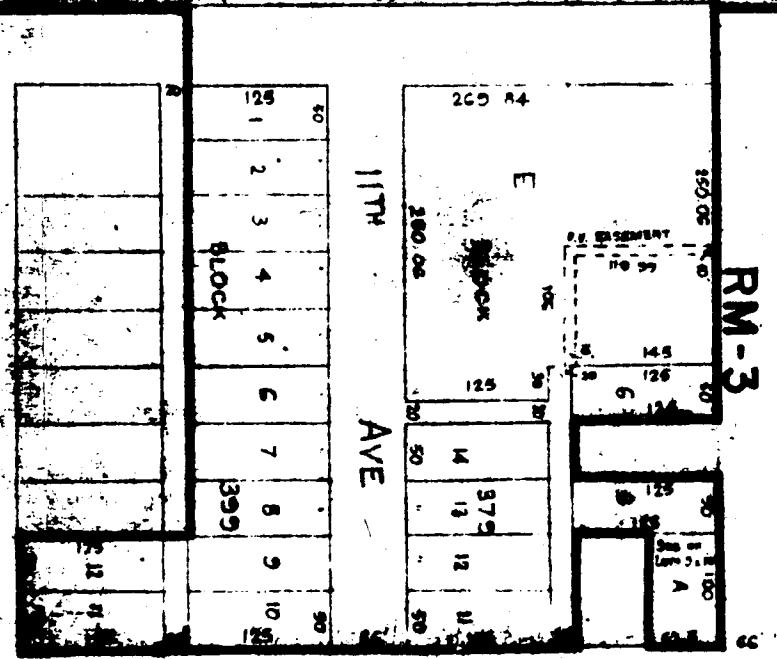
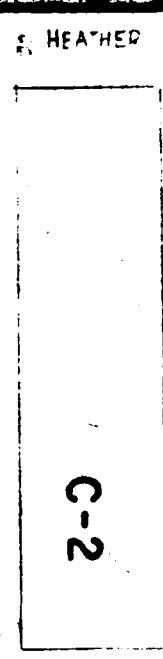
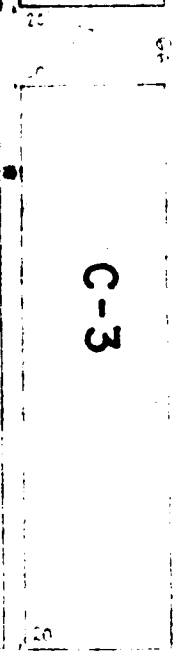
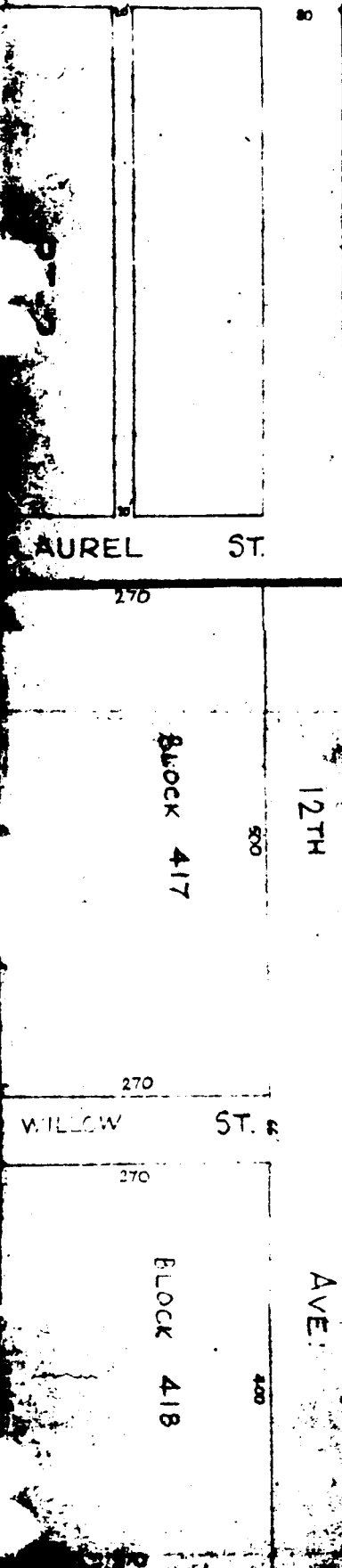
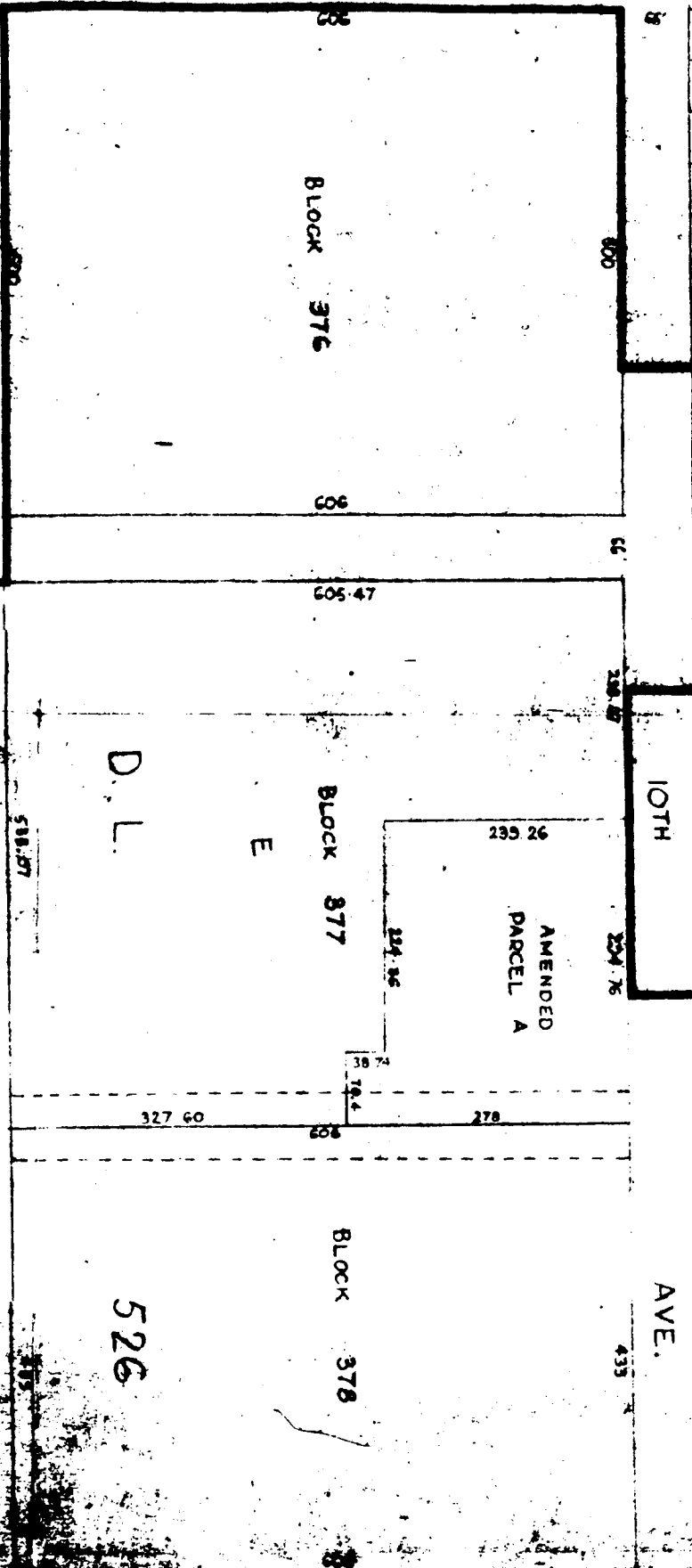
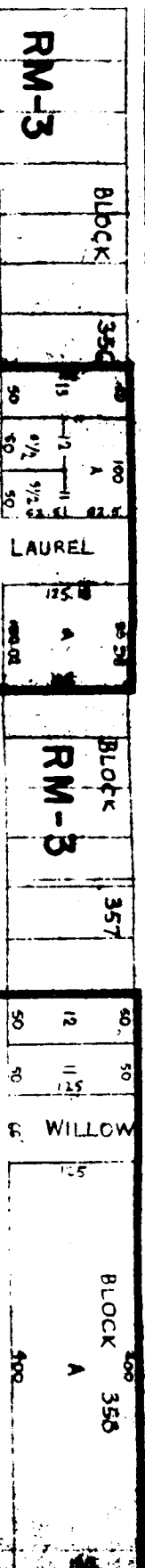
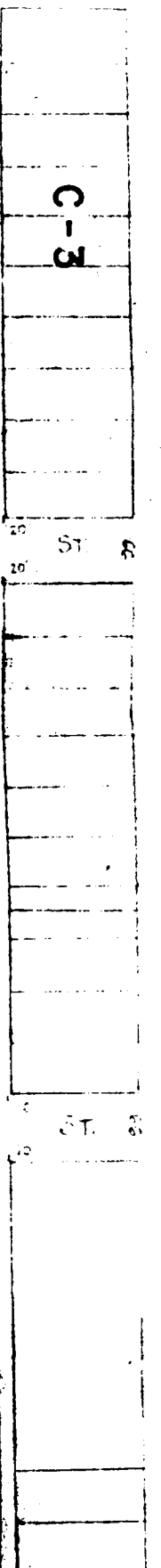
(sgd) Ronald Thompson
CITY CLERK

This By-law received:
1st READING - January 13, 1970
2nd READING - January 13, 1970
3rd READING - January 13, 1970

(sgd) R. Thompson
CITY CLERK

I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 13th day of January, 1970 and numbered 4472.

CITY CLERK



Place with
SL 4472
59

#59

Dec. 15/77
Distribution made
-H.

2615 Ash Street
636 West 10th Avenue

BY-LAW NO. 5131

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

THE COUNCIL OF THE CITY OF VANCOUVER in open meet-
ing 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 the said By-law as amended by By-law No. 4472, being a By-law to create a CD-1 zone, is further amended by adjusting the boundaries of the said CD-1 zone to include the lands outlined in black on the plan hereunto annexed and numbered Z-208-B, and forming part of this By-law and marked as Schedule "D", and the area of land so included shall be subject to the provisions of section 2 of By-law No. 4472.
2. By-law No. 4974 is repealed.
3. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 13th day of
December, 1977.

(signed) John J. Volrich
MAYOR

(signed) D.H. Little
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
on the 13th day of December, 1977, and numbered 5131.

CITY CLERK"

-LAW N° 5131 BEING A BY-LAW TO AMEND BY-LAW
BEING THE ZONING AND DEVELOPMENT BY-LAW.

BROADWAY

SCH

HEATHER ST.

ASH ST.

TENTH AVE

AVE

379

EASEMENT
EX. PL. 6795

PLAN

7
a

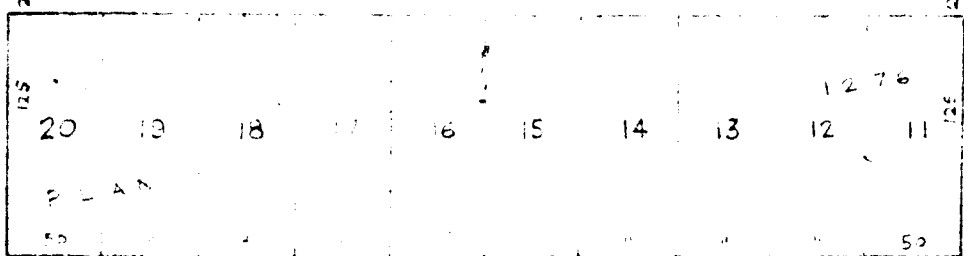
8
b
SUB. OF 9
PLAN
5014
525

5' P.U. EASEMENT

15' P.U. EASEMENT

TWELFTH

AVE.



Portion of N. side of
600 Block W. 12th Avenue

BY-LAW NO. 5798

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as
Schedule "D" is hereby amended according to the plan marginally
numbered Z-300A(iv) and attached to this By-law as Schedule "A", and
in accordance with the explanatory legends, notations and references
inscribed thereon, so that:

- (a) the boundaries and districts shown on the Zoning District
Plan are varied, amended or substituted to the extent shown
on Schedule "A" of this By-law; and
- (b) the boundaries of the CD-1 District created by By-law No.
4472 are adjusted to include the land shown outlined in
black on Schedule "A" of this By-law;

and Schedule "A" of this By-law is hereby incorporated as an integral
part of Schedule "D" of By-law No. 3575.

- 2. The land shown outlined in black on Schedule "A" shall be
subject to all provisions of By-law No. ~~5373~~ 4472 (SL 5805 840821)
- 3. This By-law comes into force and takes effect on the date
of its passing.

DONE AND PASSED in open Council this 24th day of
July , 1984.

(signed) Michael Harcourt

Mayor

(signed) R. Henry

City Clerk

"I hereby certify that the foregoing is a correct copy of
a By-law passed by the Council of the City of Vancouver
on the 24th day of July, 1984, and numbered 5798.

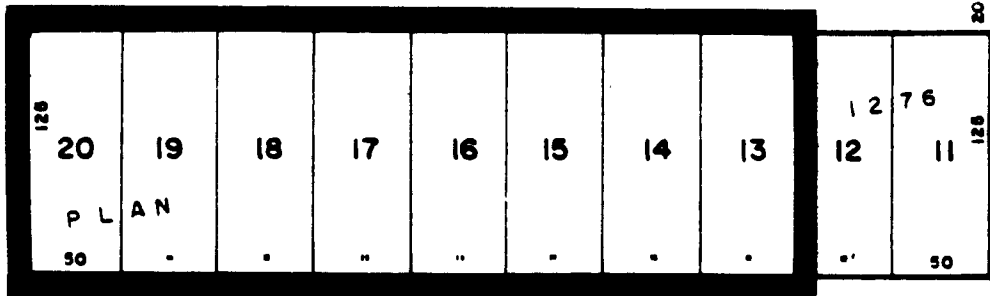
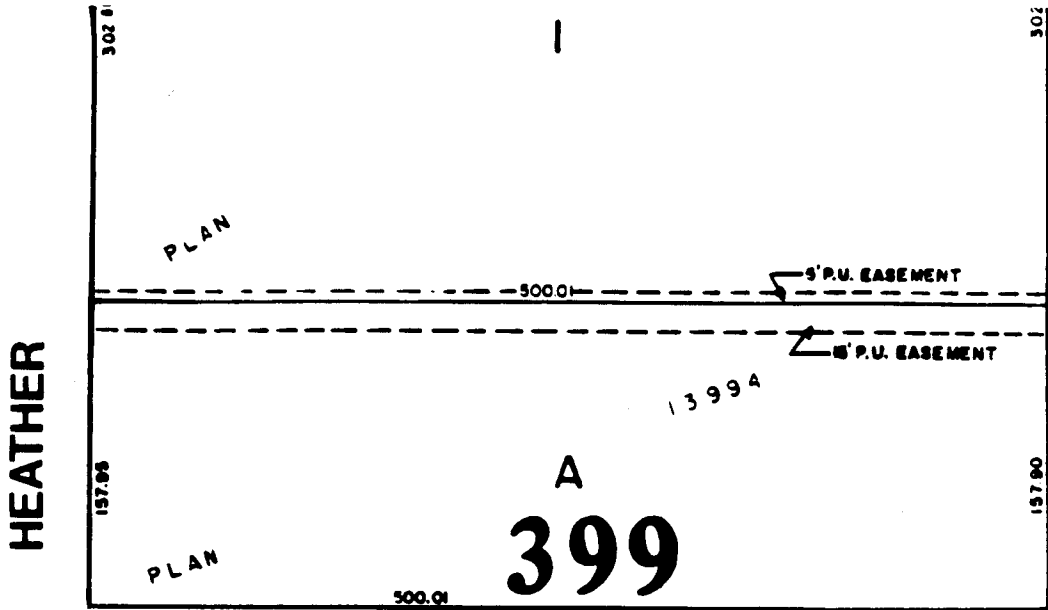
CITY CLERK"

BY-LAW No. 5798 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW

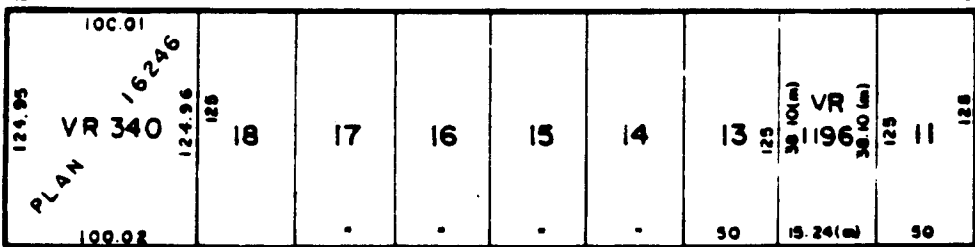
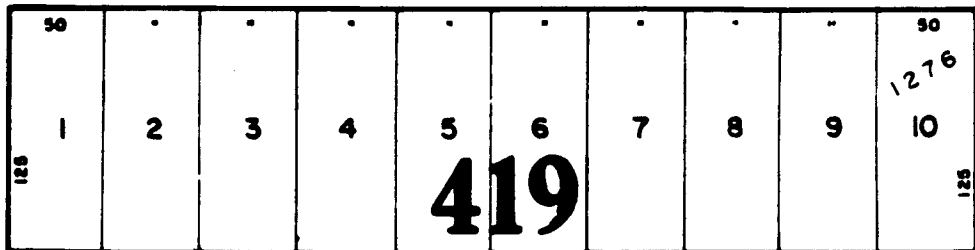
SCHEDULE A

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED:

FROM **RT-2** TO **CD-1**



12th



13th



ASH



SCALE 1" = 100'

FILE No. RZ NS 600 BLOCK W. 12th Ave. Z-300 A (iv)

BY-LAW NO. 5805

A By-law to amend By-law No. 5798
being a CD-1 By-law

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

1. Section 2 of By-law No. 5798 is amended by deleting the figure "5373" and by substituting therefor the figure "4472".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 21st day of
August, 1984.

(signed) Michael Harcourt
Mayor

(signed) M. Kinsella
Deputy 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 21st day of August, 1984, and numbered 5805.

DEPUTY CITY CLERK^o

901-925 W.10th Ave.

BY-LAW NO. 5859

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

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

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-306A and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that:

- (a) the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law; and
- (b) the boundaries of the CD-1 District created by By-law No. 5373 are adjusted to include the lands shown outlined in black on Schedule "A" of this By-law;

and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. The lands shown outlined in black on Schedule "A" shall be subject to all provisions of By-law No. 5373.

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

DONE AND PASSED in open Council this 8th day of
January, 1985.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

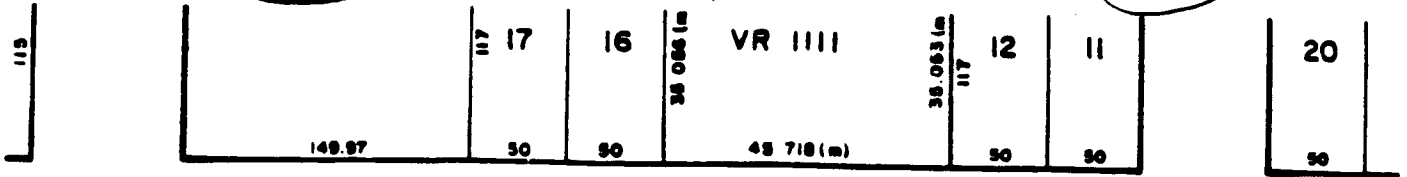
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 8th day of January, 1985, and numbered 5859.

CITY CLERK"

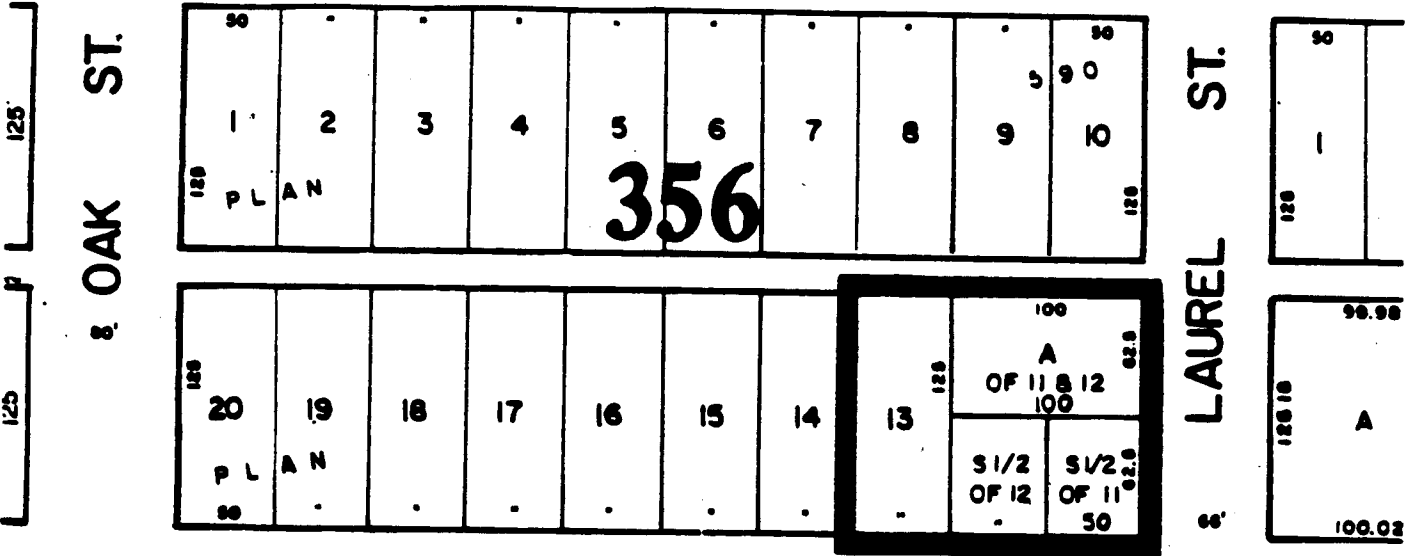
A (137.6)

BY-LAW No. 5859 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

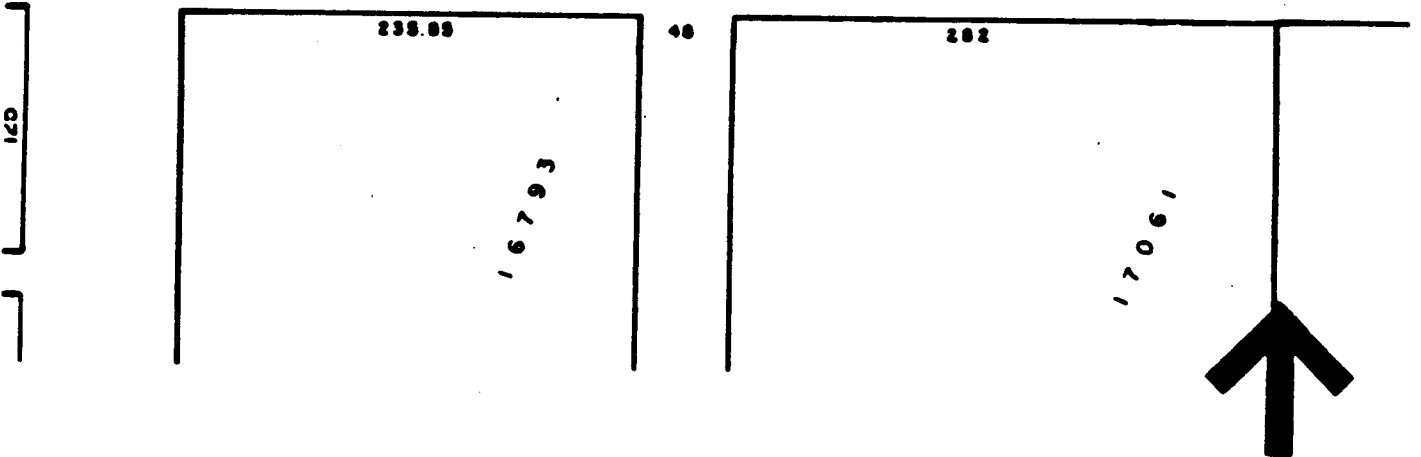
THE PROPERTY SHOWN BELOW ([REDACTED]) OUTLINED IN BLACK
IS REZONED: [REDACTED] CD-1 (By-law 4472) TO CD-1 (By-law 5373) SCHEDULE A



8 BROADWAY



8 TENTH AVE.



SCALE 1" = 100'

FILE No. **RZ 901-925 West 10th Ave.**

Z-306 A

BY-LAW NO. 6190

A By-law to amend By-law
No. 5373 being a By-law
which rezoned an area to CD-1

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

1. Section 5 of By-law No. 5373 is amended by inserting
immediately after the word "provided" a comma and the following:

"except that the Director of Planning may relax this
requirement in those instances where the new development is
built as an addition to any building existing before
July 29, 1980 and in no case shall the front yard be less
than that maintained by the existing building".

2. Section 6 is amended by inserting immediately after the
word "development" a comma and the following:

"or for parking structures providing that floors used for
off-street parking and loading are at or below the base
surface".

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

DONE AND PASSED in open Council this 11th day of
August, 1987.

(signed) Gordon Campbell
Mayor

(signed) Maria 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 11th day of August 1987, and numbered 6190.

CITY CLERK"

805-15 West 10th Avenue

BY-LAW NO. 6827

A By-law to amend
a CD-1 By-law and to provide new uses
for land zoned CD-1, pursuant to
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. 4472, being a By-law to create a CD-1 zone and regulate uses therein, is amended by adjusting the boundaries of the said CD-1 zone to exclude the lands shown within the heavy black outline on the plan marginally numbered Z-390(a) and attached to this By-law as Schedule "A".

2. The only uses permitted within the area shown included within the heavy black outline on Schedule "A", which area shall be more particularly described as CD-1(74), 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 containing a maximum of 17 dwelling units; and
- (b) accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 1.70.

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

- (a) all floors having a minimum ceiling height of 4 feet, 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 for the multiple dwelling:

- (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, heating and mechanical equipment, 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 24 feet 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 24 feet in length;
- (d) amenity areas, including day care facilities, 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 4 feet, and to which there is no permanent means of access other than a hatch; and
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 40 square feet per dwelling unit.

4. Height

The maximum building height measured above the base surface shall be 12.80 m (42 ft.).

5. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 28 parking spaces shall be provided.

6. 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

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

DONE AND PASSED in open Council this 14th day of
May , 1991.

(Signed) Gordon Campbell
Mayor

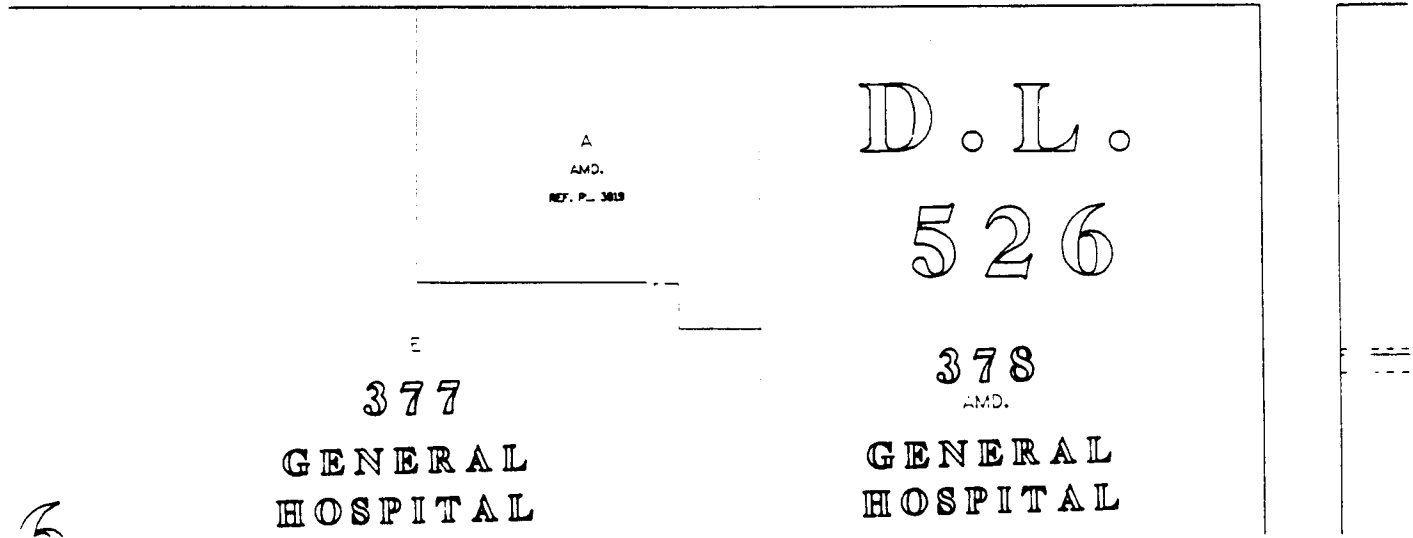
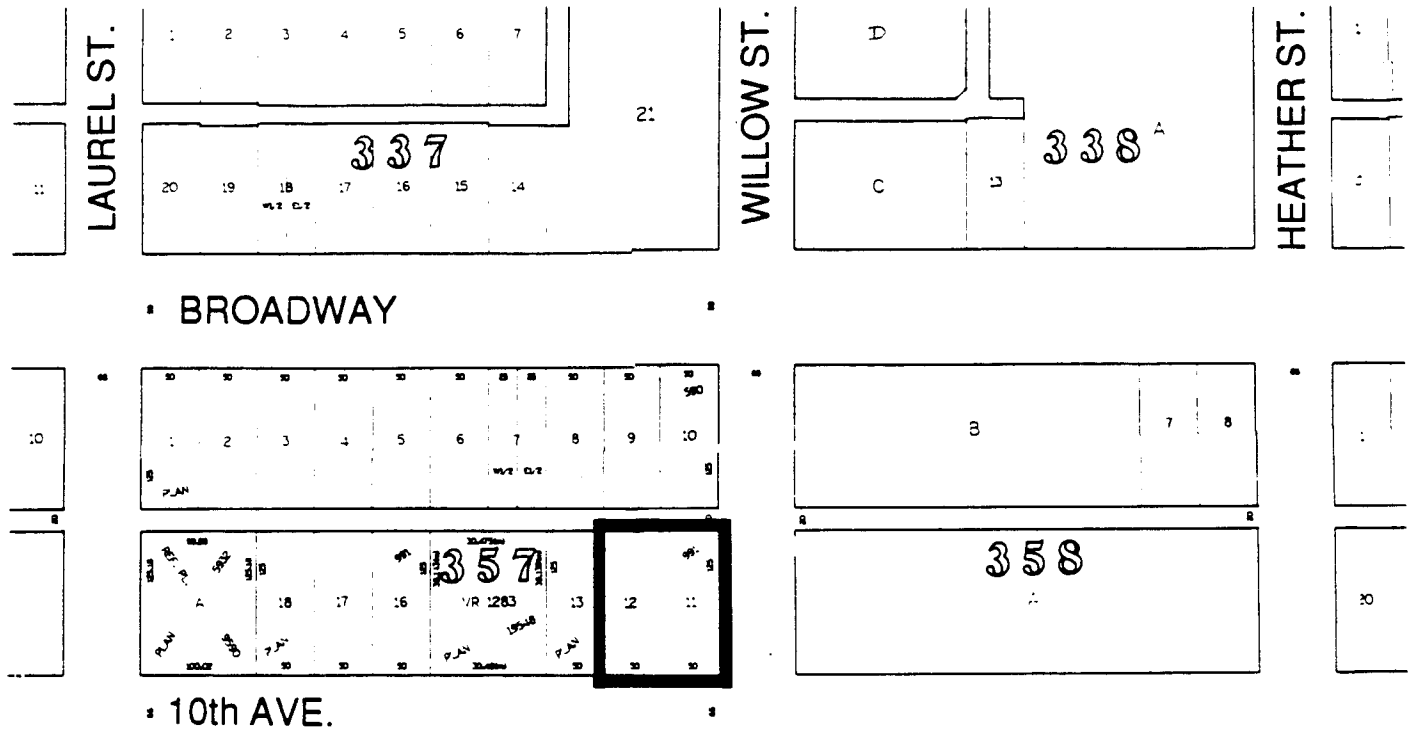
(Signed) Dennis Back
Deputy City Clerk

" I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of May 1991, and numbered 6827.

CITY CLERK "

BY-LAW No. 6827 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

SCHEDULE A



SCALE:1:2000

FILE No. RZ-805~815 West 10th Ave.

Z-390(a)



CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 8, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 8, 1977, at 2:00 p.m.; in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson,
Kennedy, Marzari, Puil and Rankin.
Alderman Harcourt (Items 3 to 5 only)

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,

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

- CARRIED UNANIMOUSLY

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

1. FM-1 District Schedule
(Fairview Multiple Dwelling District)

An application was received from the Director of Planning to amend the text of Section 1(C) "Floor Space Ratio" by adding the following paragraph:

"In computing the floor space ratio, site area shall be measured to the rear property line on sites where there has been no dedication for lane purposes or to the ultimate centre line of the lane on sites where land has been dedicated for lane purposes".

The application was approved by the Director of Planning.

The Director of Planning addressed Council and gave a brief explanation of the application.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Puil,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - 115-121 Keefer Street

An application was received from the Director of Planning to rezone Lot 2 of Lot A, Block 15, D.L. 196, Plan 7362, being 115-121 Keefer Street

From: CD-1 Comprehensive Development District
To: HA-1 Chinatown Historic Area District.

The application was approved by the Director of Planning.

cont'd....

Rezoning - 115-121 Keefer
Street (cont'd)

A representative of the Planning Department explained to Council this application is for property near the intersection of Columbia and Keefer Streets and advised that a letter had been received from Mr. Harry Fan on behalf of the owner of the subject property stating that the owner had no objection to the proposed rezoning.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Rezoning - S/W Corner East 29th
Avenue and Prince Albert Street

An application was received from Mr. Roy Lisogar, Fraser Villa Ltd., to rezone Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727 being the southwest corner of East 29th Avenue and Prince Albert Street

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

The proposed CD-1 By-law would restrict the form of development as follows:

- Uses:
- apartment building containing a maximum of 62 dwelling units
 - customarily ancillary uses including off-street parking subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: Not to exceed 0.80 (after dedication)
In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings, shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sun-decks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

Height: Not to exceed 25 feet nor 2 storeys plus a cellar.

Off-Street Parking: Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that parking for residential use shall be assessed at one parking space for each 725 square feet of gross floor area used for residential purposes.

Rezoning - S/W Corner East 29th
Avenue and Prince Albert Street
(cont'd)

And subject to the following conditions:

- (i) That Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, be first consolidated into one parcel and the owner dedicate to the City the required lands for lanes and streets purposes as determined by the City Engineer, and these be so registered in the Land Registry Office.
- (ii) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection facilities and provision of useable outdoor space.
- (iii) The form of development is not to be materially different from the plans prepared by Stephen Galovics Architects, dated July 10, 1977, revised August 4, 1977 and stamped 'Received, City Planning Department, August 15, 1977'.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

Any consequential amendments.

The Director of Planning approved the application.

The Director of Planning gave a history of this proposal and advised Council that the Floor Space ratio was shown as 0.90 in error and should be amended to read 0.75. He indicated that the lower floor space ratio may mean a reduction in the maximum number of dwelling units from 62 to 58.

The Director of Planning also advised of a resolution passed by the Kensington Area Citizens Advisory Committee which requested that the Kensington Area Planner, on behalf of the Committee, request Council to adjourn the Public Hearing to a later date.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. Russ Podmerou of 942 East 29th Avenue, suggested that the proposed development is not family-oriented in that the units are relatively small. He presented a number of pictures of the site and a petition signed by residents of the area opposed to the development.
- Mrs. R.J. Grant, a resident of the Fraser Villa Apartment Building, 4550 Fraser Street, advised that the Fraser Villa looks out over the subject site and urged Council to approve the development which she felt would be an asset to the neighbourhood.
- Mrs. L. Berger, a resident of East 30th Avenue, expressed some concern over the appearance of the existing Fraser Villa Apartment Building.
- Miss Kathleen Bartlett, 4552 Prince Albert, complained that houses in the neighbourhood became run-down after being purchased by the applicant.
- A representative of the Riley Park Planning Committee spoke in opposition to the proposed rezoning.
- Mrs. H. Hawes, 4550 Fraser Street, urged approval of the application.

Rezoning - S/W Corner East 29th
Avenue and Prince Albert Street
(Cont'd)

- A resident of the 4500 Block Fraser Street also spoke in favour of the proposed rezoning.
- Mrs. Joan Favell, 4550 Fraser Street, spoke in favour of the proposed development stating it would be an improvement to the neighbourhood.
- Mr. Roy Lisogar, the applicant, provided Council with a brief verbal history of his proposed development pointing out that residents in the neighbourhood were canvassed for their reaction to the proposal and not one opponent to the proposal was found. Mr. Lisogar urged approval of his development, but pointed out that the new floor space ratio of 0.75, which the Director of Planning had requested be substituted, would have the effect of reducing the development by four (4) units.

A letter dated November 3, 1977, from the Chairman of the Riley Park Citizens N.I.P. Planning Committee was noted.

MOVED by Ald. Harcourt

THAT this Public Hearing be adjourned for two weeks, to be reconvened in the evening at a suitable location in the area.

- CARRIED

(Ald. Gerard, Gibson, Kennedy and the Mayor opposed)

4(a) Rezoning - 2615 Ash Street

An application was received from Hanson-Erb Architects to rezone Lot B of 9 and 10, Block 379, D.L. 526, being 2615 Ash Street

From: RM-3A Multiple Dwelling District
To: CD-1 Comprehensive Development District for hospital and customary ancillary uses, subject to such conditions as Council has prescribed by resolution.

The proposed rezoning would amend the plan forming a part of By-law No. 4472 (being the CD-1 By-law for the Vancouver General Hospital and Cancer Institute area) to include this site, in order that it will be subject to the same conditions and regulations as that By-law.

The Director of Planning approved the application.

A representative of the Planning Department gave a brief explanation of this application.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of Hanson-Erb Architects be approved.

- CARRIED UNANIMOUSLY

4(b) 636 West 10th Avenue

An application was received from the Director of Planning to rezone Lot 7, Block 379, D.L. 526, Plan 991 being 636 West 10th Avenue

From: CD-1 Comprehensive Development District:
To: CD-1 Comprehensive Development District.

The existing CD-1 By-law No. 4974 for the site is identical in text to the CD-1 By-law No. 4772 (being the By-law for the Vancouver General Hospital and Cancer Institute area). The proposed change makes no substantive alterations except to apply the same conditions and regulations in CD-1 By-law No. 4772 to this site. By-law No. 4974 is then repealed.

The Director of Planning approved the application.

A representative of the Planning Department briefly addressed Council on this matter.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

5. Sign By-law No. 4810
(Housekeeping Amendment)

An application was received from the Director of Planning as follows:

- (a) amend the text to reorder and update Schedule I "Comprehensive Development Areas".
- (b) amendment to establish Sign Regulations for the newly-established CD-1 By-law (29th Avenue and Prince Albert Street if rezoned to CD-1).

The Director of Planning approved the application.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Gibson,

THAT the application of the Director of Planning to amend the text to re-order and update Schedule I "Comprehensive Development Areas" be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

THAT the application of the Director of Planning for an amendment to establish Sign Regulations for a proposed CD-1 By-law (29th Avenue and Prince Albert Street if rezoned to CD-1) be referred to the adjourned Public Hearing, which is to be reconvened in the evening in the Kensington area.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin

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

- CARRIED UNANIMOUSLY

- - - - -

The Special Council Meeting adjourned at 3:20 p.m.

- - - - -

City of Vancouver



Inter-Office Correspondence

Planning Department

1984 07 06

M E M O R A N D U M

TO: Mayor Harcourt and Aldermen

CC: City Manager
City Clerk

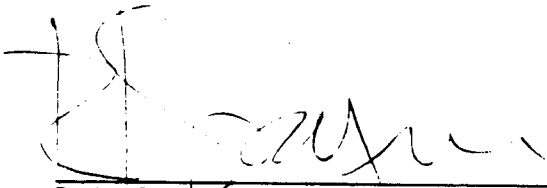
FROM: R.J. Spaxman, Director of Planning

SUBJECT: Proposed Resolution - Boundary Extension of V.G.H.
CD-1 Pertaining to a Portion of the North Side of
the 600-Block West 12th Avenue

The rezoning by-law for the above-noted site, approved in principle following the Public Hearing on June 28, 1984, will be presented for enactment on Tuesday, July 24, 1984.

An amendment to the present Council resolution governing floor space ratio for the V.G.H. site is necessary as a consequence of the additional site area of the portion of the north side of the 600-Block West 12th Avenue.

The attached motion is, therefore, recommended to Council for adoption following enactment of the rezoning by-law.



R.J. Spaxman

DW/sj

Att.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: July 4, 1984

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

Refer File.

RECEIVED	
CITY PLANNING DEPT	
JUL - 5 1984	
NUMBER	F 4135
REFERRED TO	Dmca
COPY TO	RJS/Dmca
ANSWER REQ'D	

Subject: Minutes of Public Hearing - June 28, 1984

I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) held on June 28, 1984.

Please note any matters contained therein for your attention.

R. Henry
CITY CLERK

JT:ss

Att.

Also Sent To: Mr. B. Thom, Architect,
1430 Burrard Street,
Vancouver, B.C.
V6Z 2A3

Greater Vancouver Housing Corporation,
2215 West 10th Avenue,
Vancouver, B.C.
V6K 2J1

Mr. R. Cutler, Chairman,
Fairview Heights Citizens' Planning Committee,
Vancouver, B.C. (846 West 14th Avenue)

Mr. Alan Price, Architect,
Greater Vancouver Hospital District,
2294 West 10th Avenue,
Vancouver, B.C.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 28, 1984 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 and Development By-law.

PRESENT:

Mayor Harcourt
Aldermen Brown, Davies, Eriksen, Ford,
Puil, Kennedy, Rankin, Yee and
Yorke

ABSENT:

Alderman Bellamy (on Civic Business)

CLERK TO THE COUNCIL:

Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Yorke,

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

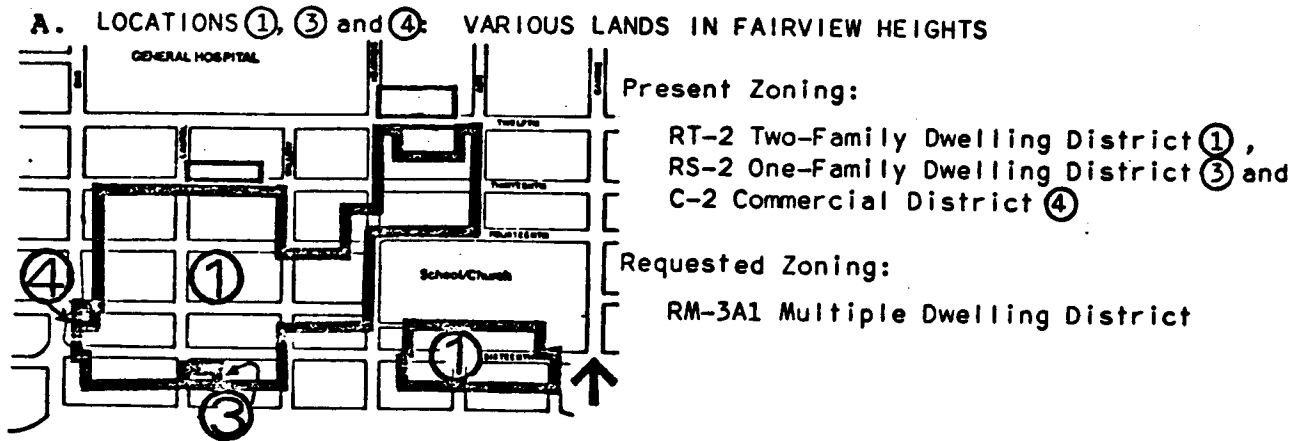
- CARRIED UNANIMOUSLY

Mr. R. R. Youngberg, Associate Director, Area Planning, advised the Special Council that application Nos. 1, 2, 3 and 4, while dealing with different rezoning initiatives, were related and he suggested Council may wish to deal with them concurrently. It was, therefore, agreed that applications 1-4 be considered jointly, but for clarity they are minuted separately in this report.

Several of the speakers indicated their interest in one or more of the applications and their comments are recorded with the respective application.

1. Various Lands in Fairview Heights

The Council considered an application by the Director of Planning as follows:



- (i) The draft By-law, if approved, would permit medium-density residential development including well-designed three- to four-storey apartments and town-houses, infill development, and additions to existing buildings;
- (ii) Any consequential amendments. (RZ. Area 15/84)

B. TEXT AMENDMENT: RM-3A1 DISTRICT SCHEDULE

- (i) The proposed text amendment, if approved, and subject to the approval of 1a above, would insert a new Section into the District Schedule to provide for dedication of land for lane development;
- (ii) Any consequential amendments.

Mr. R. R. Youngberg, Associate Director, Area Planning, in reviewing this application and proposed draft design guidelines for Fairview Heights, noted the Text Amendment relating to RM-3A1 District Schedule was being withdrawn at this time due to technical and legal implications.

Cont'd...

Various Lands in Fairview Heights (cont'd)

The following speakers addressed the Special Council in support of the rezoning:

- Mr. A. Verna, 670 West 13th Avenue
- Mrs. L. Feist, 896 West 13th Avenue
- Mr. R. Cutler, 846 West 14th Avenue, Chairman, Citizens' Planning Committee
- Mr. G. Barbour, 836 West 14th Avenue
- Mr. B. Jaffe, 3466 West Broadway
- Mrs. G. Symonds, 3065 Heather Street
- Mr. R. Dick on behalf of Mr. & Mrs. Harder, 643 West 13th Avenue and
Mr. Wen, 625 West 13th Avenue
- Mrs. H. Jensen, 635 West 13th Avenue, also on behalf of Mrs. A. Stalzer,
625 West 13th Avenue
- Mr. N. Wardrop, 856 West 14th Avenue
- Mr. G. Feist, 896 West 13th Avenue
- Mr. P. Lockhead, 3065 Heather Street
- Mr. P. Whiteley, 725 West 15th Avenue
- Mr. W. Soong, 665 West 13th Avenue
- Mr. S. Kanji, Fairview Heights property owner
- Mr. L. Buttress, 855 West 14th Avenue
- Mr. H. Manji, 888 West 13th Avenue
- Mrs. I. Manji, 888 West 13th Avenue

MOVED by Ald. Ford,
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

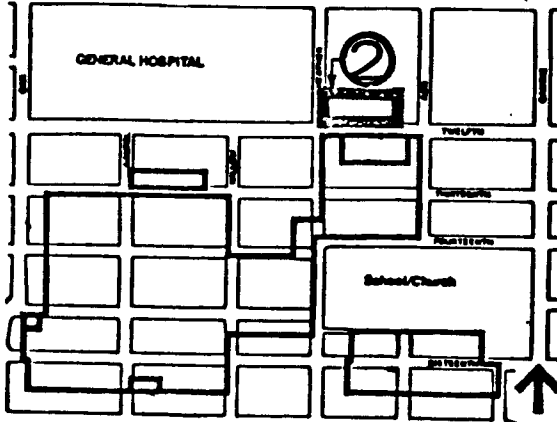
MOVED by Ald. Brown,
THAT the draft land use and development policies and guidelines set out in the document entitled "Fairview Heights RM-3A1 Guidelines" be approved in principle.

- CARRIED UNANIMOUSLY

2. Portion of the North Side of the
600 Block West 12th Avenue

The Council considered an application by the Director of Planning as follows:

LOCATION ②: PORTION OF THE NORTH SIDE OF THE 600-BLOCK WEST 12TH AVENUE
(Lots 13-20, Block 399, D.L. 526, Plan 1276)



Present Zoning:

RT-2 Two-Family Dwelling District

Requested Zoning:

CD-1 Comprehensive Development District under
By-law No. 4472

(i) The draft By-law, if approved, would extend the boundary of CD-1 By-law No. 4472 (Vancouver General Hospital) permitting hospital and related uses at this location;

(ii) Any consequential amendments.

The Director recommended the application be approved.

Mr. R. R. Youngberg, Associate Director, Area Planning, explained the intent of the rezoning which responded to concerns expressed by the Standing Committee on Planning and Development that zoning of the subject site, controlled by Vancouver General Hospital and reserved for possible future expansion of the Banfield Pavilion, should reflect existing ownership and proposed use for hospital purposes.*

Mr. L. Buttress, Chairman of the Strata Council for 855 West 14th Avenue, supported the application.

MOVED by Ald. Ford,

THAT the application of the Director of Planning be approved.

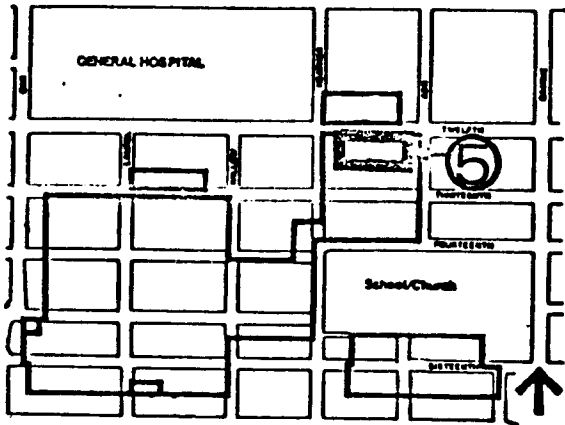
- CARRIED UNANIMOUSLY

* (See Application No. 4 for resolution pertaining to amendment of floor space ratio for the V.G.H. site).

3. 614-674 West 12th Avenue

The Council considered the following application by Mr. Bing Thom, Architect:

LOCATION ⑤: 614-674 WEST 12TH AVENUE
(Lots 3-9, Block 419, D.L. 526, Plan 1276)



Present Zoning:

RT-2 Two-Family Dwelling District

Requested Zoning:

CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would permit use and development of the site generally as follows:
 - a maximum of 112 apartments and 24 townhouses;
 - a maximum height of 36.576 m (120.00 ft.) for apartment buildings and 9.144 m (30.00 ft.) for townhouses; and
 - provisions regarding off-street parking;

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

Cont'd...

614-674 West 12th Avenue (cont'd)

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Development Permit Board, after receiving advice from the Urban Design Panel, having particular regard to the following:
 - the overall design and its relationship to adjacent development, with particular regard to existing easterly and westerly developments;
 - design of the buildings to accommodate noise abatement measures in accordance with CMHC Acoustic Standards;
 - pedestrian circulation within and to/from the site;
 - the accessibility, safety, and security of off-street parking facilities;
 - the provision and maintenance of landscaping and surface treatment, with particular regard to the peripheral site treatment;
 - the provision, location, and screening of garbage facilities; and
 - the provision of suitable outdoor lighting.
- (b) That the approved form of development be generally as presented in conceptual scheme "D" in the brochure prepared by Bing Thom Architect, stamped "Received, City Planning Department, November 4, 1983", provided that the Development Permit Board may allow minor alterations to this concept when approving the detailed scheme of development as outlined in resolution (a) above.
- (c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

Mr. Thom commented on a series of slides depicting features of the proposed development of two 12-storey apartment buildings linked by 2-storey townhouses and illustrating the view corridors in relation to adjacent residential buildings.

Mr. A. Louis, a partner involved with the subject site, felt the rezoning was appropriate - 12th Avenue was an arterial street and the 600 Block the only block between Cambie and Burrard which had not been rezoned to high rise capability.

Cont'd...

614-674 West 12th Avenue (cont'd)

The following speakers objected to the proposal citing loss of privacy for the residences immediately to the south, the inequity of permitting a 120 ft. building height across a lane from residences confined to a height maximum of 35 feet and the fact that the 600 Block was a zoning anomaly in West 12th Avenue between Cambie and Burrard. They urged Council, if the rezoning was approved, to extend the new CD-1 area to the north side of the 600 Block West 13th Avenue:

- Mr. R. Dick for Mr. & Mrs. Harder,
643 West 13th Avenue & Mr. Wen,
625 West 13th Avenue
- Mrs. H. Jensen for Mrs. A. Stalzer,
625 West 13th Avenue
- Mr. W. Soong, 665 West 13th Avenue

Mr. P. Lockhead, 3065 Heather,)
Mr. L. Buttress, 855 West 14th Avenue) spoke in support

MOVED by Ald. Kennedy,

THAT the application by Mr. Bing Thom, Architect, be approved subject to the conditions proposed by the Director of Planning and set out in this Minute of the Public Hearing.

- CARRIED

(Alderman Puil opposed)

MOVED by Ald. Ford,

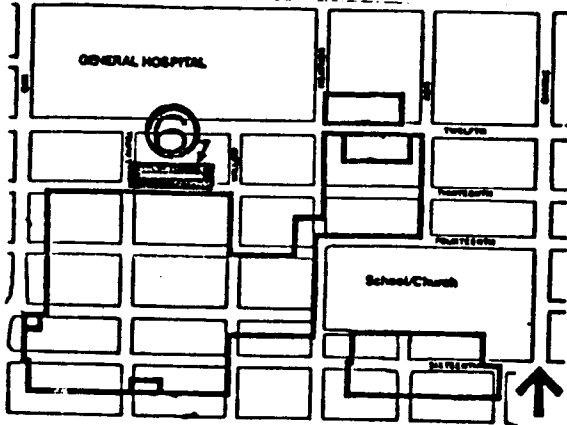
THAT the Director of Planning be requested to re-examine and report back on the zoning of the north side of the 600 Block West 13th Avenue on the basis of the concerns expressed by the delegations, at this Public Hearing.

- CARRIED UNANIMOUSLY

4. Northeast Corner of West 13th Avenue and Laurel Street

The Council considered an application by Mr. Alan Price, Waisman, Dewar, Grout, Architects on behalf of the Greater Vancouver Housing Corporation as follows:

LOCATION ⑥ NORTHEAST CORNER OF WEST 13TH AVENUE AND LAUREL STREET
(Portion of Block 417, D.L. 526, Plan 1276)



Present Zoning:

CD-1 Comprehensive Development District Under By-law No. 4472

Requested Zoning:

New regulations pertaining to this area which is presently regulated by By-law No. 4472, being the CD-1 By-law for the Vancouver General Hospital.

- (i) The draft CD-1 By-law, if approved, would permit use and development of the site generally as follows:
 - a maximum of 20 townhouses or apartments eligible for funding under Section 56.1 of the National Housing Act;
 - a maximum floor space ratio of 1.37;
 - a maximum height of 13.106 m (43.00 ft.); and
 - a minimum of 20 off-street parking spaces;
- (ii) Any consequential amendments.

Cont'd...

4. Northeast Corner of West 13th Avenue and Laurel Street (Cont'd)

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Development Permit Board, after receiving advice from the Urban Design Panel, having particular regard to the following:
 - the overall design and its relationship to adjacent parkade and development on the south side of the block;
 - a reduction in the height of the concrete parking slab that is above grade, preferably to place all the parking area garage below grade;
 - the privacy of the ground-floor units and their relationship to the street;
 - the accessibility, safety, and security of off-street parking facilities;
 - the provision and maintenance of landscaping and surface treatment;
 - the provision, location, and screening of garbage facilities, and
 - the provision of suitable outdoor lighting.
- (b) That the approved form of development be generally as presented in the drawings prepared by Waisman, Dewar, Grout Architects, stamped "Received, City Planning Department, November 24, 1983", provided that the Development Permit Board may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.
- (c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.
- (d) As a consequence of amendment to the site area of the Vancouver General Hospital, Council's previous resolution regulating maximum floor space ratio be revised from 2.4 to _____ .

Cont'd...

Northeast Corner of West 13th Avenue and Laurel Street (Cont'd)

Mr. R. R. Youngberg, Associate Director, Area Planning, in his review of the application, noted the maximum f.s.r. figure in condition (d) would be determined by Council's decision on this application and on application No. 2. The adjustments to the boundaries of the V.G.H. CD-1 Zoning District and the compensating amendments required were explained in a Manager's Report dated June 18, 1984 which was included in the agenda package.

Mr. Alan Price and Mr. Mike Walker made a presentation on behalf of the Greater Vancouver Hospital District. Council was reminded that when the V.G.H. Parkade was approved, the G.V.H.D., at Council's request, made a commitment to dedicate part of the site for social housing and purchased a piece of the property for that purpose. Unit allocation and funding had been made available, but for various reasons the project had been placed on hold for almost three years. It was hoped the rezoning would be approved so the non-family project could proceed.

The following speakers addressed Council unanimously opposing the application and questioning whether housing of any type was appropriate on such a limited site adjacent to the V.G.H. Parkade. Council was urged to utilize the site for recreational open space to relieve the existing deficient park needs of the area:

- Mrs. L. Feist, 894 West 13th Avenue
- Mr. R. Cutler, 846 West 14th Avenue (Citizens' Planning Committee)
- Mrs. N. Cowan, 816 West 13th Avenue
- Mr. B. Jaffe, 3466 West Broadway
- Mrs. G. Symonds, 3065 Heather Street
- Mr. G. Feist, 896 West 13th Avenue
- Mr. P. Lockhead, 3065 Heather Street
- Mr. P. Whiteley, 723 West 15th Avenue
- Mr. L. Buttress, 855 West 14th Avenue
- Mr. N. Manji, 888 West 13th Avenue
- Mrs. I. Manji, 888 West 13th Avenue

MOVED by Ald. Kennedy,
THAT the application be not approved.

- CARRIED

(Aldermen Davies, Eriksen, Rankin and Yorke opposed).

Cont'd..

Northeast Corner of West 13th Avenue and Laurel Street (Cont'd)

MOVED by Ald. Ford,

THAT Council's previous resolution of June 26, 1969, regulating maximum floor space ratio for the Vancouver General Hospital site, be revised from 2.4 to 2.338.

- CARRIED UNANIMOUSLY

5. 855-875 West 10th Avenue
and 935-975 West 10th Avenue

The Council considered an application by Mrs. R. Youngson and various property owners as follows:

LOCATION: 855-875 WEST 10TH AVENUE
(Lots 16-18, Block 357, D.L. 526, Plan 991) and
935-975 WEST 10TH AVENUE
(Lots 14-18, Block 356, D.L. 526, Plan 590)

Present Zoning: RM-3A and RM-3 Multiple Dwelling District

Requested Zoning: CD-1 Comprehensive Development District under By-law No. 5373 (Amended by By-law No. 5750)

- (i) The draft By-law, if approved, would extend the boundary of CD-1 By-law No. 5373 (amended by By-law No. 5750) permitting redevelopment of the above-noted sites with either apartment buildings or hospital-related uses, including medical and dental offices;
- (ii) Any consequential amendments.

The Director of Planning recommended the application be approved.

There were no speakers for or against the application.

MOVED by Ald. Rankin,

THAT the application be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
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 approximately 10:20 p.m.

* * * * *

Text Amendment: North Park Official
Development Plan - Interim Uses (Cont'd)

The Director of Planning recommended approval.

A letter from Mr. Bob Thompson, Castor Consultants Ltd., proposing that the words "or longer as approved by Vancouver City Council" be added to Section 6.6(d), was circulated.

Mr. L. Beasley, Associate Director of Planning, reviewed the application and urged Council to adopt the amendment as presented in the draft by-law.

There were no speakers for or against the application.

MOVED by Ald. Puil,

THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

4. Text Amendment: CD-1 By-law No. 5373
-800-900 West 10th Avenue

Council considered an application of Howard/Yano Architects, as follows:

TEXT AMENDMENT: CD-1 BY-LAW, No. 5373 - 800-900 WEST 10TH AVENUE

- (i) The proposed text amendment, if approved, would permit a relaxation of the front yard setback to allow building additions to line up with buildings existing prior to the adoption of the by-law on July 29, 1980. An additional amendment would allow for a relaxation of the side yard requirement for parking levels which are at or below the base surface.
- (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 form of development for 875 West 10th Avenue, generally in accordance with the development statistics presented and plans received on May 19, 1987, be approved.
- (b) That the change to the form of development for 895 West 10th Avenue (the Arthritis Centre), generally in accordance with the development statistics presented and plans received on May 19, 1987, be approved.

Mr. I. Smith, Planner, briefly reviewed the application and responded to questions.

There were no speakers for or against the application.

MOVED by Ald. Baker,

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

CITY OF VANCOUVER

4

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 18, 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, Rankin, Wilson
and Yorke

ABSENT: Alderman Puil (Leave of Absence)

CLERK TO THE COUNCIL: D. Back

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

1. Text Amendment: First Shaughnessy Official
Development Plan By-law, No. 5546

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

TEXT AMENDMENT: FIRST SHAUGHNESSY OFFICIAL DEVELOPMENT PLAN
BY-LAW, No. 5546

- (i) Two alternative draft by-laws were proposed. One, if approved, would limit the above-grade floor space ratio of the principal building to a maximum of 0.30 plus 93 m² (1,000 sq. ft.). The other draft by-law, if approved, would limit the above-grade floor space ratio of the principal building to a maximum of 0.25 plus 139 m² (1,500 sq. ft.).
- (ii) Any consequential amendments.

The Director of Planning recommended approval of the application.

The agenda included the following summary of the proposed changes.

SUMMARY OF PROPOSED CHANGES

	CURRENT STATUS	PROPOSED REZONING (ALTERNATIVE 'A')	PROPOSED REZONING (ALTERNATIVE 'B')
FSR (total max.)	.45	.45	.45
FSR (max. above-grade)	-	.30 plus 93 m ² (1,000 sq. ft.)	.25 plus 139 m ² (1,500 sq. ft.)

2. Text Amendment: CD-1 By-law No. 4472 -
805-15 West 10th Avenue

An application of Ms. Suzan Wong, Architect, was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, NO. 4472 - 805-15 WEST 10TH AVENUE
(Lots 11 and 12, Block 357, D.L. 526, Plan 991)

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

(i) If approved, the proposed text amendment would permit the use and development of the site generally as follows:

- maximum of 17 dwelling units;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 1.70;
- maximum height of 12.80 m (42 ft.);
- acoustical provisions; and
- provisions regarding off-street parking.

(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 in principle, generally as prepared by Suzan Wong, Architect and stamped "Received City Planning Department - September 11, 1990", provided that the Director of Planning may allow minor alterations to this form of development when approving a development application as outlined in resolution (b) below.

(b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application from the Director of Planning, who shall have particular regard to the following:

- (i) further design development to improve the heavily shadowed open space/garden area;
- (ii) further design development to improve the location of the parkade entrance on the lane;
- (iii) further design development to improve blank building facades through richer finishing treatment materials and architectural detailing;
- (iv) designation of two of the required parking spaces for visitor use;
- (v) provision of secured bicycle storage at a rate of one bicycle per dwelling unit;

Text Amendment: CD-1 By-law No. 4472
805-15 West 10th Avenue (cont'd)

- (vi) provision of a residential recycling storage area, 5 ft. by 8 ft., adjacent to the garbage facilities; and
 - (vii) submission and implementation of an acoustical consultant's report, to the satisfaction of the Medical Health Officer.
- (c) That, prior to approval by Council of the form of development, the registered owner shall, at no cost to the City:
- (i) make suitable arrangements, to the satisfaction of the City Engineer, for undergrounding of all electrical and telephone services within and adjacent to the site from the closest existing suitable service point; and
 - (ii) consolidate the site.

The agenda included the following summary of the proposed changes.

SUMMARY OF PROPOSED CHANGES

	CURRENT STATUS	PROPOSED REZONING (IF APPROVED)
Zone	CD-1	CD-1 Amended
Uses	◦ Hospital ◦ Ancillary Uses	◦ Multiple Dwelling ◦ Accessory Uses
FSR (max.)	2.338*	1.70
Units (max.)	not applicable	17
Height (max.)	not specified in CD-1 by-law	12.80 m (42 ft.)

* Council resolution - June 28, 1984

Mr. Rick Scobie, Associate Director - Zoning Division, in his staff review of the application, noted this is the latest in a series of initiatives on the north side of 10th Avenue opposite the Vancouver General Hospital. This site was rezoned from RM-3 to CD-1 in 1970, in conjunction with the lands to the south to be used for hospital purposes. Council dealt with a number of rezonings in 1980 in this area, following which multiple dwelling became a permitted use. This is one of several properties on the north side of 10th Avenue which is to be developed for multiple dwellings, and this application is consistent with the emerging residential development in the area.

Text Amendment: CD-1 By-law No. 4472
805-15 West 10th Avenue (cont'd)

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

Mr. Darren Wong, on behalf of the applicant, advised that developing the property for institutional use had been considered, however, its residential use is deemed more appropriate given the nature of the surrounding developments in the area. Residential use of this property will also serve to provide the much-needed accommodation in the vicinity of the Vancouver General Hospital. Mr. Wong described the orientation of the development which is intended to facilitate access by the physically disabled.

Ms. Suzan Wong, on behalf of the applicant, noted she was available to respond to any questions Council may have.

Mr. Doug Stewart, expressed his opposition to the application and suggested Council should be encouraging good zoning not spot rezoning, which this application represents. The subject site is not appropriate for residential use and would stand as a poor precedent for the remainder of the four blocks in this area. The height of the building at four storeys is excessive and should be limited to three storeys. Areas such as this which are close to the Downtown should be zoned as service areas which will be much needed in the future to support the growing residential development in nearby Fairview Slopes.

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.

- CARRIED UNANIMOUSLY

3. Text Amendment: CD-1 By-law No. 6740 -
7160-70 Oak Street

An application of Cressey Development Corporation was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, NO. 6740 - 7160-70 OAK STREET
(North One-Half and South One-Half of Lot B of 10, Block 16A,
D.L. 526, Plan 5245)

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

- (i) If approved, the proposed text amendment would increase the maximum number of dwelling units from 21 to 29. The proposed by-law would continue to permit a multiple dwelling consisting of townhouse and apartment units.
- (ii) Any consequential amendments.

The Director of Planning recommended approval of the application.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: June 10, 1991

To: CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES
→ ASSOCIATE DIRECTOR OF PLANNING - ZONING

Refer File: 5308-1

Subject: 805 - 15 West 10th Avenue

RECEIVED	
PLANNING DEPARTMENT	
JUN 11 1991	
NUMBER	m 4046
REFERRED TO	FAS
COPY TO	
ANSWER REQ'D	

I wish to advise you Vancouver City Council, at its meeting on Tuesday, June 4, 1991, when considering the above matter, resolved as follows:

"THAT Council's previous resolution of July 21, 1984, regulating the maximum floor space ratio be revised from 2.338 to 2.375.

- CARRIED UNANIMOUSLY"

M Kinsella
CITY CLERK
#

TT:mjh


Letter Also Sent To:

Mr. W. Goodsir, Director of Planning, Vancouver General Hospital
855 West 12th Avenue, Vancouver, B.C., V5Z 1M9

MEMORANDUM

From: CITY CLERK

Date: April 3, 1992

To:  City Manager
Director of Planning
Associate Director, Land Use & Development

Refer File: 2609-2

Subject: Form of Development: 889 West 13th Avenue
D.A. 212295 - CD-1 By-law Number 4472

I wish to advise Vancouver City Council, at its meeting on March 31, 1992, approved the recommendation of the City Manager, as contained in an Administrative Report dated March 19, 1992, regarding the above matter.

M. Kinsella

CITY CLERK

TT:cs

Also sent to: Ms. Teresa Lowe
Howard-Yano Architects
301 - 761 Cardero Street
Vancouver, B.C.
V6G 2G3

RECEIVED	
PLANNING DEPARTMENT	
APR - 6 1992	
NUMBER	N2320
REFERRED TO	FRD
COPY TO	THP
ANSWER REQ'D	

59

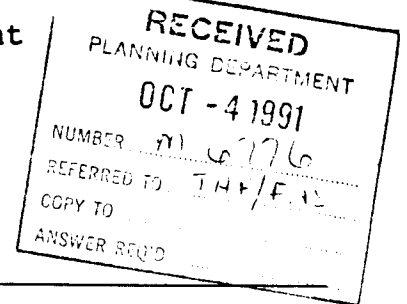
CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: Oct. 3, 1991

To: City Manager
 Director of Planning
 Associate Director, Land Use and Development
 Clerk, Development Permit Board
 Tom Phipps, Planning Department

Refer File: 2609-1



Subject: VGH Child Care Centre

I wish to advise that on September 26, 1991, following the Standing Committee on Planning and Environment meeting, Vancouver City Council approved the following recommendations of the Committee on the above matter:

- A. THAT Council increase the FSR to 2.566 and the site coverage to 57.22% for an interim period to permit the Development Permit Board to consider approval of a Child Care Centre generally as shown in plans prepared by Howard Yano Architects and stamped "Received August 20, 1991, Planning Department" for DA 212295.
- B. THAT the duration of the interim period be established when Council reviews the new open space plan to be submitted by VGH as required by Council.

The Planning and Environment Committee Report of September 26, 1991, containing the relevant extract, will be included in the agenda package for the October 8th Council meeting.

M Kinsella
 CITY CLERK

NL/cb

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: June 28, 1995

Refer File: 2609-2

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Associate Director of Planning - Land
Use and Development
Francie Connell, Director of Legal Services

Subject: Form of Development: 600 West 10th Avenue
D.A. 217705 - CD-1 By-law Number 4472

On June 27, 1995, Vancouver City Council approved the following recommendation contained in a June 14, 1995 Administrative Report (A5):

THAT the approved form of development for this portion (Vancouver Cancer Centre) of the CD-1 zoned site known as Vancouver Hospital and Health Sciences Centre be generally approved as illustrated in Development Application Number 217705, prepared by Hemingway Nelson Architects and stamped "Received, City Planning Department April 6, 1995", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

Jean Sharpe
for CITY CLERK

RECEIVED	
PLANNING DEPARTMENT	
JUN 28 1995	
NUMBER.....	R 5896
REFERRED TO.....	FAS
COPY TO.....	(RJ)
ANSWER REQ'D.....	

JSharpe:dmy

Letter to: Mr. Allan Maples
Hemingway Nelson Architects
Box 20 - 750 Pacific Boulevard South
Vancouver, B.C. V6B 5E7

ADMINISTRATIVE REPORTS (CONT'D)

7. **Replacement of the City's Fleet Management and Fuel Dispensing Systems**
July 7, 1998 File: 1186

Due to time constraints, this matter was referred to the July 30, 1998 Regular Council meeting (immediately following the Planning and Environment Committee meeting).

8. **899 West 12th Avenue - DE403265 -
CD-1 By-law Number 4472 - Owner of
Development: Vancouver General Hospital (VGH)**
July 17, 1998 File: 2609

MOVED by Cllr. Puil,

THAT Council approve, by resolution, an increase in the floor space ratio (FSR) from 2.389 to 2.40, for a temporary period of time, to allow minor additions where significant public open space would not be affected and existing parking would not be reduced.

- CARRIED UNANIMOUSLY

(Councillors Chiavario and Kennedy absent for the vote.)

9. **Appointment of New Consultant for Soils Monitoring
Contract of New Brighton/Port Connector site -
3000 Wall Street/Port/LaFarge**
June 30, 1998 File: 8109

MOVED by Cllr. Herbert,

THAT Council authorize the appointment of Hemmera Resource Consultants Ltd., and other consultants as may be determined by the Vancouver Port Corporation, Lefarge Canada Inc. (326754 B.C. Ltd) and the Manager of Real Estate Services to carry out a soils monitoring and reporting program. The City's estimated cost share is increased by \$20,000 to a total of \$120,000, to be funded by Streets Basic Capital Account Port Roadway - Unappropriated 12/01/1902/999. The balance of the project costs will be equally shared between the other two PROPERTY owners.

- CARRIED UNANIMOUSLY

(Councillors Chiavario and Kennedy absent for the vote.)

ADMINISTRATIVE REPORT

Date: July 17, 1998
Author/Local: M.Cho/6496
CC File No. 2609

TO: Vancouver City Council
FROM: Director of Community Planning on behalf of Land Use and
Development
SUBJECT: 899 West 12th Avenue
DE403265 - CD-1 By-law Number 4472
Owner of Development: Vancouver General Hospital (VGH)

RECOMMENDATION

THAT Council approve, by resolution, an increase in the floor space ratio (FSR) from 2.389 to 2.40, for a temporary period of time, to allow minor additions where significant public open space would not be affected and existing parking would not be reduced.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Council, in 1993, approved by resolution for the VGH site that the floor space ratio increase to 2.38 and site coverage to 55.48 percent for a temporary period of time to allow minor alterations to a maximum floor area of 3 027 m² (32,580 square feet) be approved by the Development Permit Board where public open space would not be affected and parking would not be reduced.

On April 23, 1998, Council approved by resolution that the FSR be increased to 2.389 to accommodate an underground power plant.

PURPOSE

This report seeks Council's approval, by resolution, for a minor increase in the FSR applicable to CD-1 By-law Number 4472, to enable approval of Development Permit Number DE403265 which applies to completion of internal spaces and minor additions to the lower levels of the new tower of the Laurel Street Project Phase 2A (LSP-2A).

DISCUSSION

Since 1993, when Council established the permitted interim floor area, several development permits have been issued within Council's parameters. The proposed alterations and minor additions at the basement and ground floor levels of the new tower are mainly for the provision of generators, corridors and service rooms for the Site Works and Radiology Project. The proposed work is within the perimeter of the existing building; however, the floor area is greater than the anticipated permitted interim floor area established in 1993. In order to accommodate this additional floor area, the interim floor area for the VGH site must be increased from 2.389 to 2.40.

CONCLUSION

The Director of Planning concludes that it would be consistent with the intent of the 1993 Council resolution to accommodate minor additions for which this latitude was created by Council, by increasing the temporary floor area limit to reflect the additional floor area of 9,497.5 square feet.

* * * * *

**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****DECEMBER 6, 2001**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 6, 2001, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and the Sign By-law.

PRESENT:

Mayor Philip Owen
Councillor Fred Bass
Councillor Jennifer Clarke
Councillor Lynne Kennedy
Councillor Don Lee
Councillor Sandy McCormick
Councillor Sam Sullivan

ABSENT:

Councillor Daniel Lee (Sick Leave)
Councillor Tim Louis (Leave of Absence)
Councillor Gordon Price (Sick Leave)
Councillor George Puil (Civic Business)

**CITY CLERK'S
OFFICE:**

Denise Salmon, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY

**1. TEXT AMENDMENT: 855 West 12th Avenue
(Vancouver General Hospital)**

An application by Mark Betteridge, Development Consultant was considered as follows:

Summary: The proposed text amendment would permit medical technology, service, retail, institutional, residential, cultural and recreational uses in addition to hospital uses and to increase the permissible site coverage and floor space. The Sign By-law would also be amended to assign the C-2C District sign regulations.

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

Also before Council was a memorandum from the Senior Central Area Planner, dated November 23, 2001, which noted Appendix B to the referral report states that the conditions are subject to change and refinement prior to finalization of the agenda for Public Hearing. The following changes are now reflected in the Summary and Recommendation pages in the agenda package:

1. Condition (b)(II) is amended to add after the words "regard to the above":

"and who shall report to Council prior to approval of each amendment to the form of development the status of progress on the delivery of open space in respect to the phasing plan required above."

2. An additional condition (c) XVII is introduced as follows:

"That prior to enactment of the CD-1 By-law, the registered owner shall at no cost to the City provide an agreement to require each tenant to conform to the Environmental Protocol dated July 2000 prior to occupancy of any space."

3. A new condition (d) is added:

"That Council approve in principle the Vancouver General Hospital (VGH) Precinct CD-1 Guidelines as contained in draft form in the agenda package for the December 6, 2001 Public Hearing."

Staff Opening Comments

Tom Phipps, Planner, Current Neighbourhood Projects Group, with the aid of graphic materials, reviewed the application, and referred to the above-noted memorandum (circulated with the agenda package). Mr. Phipps responded to questions on the anticipated timetable for the project, including development of green space and reuse of the 1906 Heather Pavilion.

Applicant Comments

Robyn Woodward, Chair, Vancouver Richmond Health Board (VRHB); Phil Hassen, President and CEO, VRHB; Barry Pearce, Vice-President, Facilities, VRHB; and Dr. Bill Hunter, Angiotech Pharmaceuticals, on behalf of the applicant, reaffirmed support for the rezoning. Speakers noted approval of the text amendment would allow for the delivery of quality health care and provide support services for the largest provider of health services in the Province. As the Province's largest teaching hospital, the vital part research would play in the future, opportunities for attracting top notch health care workers, additional jobs, and the importance and necessity of investment in health care research was also highlighted.

Mr. Hassen also circulated for Council information copies of the "Vancouver Hospital and Health Sciences Centre: Land Use Concept - 2001", prepared by Davidson Yuen Simpson Architects.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

In Support	6 letters
Opposed	2 letters (green space)
Other	1 letter (parking)

Speakers

Mayor Owen called for speakers for and against the application.

The following speakers expressed general support for the text amendment:

Dr. Bernie Bressler, Vancouver Hospital (distributed letter from Darcy Rezac,
Board of Trade)

Rick Hansen, The Rick Hansen Institute
Linda Thorstad, Executive Director, Vancouver Economic Development Commission
Blake Hudema, retail consultant

Lise Belander, Vancouver Hospital
Dr. Colleen Nelson, Vancouver Hospital
Dr. William Hunter, Angiotech Pharmaceuticals Inc. (brief filed)
Paul Stinson, Executive Director, BC Biotech

Following is a summary of comments made by the foregoing speakers:

- support for the text amendment with note on the importance of research, which is the basis of the biotechnology revolution;
- a strong research environment with help to attract and retain the best health care specialists, and also provides jobs;
- approval of the text amendment will allow the hospital to continue its leadership role in research and health care delivery;
- a significant component of the project is the spinal cord research centre, which would bring people together into one world class facility, and also be in close proximity to the ambulatory clinic and the surgeons doing the surgery, which provides seamless, integrated health care;
- the medical park at VGH site is recommended as this would provide a significant benefit to patients and enable them to receive the newest most effective treatment;
- Council's decision to approve the text amendment would contribute to a key growth sector in the city;
- the importance of bringing all stakeholders in research together at one location, as the collaborative approach surpasses individual efforts, and enhances research activities; and
- it is only through research that treatment, diagnosis and patient care can be improved -- redevelopment of the hospital to allow for scientific discovery to clinical therapy in close proximity is critical to this process.

Clarence Hansen, Chair, Vancouver Park Board (brief filed), expressed support for VGH's construction schedule, if the applicant will do what has been agreed to regarding delivery of public open space. Mr. Hansen, on behalf of the Board, also proposed the hospital not be allowed to build all commercial medi-tech buildings allowed in the new zoning before the community gets their green space.

The following spoke in general support of the text amendment, and specifically to the retention of the Heather Pavilion and creation of the gardens adjoining the Pavilion:

James Burton, Chair, Heather Pavilion Sub-committee,
Vancouver Heritage Commission
Janet Anderson, Heather Heritage Society
Catherine Buck, Universal Garden Society
Marguerite Ford, Heather Heritage Society
Janet Leduc, Heather Heritage Society

Major points noted included the following:

- Council urged to consider bumping up the density of surrounding buildings to allow for full restoration of the Heather Pavilion, or seek Provincial funding;
- a specific requirement to include a formal garden on 10th Avenue north of the 1906 Heather Pavilion should be included in the conditions of the text amendment; and
- would like to see the City require early restoration of the Heather Pavilion as a condition of the rezoning application.

The following speakers expressed concern with the proposed green space and/or the biotech facilities planned for the development:

Don Larson, CRAB Water for Life Society
Jim Lehto, Douglas Park Board member (brief filed)
June Binkert, President, Save Our Parkland Association (brief filed)
Marie Poncelet
Tracy Penner, Douglas Park Board member
Dr. Elliot Mintz (brief filed)
Hirschel Wasserman
Jean Scribner, Douglas Park Board member

Following is a summary of comments made by the foregoing speakers:

- concern there is no designated park in this development, but rather public open space, which is not a permanent legal park;
- Council should approve the timely delivery of public open space, and approve an appropriate amendment to the legal agreements pertaining to delivery of public open space at VGH as recommended by the Park Board;
- concerns related to biotech activities (and potential for contamination) which will take place adjacent the existing daycare;
- petition with 73 signatures referred to which opposed development of the existing green space at 12th and Willow;
- there is a shortage of legal Park Board parks around the 12th Avenue and Willow area;
- green space should serve the hospital staff, visitors and patients; however the chief beneficiaries will be the occupants of the medi-tech buildings;
- concern with the commercial space and anticipated interaction with the medi-tech buildings will detract from the quiet ambiance of the proposed green space;
- concern with the shrinking availability of hospital beds, diagnostic equipment and surgical facilities -- the proposed development will only exacerbate this situation and not serve the current and future needs of the community;
- the growth in the area's population has not been reflected in same for surrounding park space; Douglas Park facilities and playgrounds are no longer adequate

Trevor Lee, City Square Property Holdings Inc. (brief filed) requested Council consider applying the proposed “medi-tech” definition and parking requirement to City Square to put his existing development on an equal footing with the proposed VGH development. He also noted the negative impact further commercial development in the area would have on City Square. Staff advised as this request did not pertain specifically to the Public Hearing, a separate meeting could be arranged with Mr. Lee if he so desired.

Applicant Closing Comments

Mr. Hassen noted the success of Vancouver’s future is wanted by all and approval of this text amendment would be part of that success.

Staff Closing Comments

Mr. Phipps commented briefly on the importance of a specific timetable for the project, pointed out the structure of the conditions, and noted this was the first of six steps of approval, four of which involve Council. Provisions in the conditions allow for none of the existing park space to be removed without replacement in the interim period. He recommended Council not include any further specific conditions related to the timetable as recommended by the Law Department with respect to park space.

Larry Beasley, Director of Current Planning, in response to a delegation’s submission, advised staff would integrate the spirit of the request regarding timely delivery of public open space into negotiations for the legal agreement, consistent with the Vancouver Park Board’s resolutions approved on December 3, 2001.

Council Decision

MOVED by Councillor Clarke

THAT the application by Mark Betteridge, Development Consultant, to amend the CD-1 By-law for 855 West 12th Avenue (Vancouver General Hospital) to permit medical technology, service, retail, institutional, residential, cultural and recreational uses in addition to hospital uses and to increase the permissible site coverage and floor space and Sign By-law to assign the C-2C District sign regulations be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed Preliminary Development Plan be approved by Council in principle, generally as prepared by Davidson Yuen Simpson, Architects, and stamped “Received City Planning Department”, dated January 18, 2001, 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.

DESIGN DEVELOPMENT

(b) That, prior to approval by Council of amendments to the form of development, the applicant shall obtain:

(I) approval of a preliminary development application for the area to contain medi-tech developments, open space and the Heather Pavilion by the Development Permit Board, prior to approval in principle by Council and shall have particular regard to the following:

(i) design development to the built form of the proposed medi-tech buildings that demonstrates:

- an overall massing that frames, defines and activates the principal open space (Heritage Common) and fronting streets (10th Avenue, 12th Avenue and Heather Street); and**
- building massing (heights, depths and widths) that minimize shadow, view and scale impacts while proving out the heights, setbacks and floor area contained in the CD-1 By-law.**

(ii) design development to the major public realm/public open space system between 10th and 12th Avenues and Heather Street and the Willow Street alignment as well as the open space fronting 13th Avenue and the 11th Avenue pedestrian corridor in consultation with the Park Board, that advances its programming landscape design;

(iii) design development to advance the conceptional plans for the adaptive re-use of the Heather Pavilion, including its integration as the focus of the major public open space (Heritage Common);

(iv) provision of a phasing plan for the delivery of the major public realm and public open space system including demonstration that the proposed development is consistent with a revised timetable for phasing and timing of the delivery of public open space approved by Council and the Vancouver Park Board;

(v) design development along the 11th Avenue alignment west of the Willow Street alignment to provide a minimum 24 m (80 ft.) building separation to achieve an extension of the 11th Avenue pedestrian corridor;

(vi) provision of analysis showing a full range of options for integration with adjacent buildings of an exhaust system for underground power generation located at either the Willow or Laurel Streets alignment;

- (vii) provision of landscape assessments to accompany development applications demonstrating that significant landscape resources are not to be removed from planned public open space or areas for which provision has been made for public access without approval of the City Arborist. (Note: to achieve high quality open space on large consolidated parcels, the Policy Statement allows for removal of trees where they would compromise building footprints on recommended building sites.);
- (viii) provision of preliminary drawings and outline specifications for the rehabilitation of the 1906 Heather Pavilion and the two end bays and towers of the 1908 addition. Submission to define the scope and location of original fabric to be retained;
- (ix) demonstration that Building By-law fire access requirements will be achieved by:
 - demonstrating adequate ladder access to the 1906 Heather Pavilion;
 - providing a separate street address and Fire Department access point for any addition to the Nurses' Residence; and
 - linking phased medi-tech buildings to be developed west of the Willow Street alignment with direct access on each floor.
- (x) demonstration that a minimum floor area of 13 935 m² (150,000 sq. ft.) in buildings intended for medi-tech uses is also designed to be adaptable to patient care hospital uses;
- (xi) demonstration of approval from the Director of Current Planning and the General Manager of Parks and Recreation for revised design schedule and conceptual design of the public open space; and
- (xii) to ensure continuous provision of usable public open space at all stages during redevelopment, if a structure is to be erected on a site providing open space:
 - at the northwest corner of 10th Avenue and Heather Street or a space provided to compensate for that space, demonstrate that a comparable area of open space has been created and landscaped north of 12th Avenue;
 - west of Willow Street between 12th and 13th Avenues demonstrate that the open space shown in the Preliminary Development Plan fronting 13th Avenue east and west of Willow Street has been completed; and

- on the tennis court site at 12th Avenue and Oak Street provide comparable space for relocation of these tennis courts.
- (xiii) demonstration that comments of community interests have been recorded through a public consultation process including Save Our Parklands Society, Universal Gardens Society, Heather Heritage Society, Douglas Park Community Association and residents of the area bounded by 12th and 16th Avenues from Oak to Cambie Streets.
- (II) approval of a Development Application for each building by the Director of Planning or Development Permit Board, who shall have particular regard to the above, and who shall report to Council prior to approval of each amendment to the form of development the status of progress on the delivery of open space in respect to the phasing plan required above.

AGREEMENTS

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

CHARGE SUMMARY

- (I) Make suitable arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of charges shown on title (a charge summary should be provided) and, if necessary, for the modification, release, extension or replacement of such charges, on terms acceptable to the Director of Legal Services.

SOILS REMEDIATION AND INDEMNITY

- (II) Make suitable arrangements for obtaining and submitting to the City copies of all soils studies and the consequential Remediation Plan for the subject site including all parks, civic plazas, off-site streets and on-site streets (civic lands), approved by the Ministry of Environment and acceptable to the City. Execute agreements satisfactory to the Director of Legal Services and the City Manager, in consultation with appropriate Department Heads, obligating the property owner to:
 - (i) remediate to the satisfaction of the Ministry of Environment and, with respect to the City, to the satisfaction of the City, any contaminated soils on the subject site and civic lands in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City; and
 - (ii) indemnify the City, the Approving Officer and the Park Board and their employees against any liability or costs which may be incurred as a result of the presence of contaminated soils on the subject site and civic

lands, including costs arising as a result of any failure to carry out the aforementioned approved Remediation Plan and provide such security for the indemnity as the Director of Legal Services deems necessary.

SOILS OCCUPANCY RESTRICTION

- (III) Execute a Section 215 agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements constructed pursuant to this rezoning on the subject site until the contaminated soils on the subject site have been remediated to the satisfaction of the Ministry of Environment (and all relevant Federal authorities to the extent that the same evaluate the remediation), and to the satisfaction of the City with respect to lands dedicated or transferred to the City, in accordance with a remediation plan approved by the Ministry of Environment, and acceptable to the City.

SUBDIVISION PLAN

- (IV) Obtain approval of and deposit for registration a subdivision plan to consolidate all the lots bounded by 10th Avenue, 12th Avenue, Laurel Street and the west property line of Block 378, District Lot 526, Plan 991, or other measures acceptable to the General Manager of Engineering Services, Director of Legal Services, the Director of Planning and the City Approving Officer.

STREET DEDICATION

- (V) Make suitable arrangements for the timely dedication of the westerly 2.0 m of Lot 1, Block 376, District lot 526, Plan 16793 for the widening of Oak Street, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services.

PUBLIC ACCESS AGREEMENTS

- (VI) Make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for provision of Statutory Rights-of-Way to permit public access to the proposed green spaces throughout all phases of the project.

SERVICE AGREEMENT

- (VII) Execute a service agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights-of-way for the Services are provided, all to the satisfaction of the General Manager of Engineering Services (who provided comments on this in Appendix C). Without limiting the discretion of the said City officials, the

agreement shall include:

- (i) The upgrading of all Storm, Sanitary and Water systems as required by the development;
- (ii) The undergrounding of all electrical and telephone services within and adjacent the site from the closest existing suitable service point;
- (iii) The closure of Willow Street between 12th and 13th Avenues to vehicular traffic and the creation of a public walk;
- (iv) The installation of traffic signals and other works at Oak St. and 10th Avenue;
- (v) The widening of 12th Avenue at Heather Street and the construction of east and west bound left turn bays;
- (vi) Bicycle route improvements along 10th Ave., from Oak St. to Cambie St.;
- (vii) Traffic calming measures south of 12th Ave.; and,
- (viii) the re-paving of 10th Ave. from Oak St. to Heather St., including new curbing and features such as bulges and lay-bys.

OPEN SPACE AGREEMENT AMENDMENT

- (VIII) Amend the 1989 Open space Agreement and the Parkade Open Space Agreement to reflect: the revised open space boundaries as shown in the Preliminary Development Plan, the design, specifications and maintenance of the open space as approved by the Director of Current Planning and the General Manager of Parks and Recreation, the proposed phasing and timing as approved by Council, and the retention of the 1906 Heather Pavilion and parts of the 1908 additions; all to the satisfaction of the Director of Legal Services and the General Manager of Parks and Recreation.

HERITAGE DESIGNATION OF HEATHER PAVILION

- (IX) Obtain designation under Schedule A of the City's Heritage By-law and enter into a Heritage Revitalization Agreement to secure preservation, stabilization and protection against deterioration and vandalism of the 1906 Heather Pavilion and the two end bays of the 1908 addition and dismantling, quarrying and storage of exterior materials from the 1908 structure all to the satisfaction of the Director of Current Planning and Director of Legal Services.
- (X) Execute an agreement to the satisfaction of the Director of Current Planning and Director of Legal Services in which the owner agrees to pay to the City the sum of \$3,100,000 as follows:
 - (i) for the first phase of the development, as determined by the Director of Current Planning, the owner shall pay the following amounts aggregating \$2,000,000:

- (1) for each non-hospital building containing medi-tech, retail or commercial service uses, a portion of the \$2,000,000 that is equivalent to or no less than the proportion the floor area permitted by each Building Permit is to the total estimated permitted floor area for non-hospital buildings containing medi-tech, retail or commercial service uses in the first phase, 23 690 m² (255,000 sq. ft.); provided however,
- (2) the owner may at its option defer paying one half of the first payment until a time no later than the date the City issues a Development Permit for the second non-hospital building containing medi-tech, retail or commercial service uses;
- (ii) for the second phase of the development, as determined by the Director of Current Planning, the owner shall pay the following amounts aggregating \$700,000:
 - (1) for each non-hospital building containing medi-tech, retail or commercial service uses, a portion of the \$700,000 that is equivalent to or no less than the proportion of the floor area permitted by each Building Permit is to the total estimated permitted floor area for non-hospital buildings containing medi-tech, retail or commercial service uses in the second phase, 20 160 m² (217,000 sq. ft.); and
 - (iii) for the third phase of the development, as determined by the Director of Current Planning, the owner shall pay the sum of \$400,000 prior to the issuance of the first Building Permit for a non-hospital building containing medi-tech, retail or commercial service uses;

provided however:

- (iv) all payments made to the City shall be adjusted to reflect changes in the Consumer Price Index from the date of the last Public Hearing on this rezoning application to the date each payment is received by the City;
- (v) should the restoration of the 1906 Heather Pavilion and the two end bays of the 1908 addition commence prior to completion of the payment obligations set out in this condition (C)(X), all as determined by the Director of Current Planning in his sole discretion, then all amounts yet unpaid shall be paid forthwith to the City; and

(vi) all payments made to the City, including any interest earned thereon, shall be used to cover restoration costs when the Heather Pavilion restoration project commences or, at the sole discretion of the Director of Current Planning, to cover conservation costs should the Heather Pavilion restoration project not yet have commenced.

(XI) Provision of a letter from the Chief Executive Officer of the Vancouver/Richmond Health Board, or its successor, committing the owner to broadly seeking funding of the full premium cost of rehabilitation of the 1906 Heather Pavilion which exceeds the amount of CAC payments to the City for this purpose to achieve an economically viable re-use of the building.

PUBLIC ACCESS TO PAVILION

(XII) Execute an agreement to the satisfaction of the Director of Current Planning and Director of Legal Services, that after redevelopment, restricts uses in the south facing portion of the grade level of the 1906 Heather Pavilion to public oriented uses such as child daycare, retail, restaurant or other commercial services. The agreement shall also provide for public access to any main floor recreational assembly spaces.

RECREATION SPACE

(XIII) Execute an agreement to the satisfaction of the General Manager of Parks and Recreation, Director of Current Planning and Director of Legal Services to provide public access to two main floor recreational spaces and meeting rooms, to be located on Block 418, District Lot 526 either in the former Nurses' Residence or in improvements to be constructed on the site pursuant to this rezoning. (Note Park Board Comments in Appendix C.)

PUBLIC ART

(XIV) (i) Execute an agreement, satisfactory to the Directors of Legal Services and the Office of Cultural Affairs for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials;

(ii) Submit a preliminary public art plan to the satisfaction of the Director, Office of Cultural Affairs setting out the proposed public art program aims, artist terms of reference, site which will include the two 1908 end bays and towers of the Heather Pavilion and artist selection methods, project budget, implementation plan and a schedule.

PROVISION FOR SHORT TERM HOUSING

- (XV) Provision of a letter of undertaking satisfactory to the Directors of Legal Services and Housing committing VHHSC to engage in a process with the City to develop a facility providing short term accommodation and referral services on a VGH site having functional proximity to the Emergency department, the process to include identification of capital and operating funding and sources.

DAYCARE

- (XVI) Execute a legal agreement satisfactory to the Directors of Legal Services and Social Planning to provide and forever operate for a fully finished (i.e., ready for immediate occupancy) license daycare facility including the required outdoor play space and on-site parking, at no cost to the City. (Note: Comments in Appendix C.)

(XVII) That prior to enactment of the CD-1 By-law, the registered owner shall at no cost to the City provide an agreement to require each tenant to conform to the Environmental Protocol dated July 2000 prior to occupancy of any space.

(XVIII) The owner enter into a registered covenant with the City to the satisfaction of the Director of Legal Services committing to not reoccupying the Heather Pavilion once the major adaptive re-use work has commenced and until the related exterior rehabilitation work is complete to the satisfaction of the Director of Current Planning and the District Building Inspector.

CD-1 GUIDELINES

- (d) That Council approve in principle the Vancouver General Hospital (VGH) Precinct CD-1 Guidelines as contained in draft form in the agenda package for the December 6, 2001 Public Hearing.

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 which charge and run with the land.

The facilities to be provided, may, in the discretion of the General Manager of Engineering Services, the Approving Officer, General Manager of Parks (where Park Board related facilities are concerned), Director of Legal Services and the Director of Current Planning, be constructed in phases, in accordance with phasing plans satisfactory to the aforesaid officials, and the respective Agreements will provide for security and development and occupancy restrictions appropriate to such phasing, as determined by the Director of Legal Services.

The Director of Legal Services may require the preceding agreements to be registered in the Land Title office, prior to enactment of the by-law, but in any event, the City will not issue any development permits, and the property owner shall not seek the issuance of any

development permit relating to the site prior to the registration of the preceding agreements; such agreements are to have priority over those liens, charges and encumbrances as considered advisable by the Director of Legal Services.

The required agreements shall provide security to the City including indemnities, warranties, options to purchase, no development covenants, equitable charges, letters of credit, and withholding of permits, as considered advisable 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.

The property owner will confirm, in form satisfactory to the City, that it is the legal and beneficial owner of the site; or, if not, the property owner will cause the beneficial owner to agree that the beneficial owner has knowledge of all the transactions, gives its consent and is bound by all agreements, and evidence of such shall be provided to the City. Further, all legal costs expended by the City in being satisfied as to ownership of the site and as to the involvement of any beneficial owner (including retaining outside counsel to undertake investigations and prepare agreements and certificates) will be the responsibility of the property owner.

If dates are established for enactment which in the opinion of the Director of Legal Services would require increased resources within the Law Department, or which require, in the opinion of the Director of Legal Services, the retaining of outside counsel, reimbursement for these costs will be required from the property owner.

CARRIED
(Councillor Bass opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee
SECONDED by Councillor McCormick

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 11:15 p.m.

* * * * *

BY-LAWS

- 1. A By-law to amend By-law No. 4472 which amended Zoning and Development By-law No.3575 by rezoning an area to CD-1 (Vancouver General Hospital - 855 West 12th Avenue) (By-law No. 8584)**
- 2. A By-law to amend Sign By-law No. 6510 (855 West 12th Avenue - Vancouver General Hospital) (By-law No. 8585)**
- 3. A By-law to amend Noise Control By-law No. 6555 (855 West 12th Avenue) (By-law No. 8586)**
- 4. A By-law to amend Zoning and Development By-law No. 3575 (651 Expo Boulevard) (By-law No. 8587)**
- 5. A By-law to amend False Creek North Official Development Plan By-law No. 6650 (FCN ODP - 651 Expo Boulevard) (By-law No. 8588)**
- 6. A By-law to amend By-law No. 7675 which amended Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (500 Pacific Street - Marina) (By-law No. 8589)**
- 7. A By-law to amend False Creek North Official Development Plan By-law No. 6650 (500 Pacific Street - Marina) (By-law No. 8590)**
- 8. A By-law to amend Southeast Granville Slopes Official Development Plan By-law No. 5752 (Waterlot - Southeast Granville Slopes) (By-law No. 8591)**
- 9. A By-law to amend By-law No. 3575, being the Zoning and Development By-law (1175 Broughton Street) (By-law No. 8592)**

Vancouver General Hospital
(855 West 12th Avenue)

BY-LAW NO. 8584

**A By-law to amend By-law No. 4472 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

1. This By-law amends the indicated sections of By-law No. 4472.
2. Immediately preceding section 1, insert the title **“Zoning District Plan Amendment”**.
3. Re-number section 1 as section 1.1.
4. Delete section 2.
5. Re-number section 3 as section 12.1.
6. Immediately after the end of section 1, insert:

“Definitions

2.1 Words defined in the Zoning and Development By-law will have the same meanings in this By-law unless this By-law defines them differently.

2.2 In this By-law:

2.2.1 “Medi-Tech Uses” mean the use of premises for the research, development, and testing of medical, scientific, or technological products, information, or processes specifically for medical applications which improve or advance the delivery of human health care;

2.2.2 “Original Heather Pavilion” means those portions of the building on the site called the Heather Pavilion constructed in or about 1906 and 1908 and having a floor area of approximately 7 990 m²;

- 2.2.3 "Retail Store (Hospital)" means a Retail Store limited to the use of premises for a newsstand or flower shop, or for the retail sale or rental of products designed specifically for medical applications including pharmaceuticals, prosthetics, hearing aids, or similar products;
- 2.2.4 "site" means all parcels of land within the land area referred to in section 3.1 whether or not dedicated streets separate all or any of those parcels, and consists of 139 085 m², prior to any dedications, at the time of submission to the City of the re-zoning application resulting in this By-law; and
- 2.2.5 a reference to any specific use listed in section 4.1 will be deemed a reference to the general use followed by the specific use so, for example, a reference to "Restaurant - Class 1" will be deemed a reference to "Service Uses limited to Restaurant - Class 1".

Site description

3.1 The description of the area of land outlined in heavy black on Schedule A attached to and forming part of this By-law is "CD-1 (59)".

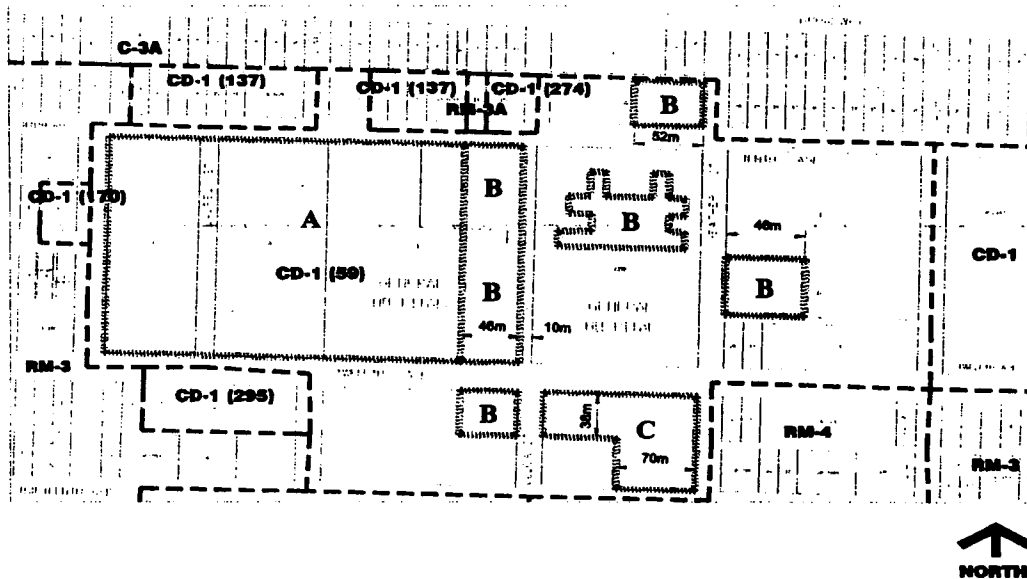
Uses and restrictions on use

4.1 Subject to Council's approval of the form of development within the site, to conditions, guidelines, and policies adopted by Council that apply to the site, and to this By-law, the only uses permitted within the site and the only uses for which the City will issue development permits are:

- 4.1.1 Cultural and Recreational Uses limited to Community Centre or Neighbourhood House and Fitness Centre;
- 4.1.2 Dwelling Uses limited to Multiple Conversion Dwelling and Multiple Dwelling;
- 4.1.3 Institutional Uses limited to Child Day Care Facility; Hospital, and Special Needs Residential Facility - Congregate Housing;
- 4.1.4 Medi-Tech Uses;
- 4.1.5 Office Uses limited to Health Care Office;
- 4.1.6 Retail Uses limited to Retail Store, Retail Store (Hospital), and Grocery or Drug Store;

- 4.1.7 Service Uses limited to Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Repair Shop - Class A, and Restaurant - Class 1; and
- 4.1.8 Accessory Uses customarily ancillary to the above uses.

FIGURE 1 - SUB-AREAS



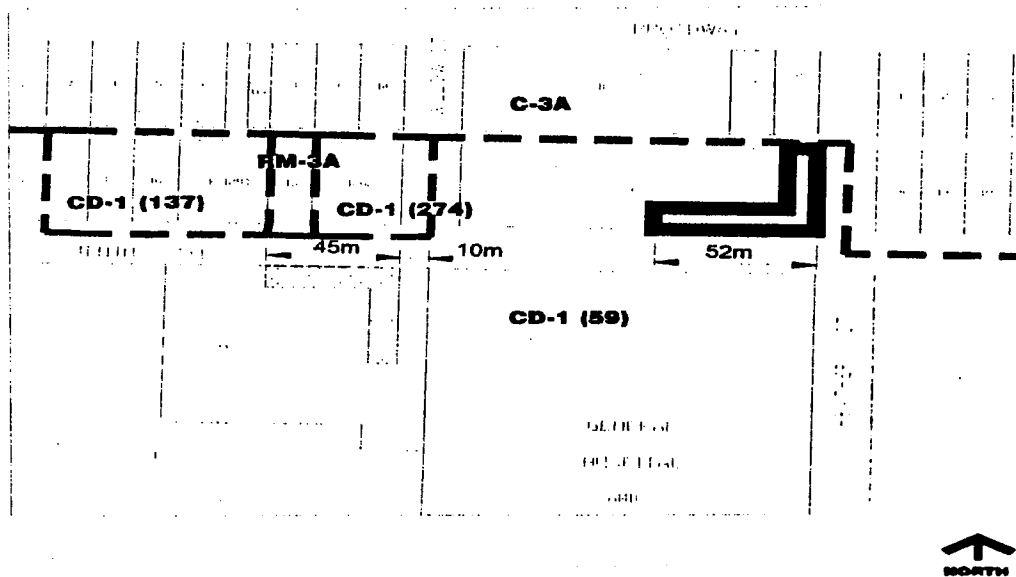
4.2 The following uses are permitted only in the following site sub-areas identified in Figure 1:

- 4.2.1 Retail Store (Hospital) in Sub-Area A;
- 4.2.2 Fitness Centre in Sub-Area A and in Sub-Area B;
- 4.2.3 Grocery or Drug Store in Sub-Area A and in Sub-Area B but, in Sub-Area B, any such use must be on floors that are within 2 m of grade adjoining locations that front Heather Street or 10th Avenue as outlined in bold black in Figure 2;
- 4.2.4 Restaurant - Class 1 in Sub-Area A and in Sub-Area B north of 12th Avenue;
- 4.2.5 Medi-Tech Uses in Sub-Area B but, for Medi-Tech uses in buildings adjacent to positions that front Heather Street or 10th Avenue as

outlined in bold black in Figure 2, other Retail Uses or Service Uses permitted in Sub-Area B must occupy the grade level of such buildings;

- 4.2.6 Health Care Office in Sub-Area B but all Health Care Office premises must have direct exterior entries on floors within 2.0 m of grade, as shown hatched in black in Figure 2;
- 4.2.7 Service Uses listed in subsection 4.1.7 in Sub-Area B but such uses must be on floors that front Heather Street or 10th Avenue as outlined in bold black in Figure 2 or in the Original Heather Pavilion;
- 4.2.8 Retail Store in Sub-Area B but such use must be on floors within 2 m of grade adjoining locations that front Heather Street or 10th Avenue as outlined in bold black in Figure 2 or in the Original Heather Pavilion; and
- 4.2.9 Special Needs Residential Facility - Congregate Housing, Multiple Dwelling, and Multiple Conversion Dwelling in Sub-Area C.

FIGURE 2 - FRONTAGES



4 .

3

The following uses within the site are subject to the following size restrictions:

- 4.3.1 the maximum sales area of any premises used for Retail Store (Hospital) must not exceed 93 m², except for three such premises where the maximum sales area of each must not exceed 233 m²;

- 4.3.2 the maximum sales area of any premises used for Grocery or Drug Store must not exceed 93 m², except for one such premises where the maximum sales area must not exceed 557 m²; and
- 4.3.3 premises used for Special Needs Residential Facility - Congregate Housing must be located only in the former Nurse's Residence building existing in Sub-Area C before January 1, 2002 and in any expansion of the floor area of that building, parallel and adjacent to 12th Avenue, by a maximum of 3 611 m².

4.4 The maximum floor area for each of the following uses within the site must not exceed:

- 4.4.1 59 920 m² for all Medi-Tech Uses;
- 4.4.2 1-115 m² for all Health Care Offices;
- 4.4.3 2 694 m² for all Retail Store (Hospital), Grocery or Drug Store, Restaurant - Class 1, and Fitness Centre uses permitted in Sub-Area A;
- 4.4.4 929 m² for additional Restaurant - Class 1 uses in Sub-Area B north of 12th Avenue and additional Fitness Centre uses in any part of the site except for Sub-Area A or Sub-Area C;
- 4.4.5 20 976 m² for all Special Needs Residential Facility - Congregate Housing uses;
- 4.4.6 13 935 m² for all new construction Multiple Dwelling uses;
- 4.4.7 7 041 m² for all Multiple Conversion Dwelling, in addition to the 13 935 m² for all new construction Multiple Dwelling uses, but only in a building converted from the former Nurse's Residence; and
- 4.4.8 1 400 m² for all Cultural and Recreational Uses, Retail Uses, and Service Uses permitted in Sub-Area B north of 10th Avenue;

except that calculation of such maximum floor areas will not include any Child Day Care Facility, Fitness Centre, Service Uses, or Retail Uses at grade, or Health Care Office, Hospital or Medi-Tech Uses above grade in the Original Heather Pavilion.

Frontage

5.1 The maximum frontage for each of the premises used for Retail Uses or Service Uses listed in section 4.1, except for Fitness Centre or Restaurant - Class 1, and located on a floor having an elevation within 2.0 m of street grade must not exceed 7.7 m, except for uses in the Original Heather Pavilion.

Floor Space Ratio

6.1 The floor space ratio for the site, excluding the Original Heather Pavilion, must not exceed 2.6.

6.2 The computation of floor space ratio must include the following:

6.2.1 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

6.2.2 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.

6.3 The computation of floor space ratio must exclude the following:

6.3.1 open balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;

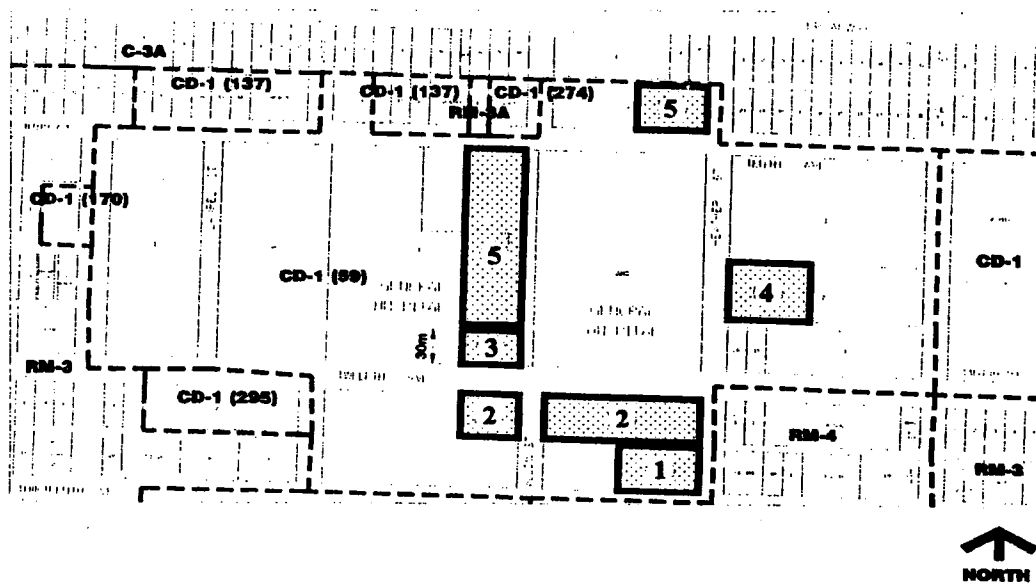
6.3.2 patios and roof gardens, provided that the Directory of Planning first approve the design of sun roofs and walls;

6.3.3 where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, underground utility corridors and walkways, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

6.3.4 amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of the lesser of 20 percent of the permitted floor area or 2 000 m²; and

- 6.3.5 areas of undeveloped floors which are located:
- (a) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (b) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- 6.3.6 where floors are used entirely for access to or occupancy by heating and mechanical equipment or utilities and are above the base surface; and
- 6.3.7 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 will not apply to walls in existence prior to March 14, 2000.

FIGURE 3 - MAXIMUM HEIGHTS



Height

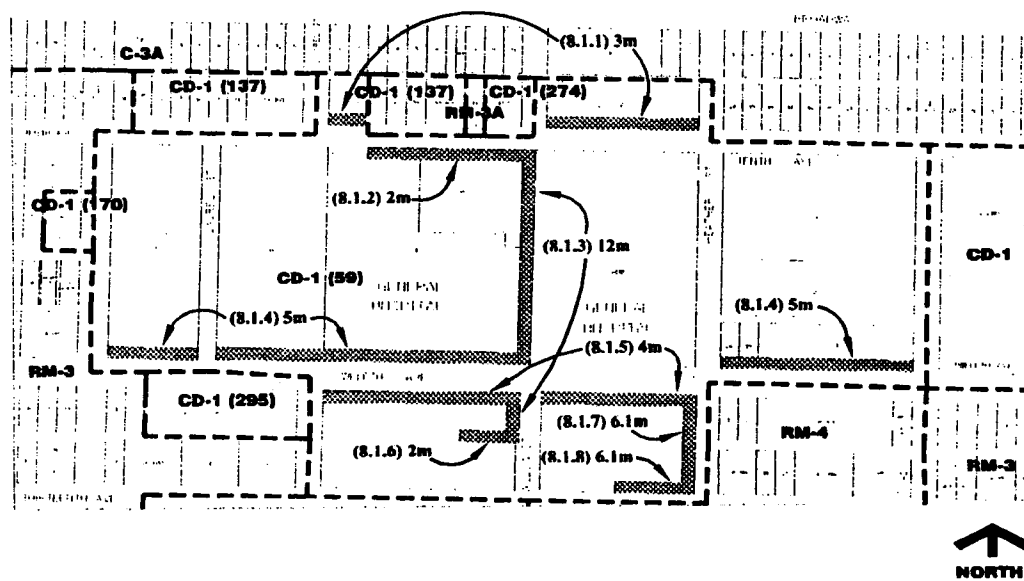
7.1 The maximum height for each building in each of the following areas numbered and outlined in bold black in Figure 3 must not exceed:

- 7.1.1 10.7 m in Area 1 on the north side of 13th Avenue;
- 7.1.2 17 m in Area 2 on the south side of 12th Avenue;

- 7.1.3 24.4 m in Area 3 on the north side of 12th Avenue;
- 7.1.4 26 m in Area 4 on Heather East; and
- 7.1.5 26 m in Area 5 on Willow West and on 10th Avenue.

7.2 Despite subsection 7.1.5, the Director of Planning, after due consideration of relevant guidelines for areas corresponding to Area 5, may permit an increase in the maximum height to not more than 38.4 m for portions of the principal structures and 42.7m for mechanical penthouses.

FIGURE 4 - SETBACKS



Setbacks

- 8.1 The minimum setback of buildings within the site will be:
 - 8.1.1 3 m from the south boundary of lots adjoining the north side of 10th Avenue;
 - 8.1.2 2 m from the north boundary of lots adjoining the south side of 10th Avenue from the east boundary of Block 377, District Lot 526, Plan 9237 to a point 116 m east of Laurel Street;

- 8.1.3 12 m from the east boundary of Block 377, District Lot 526, Plan 9237 and from the imaginary southward projection of the east boundary of Block 377 to the south site boundary;
- 8.1.4 5 m from the south boundary of lots adjoining the north side of 12th Avenue;
- 8.1.5 4 m from the north boundary of lots adjoining the south side of 12th Avenue;
- 8.1.6 2 m from any future boundary adjoining a public open space approximately 38 m south of 12th Avenue;
- 8.1.7 6.1 m from the east site boundary adjoining Heather Street south of 12th Avenue; and
- 8.1.8 6.1 m from the south site boundary adjoining 13th Avenue.

Site Coverage

9.1 The maximum site coverage for all buildings, which shall be based on the projected area of the outside of the outermost walls of all buildings, excluding the Original Heather Pavilion, is 55%.

9.2 Any additional site coverage created by retention of the Original Heather Pavilion is permissible.

Off-Street parking, loading, and bicycle spaces

10.1 The provision, development, and maintenance of parking, loading, and bicycle spaces within the site must meet the requirements of the Parking By-law, except that:

- 10.1.1 a minimum of one off-street parking space must be provided for each 93 m² of floor area of Hospital use;
- 10.1.2 a minimum of one off-street parking space must be provided for each 57.5 m² of gross floor area of Medi-Tech Use;
- 10.1.3 a maximum of one off-street parking space must be provided for each 42 m² of gross floor area for Medi-Tech Use; and
- 10.1.4 a minimum of 1.1 off-street parking spaces must be provided for every dwelling unit and one additional off-street parking space for each 200

m² of gross floor area, except that no more than 2.2 off-street parking spaces for every dwelling unit need be provided.

10.2 A heritage revitalization agreement that applies to the Original Heather Pavilion may relax all or some of the off-street parking space requirements for the Original Heather Pavilion.

Acoustics

11.1 A development permit application for Dwelling Uses listed in subsection 4.1.2 will require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the Dwelling Units listed in section 11.2 must not exceed the noise levels expressed in decibels set opposite such portions of the Dwelling Units.

11.2 For the purposes of section 11.1, the noise level is the A-weighted 24-hour equivalent (Leq) sound level, and will be defined simply as the noise level in decibels:

<u>Portion of Dwelling Unit</u>	<u>Noise Level (Decibels)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

Force and Effect".

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

ENACTED by Council this 7th day of November, 2002

(Signed) "Philip W. Owen"
Mayor

(Signed) "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8584 enacted by the Council of the City of Vancouver on November 7, 2002.

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:

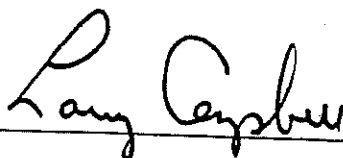
- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

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

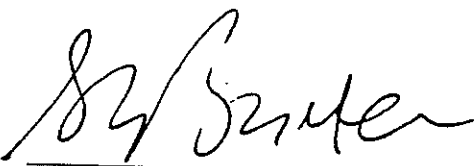
- (a) re-letters clauses (f) and (g) as (g) and (h); and
- (b) after clause (e), inserts “(f) Seniors Supportive or Assisted Housing.”.

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)

Vancouver General Hospital
(800 West 12th Avenue - power plant)

BY-LAW NO. 8947

**A By-law to amend By-law No. 4472 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

1. This By-law amends the indicated provisions and diagrams of By-law No. 4472.
2. In section 2.2, Council:
 - (a) re-numbers sections 2.2.3 to 2.2.5 as sections 2.2.4 to 2.2.6 respectively; and
 - (b) after section 2.2.2, inserts:

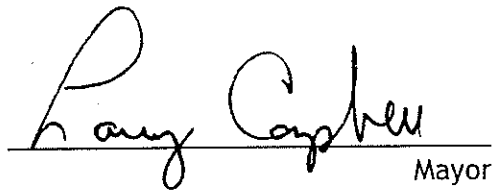
“2.2.3 “Power Plant” means a plant for the generation of steam power to serve on and off site users;”.
3. After section 4.4, Council adds:

“4.5 Except for access points approved by Council as part of the form of development, a power plant must be underground.”
4. From “Figure 4. Setbacks”, Council strikes out “(8.1.6) 2 m”.
5. From section 8.1, Council strikes out section 8.1.6, and substitutes:

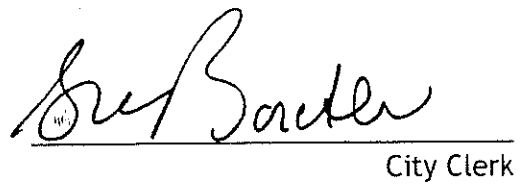
“8.1.6 Repealed”.
6. Council repeals the diagram labelled “Figure 1. Sub-Areas”, and substitutes the identically labelled diagram attached to and forming part of this By-law.

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

ENACTED by Council this 2nd day of November, 2004

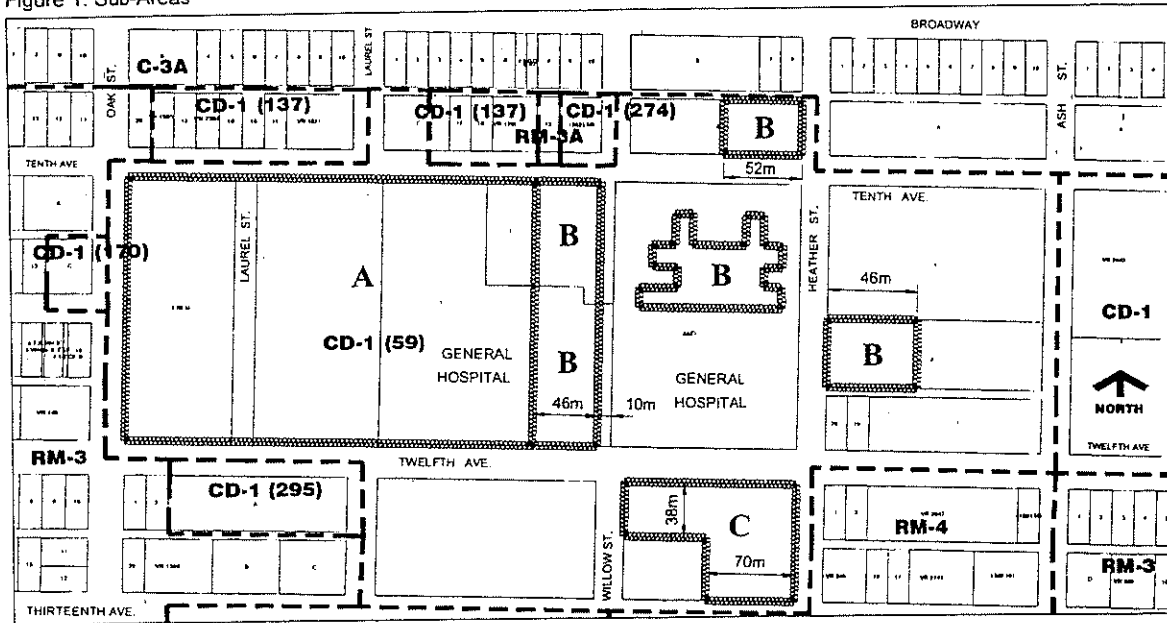


Mayor



City Clerk

Figure 1. Sub-Areas



BY-LAWS

MOVED by Councillor Louis
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 to 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Animal Control By-law No. 7528 regarding 2005 fee increases (By-law No. 8939)
2. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2005 fee increases (By-law No. 8940)
3. A By-law to amend License By-law No. 4450 regarding 2005 fee increases and miscellaneous amendments (By-law No. 8941)
4. A By-law to amend Subdivision By-law No. 5208 (3570 McGill Street) (By-law No. 8942)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1120 West Georgia Street) (By-law No. 8943)
(Mayor Campbell excused from voting)
6. A By-law to amend Sign By-law No. 6510 (1120 West Georgia Street) (By-law No. 8944)
(Mayor Campbell excused from voting)
7. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (1120 West Georgia Street) (By-law No. 8945)
(Mayor Campbell excused from voting)
8. A By-law to amend By-law No. 4412 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (Langara College) (By-law No. 8946)
(Councillors Green, Roberts, Stevenson, Sullivan and Mayor Campbell excused from voting)
9. A By-law to amend By-law No. 4472 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (800 West 12th Avenue - power plant) (By-law No. 8947)
(Councillors Green, Sullivan and Mayor Campbell excused from voting)
10. A By-law to amend Parking By-law No. 6059 (1226 Homer Street) (By-law No. 8948)

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 30, 2004



A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 30, 2004, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law.

PRESENT:

- Deputy Mayor Fred Bass
- Councillor David Cadman
- Councillor Peter Ladner
- Councillor Raymond Louie
- Councillor Tim Louis
- *Councillor Anne Roberts
- *Councillor Tim Stevenson
- Councillor Ellen Woodsworth

ABSENT:

- Mayor Larry Campbell (Leave of Absence)
- Councillor Jim Green (Leave of Absence)
- Councillor Sam Sullivan (Leave of Absence)

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

*Denotes absence for a portion of the meeting

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
 SECONDED by Councillor Woodsworth

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

CARRIED UNANIMOUSLY
 (Councillor Stevenson absent for the vote.)

At 7:40 p.m., Councillor Roberts declared Conflict of Interest for Item No. 1, as she is an employee of Langara College. Councillor Roberts left the Council Chamber and did not return until the conclusion of the vote on item 1 at 7:45 p.m.

1. TEXT AMENDMENT: 100 West 49th Avenue

An application by Brook Development Planning Inc. was considered as follows:

Summary: The proposed amendment would increase the permitted floor area to accommodate a new library.

The Director of Current Planning recommended approval.
Staff Comments

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

Applicant Comments

Deanna Douglas (Bursar, Langara College), Chuck Brook, Brook Development Planning, and Peter Joyce (Bunt and Associates) were present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Cadman

THAT the application by Brook Development Planning Inc. to amend CD-1 By-law No. 4412 for 100 West 49th Avenue (Langara College) to add 1 500 m² of total permitted gross floor area and to allocate 1 100 m² of existing floor area of ancillary use to be used for instructional purposes generally as set out in Appendix A to the Policy Report "CD-1 Text Amendment - Langara College" dated July 6, 2004 be approved.

CARRIED UNANIMOUSLY
(Councillors Roberts and Stevenson absent for the vote)

VARY THE AGENDA

MOVED by Councillor Louis

THAT the Order of the Agenda be varied to deal with Item 3 prior to Item 2.

CARRIED UNANIMOUSLY

Note from Clerk: Items have been minuted according to agenda order for clarity.

2. TEXT AMENDMENT: 800 West 12th Avenue

An application by Bunting Coady Architects was considered as follows:

Summary: The proposed amendment would permit an underground power plant as a principal use.

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

Staff Opening Comments

Tom Phipps, Planner, Major Projects Group, provided a brief overview of the application.

Applicant Comments

Brent Alley (VGH) and Biljana Ljubojev (Bunting Coady Architects), representing the applicant, were present to respond to questions.

Summary of Correspondence

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

Speakers

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

Eric Whiteway, on behalf of www.dogparks.bc.ca (two petitions filed) requested the VGH planning committee look at the active use of adjacent park space and consider an area be designated as an official full-time, off-leash dog park on the VGH property.

Staff Closing Comments

Larry Beasley, Director, Current Planning, advised an off-leash dog park could be considered as part of the planning process, and suggested the delegate be invited to participate in that process. In response to questions from Council, staff commented on the relative efficiencies of the heating facility, and also noted the existing park sculpture will be relocated adjacent to the Banfield Pavilion; a permanent location will be found once plans for the heritage park are finalized.

Council Decision

MOVED by Councillor Woodsworth

THAT the application by Bunting Coady Architects to amend CD-1 By-law No. 4472 for Vancouver General Hospital to permit an Underground Power Plant as a principle use for steam and power generation generally as set out in Appendix A to the Policy Report "CD-1 Text Amendment - Vancouver General Hospital (Underground Power Plant) 800 West 12th Avenue" dated July 5, 2004 be approved, subject to the following conditions:

- a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Bunting Coady Architect, in plans stamped "Received City of Vancouver" March 31, 2004 provided that the Director of Planning may approve alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

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 better integrate landscape, and open space/structures lighting design, with the potential Willow Street pedestrian corridor and public open space on the Nurse's Residence site.
- ii) Design development to the public art component to clarify design intent, functionality and anticipated maintenance protocols to ensure on-going use and longevity.

Note to applicant: Testing of systems prior to installation is encouraged to ensure that field operations involving pedestrian interaction, is achievable.

- iii) Confirmation of required signage.

Note to applicant: Conceptual design and location should be submitted if signage is anticipated. Consideration should be given to an interpretive aspect that informs the public of the site's use/function.

- iv) design development to take into consideration the principles of CPTED (crime prevention through environmental design) having particular regard for:
 - a) providing open visibility into the park from adjacent streets and pedestrian ways;
 - b) providing less dense, more useable landscaping adjacent to existing parking structure; and
 - c) reducing opportunities for graffiti.

- v) Provision of a Landscape Plan illustrating common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, and public utilities such as lamp posts, hydro poles, fire hydrants, etc. should be noted.

Note to applicant: All street trees, adjoining walkways, surface materials, and public utilities such as lamp posts, hydro poles, fire hydrants, etc. should be noted. Further comments may be outstanding.

- vi) Provision of arboricultural services, where necessary, including submission of reports, site supervision and letters of undertaking.
- vii) Provision of tree removal/protection/replacement plan.
- viii) Design development to overall open space design to better integrate the pedestrian circulation paths from within the site, across Willow Street and to proposed adjacent development.

- ix) Design development to overall open space design to minimize opportunities for crime.
Note to applicant: Structures in park-like settings may pose an opportunity for loitering, crime, graffiti and other property damage. To increase site safety, all proposed structures, interactive art, water features, and landscape massing will require further Staff review, detailed drawings and revisions, where necessary.
- x) Design development to submit a detailed lighting plan to increase safety, ensure night way finding and minimize glare to adjacent sites.
- xi) provision of detailed large scale (1/4" or 1:50) architectural sections and elevations, illustrating the detailed treatment of amenities on slab: vents, art installations, hard surface areas (typical), water features and planters.
- xii) Design development to public realm to anticipate future comments on street design pending adjacent site development, input from stakeholders, Engineering Streets Division and Park Board.

Note to applicant: New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer and Park Board." Contact Eileen Curran (871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (257-8587) of Park Board regarding tree species).

- xiii) Design development to landscape/public art amenities to anticipate future comments or request for detailed drawings and written specifications.
- xiv) Provision of sufficient site seating (wheelchair access).
- xv) Design development to ensure proposed pre-cast concrete planks and hard surfaces are not hazardous or hinder wheelchair movement.
- xvi) Provision of an Operations Management Plan.

Note to applicant: The plan should address general operations, site maintenance, systems emissions, lighting, acoustical performance, landscape, security and communication protocols to ensure that impacts to residents and pedestrians are minimised.

- v) Provision of a Construction Management Plan.

Note to applicant: The plan should address the anticipated length of construction activity, and related site management including staging, security, parking, deliveries, storage, debris, dust, noise, lighting and communication/24 hour liaison to ensure that impacts to residents and pedestrians are minimised.

- vi) Incorporation of acoustical measures in the final design as outlined in the acoustic report submitted by Daniel Lyzun & Associates on May 28, 2004 and concurred with by the Medical Health Officer (Senior Environmental Health

Officer) in order to reduce noise impacts by the site on the surrounding neighbourhood.

- c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall:
- i) Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Engineering Services and the Director of Planning to require that the operation of the Underground Power Plant meets or exceeds the GVRD's Current Emissions Standard for Stationary Combustion Processes.
 - ii) Clarify 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 include the modification, extension or release of any charges deemed necessary by the Director of Legal Services.

CARRIED UNANIMOUSLY

3. TEXT AMENDMENT: 2851 Heather Street

An application by Brook Development Planning Inc. was considered as follows:

Summary: The proposed amendments would permit alterations and additions to the existing Nurses' Residence building and also add day care and fitness centre as permitted uses.

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

Staff Opening Comments

Tom Phipps, Planner, Major Projects Group, provided a brief overview of the application.

Applicant Comments

Nigel Baldwin (Architect), Brent Alley (VGH) and a representative of Concert Properties were present to respond to questions.

Summary of Correspondence

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

Speakers

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

Eric Whiteway, President, VR25 19 Strata Corporation, spoke in general support of the application, but voiced his concerns related to reduced parking.

GJM

Vancouver General Hospital
(2851 Heather Street - Nurses' residence)

BY-LAW NO.9060

**A By-law to amend By-law No. 4472 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

1. This By-law amends the indicated provisions, diagrams, and schedules of By-law No. 4472.
2. From section 4.2.2, Council strikes out "and in Sub-Area B", and substitutes ", Sub-Area B, and Sub-Area C".
3. In section 6.3, Council:
 - (a) from the end of section 6.3.6, deletes "and";
 - (b) from the end of section 6.3.7, deletes the period, and substitutes "; and"; and
 - (c) after section 6.3.7, adds:

"6.3.8 all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit."
4. In section 7.1, Council, from:
 - (a) section 7.1.1, strikes out "10.7", and substitutes "31"; and
 - (b) section 7.1.2, strikes out "17", and substitutes "19".
5. In section 8.1, Council, from:
 - (a) section 8.1.5, strikes out "4", and substitutes "3.3";
 - (b) section 8.1.7, strikes out "6.1", and substitutes "3.25"; and
 - (c) section 8.1.8, strikes out "6.1", and substitutes "3.7".

6. In section 10.1, Council:

- (a) from the end of section 10.1.3, deletes "and";
- (b) from section 10.1.4, strikes out "1.1" and "200", and substitutes "0.75" and "250" respectively;
- (c) from the end of section 10.1.4, deletes the period, and substitutes a semi-colon; and
- (d) after section 10.1.4, adds:

"10.1.5 there must be at least 20 parking spaces for residents' visitor parking, allocated from the parking spaces required under section 10.1.4 or in addition to them; and

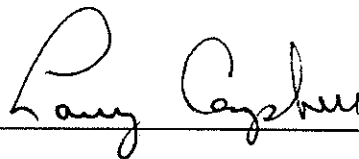
10.1.6 the Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of co-operative vehicles and associated parking spaces for the required parking spaces at a 1:3 ratio, up to 1 co-operative vehicle for each 60 dwelling units, rounded to the nearest whole number."

7. Council repeals the diagrams labelled "Figure 3. Maximum Heights" and "Figure 4. Setbacks", and substitutes the identically labelled diagrams attached to and forming part of this By-law.


8. Council re-letters "Schedule D" as "Schedule A".

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

ENACTED by Council this 14th day of June, 2005



Mayor



City Clerk

Figure 3. Maximum Heights

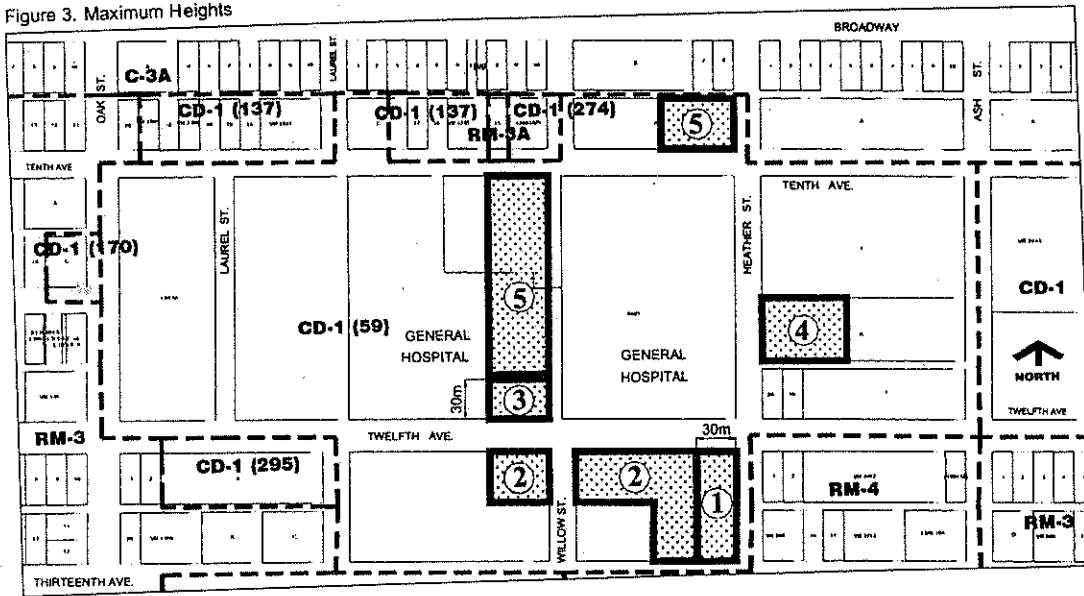
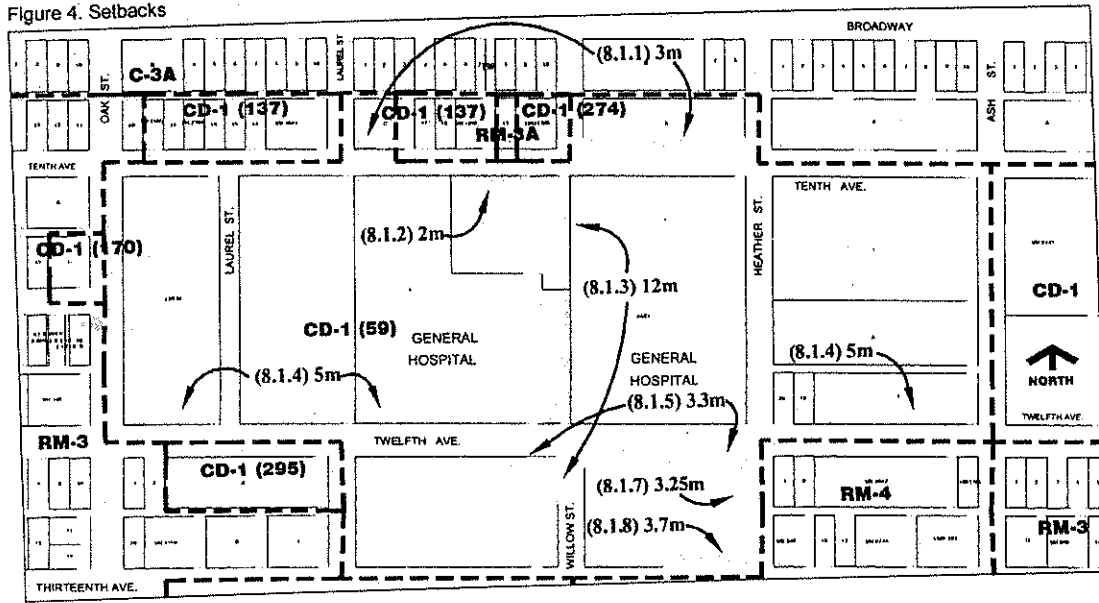


Figure 4. Setbacks



BY-LAWS

MOVED by Councillor Bass
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

17. A By-law to amend Parking By-law 6059 (regarding parking requirements for multiple residential use) (By-law No. 9058)
18. A By-law to amend Street Name By-law No. 4054 re extension of Carrall Street (By-law No. 9059)
19. A By-law to amend By-law No. 4472 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (re 2851 Heather Street) (By-law No. 9060)
(Councillors Green, Sullivan and Mayor Campbell excused from voting on By-law No. 19)
20. A By-law to amend CD-1 By-law No. 8055 (regarding 5750 Oak Street) (By-law No. 9061)
(Councillors Sullivan and Woodsworth excused from voting on By-law No. 20)
21. A By-law to amend Zoning and Development By-law No. 3575 (regarding residential accessibility) (By-law No. 9062)
(Councillors Sullivan and Woodsworth excused from voting on By-law No. 21)

3. TEXT AMENDMENT: 2851 Heather Street

An application by Brook Development Planning Inc. was considered as follows:

Summary: The proposed amendments would permit alterations and additions to the existing Nurses' Residence building and also add day care and fitness centre as permitted uses.

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

Staff Opening Comments

Tom Phipps, Planner, Major Projects Group, provided a brief overview of the application.

Applicant Comments

Nigel Baldwin (Architect), Brent Alley (VGH) and a representative of Concert Properties were present to respond to questions.

Summary of Correspondence

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

Speakers

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

Eric Whiteway, President, VR25 19 Strata Corporation, spoke in general support of the application, but voiced his concerns related to reduced parking.

Staff Closing Comments

Bob Macdonald, Parking Engineer, responded to concerns raised by the delegation regarding parking.

Council Decision

MOVED by Councillor Louie

THAT the application by Brook Development Planning Inc. to amend CD-1 By-law No. 4472 for Vancouver General Hospital to increase maximum permitted heights for new structures, decrease minimum setback requirements, add standard residential floor space exclusions, decrease residential parking requirements and add Fitness Centre as a permitted use in sub-area C, in order to permit partial retention and additions to the Nurses' Residence for Multiple Dwelling, Child Day Care and Fitness Centre uses generally as set out in Appendix A to the Policy Report "CD-1 Text Amendment - Vancouver General Hospital (Nurses' Residence) 2851 Heather Street" dated July 5, 2004 be approved subject to the following conditions:

a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Nigel Baldwin Architects, in plans stamped "Received Planning Department" May 21, 2004 provided that the Director of Planning may approve alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

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 west elevation to reduce apparent project scale.

Note to applicant: Further consideration should be given to fenestration patterning, related proportions of openings and architectural detailing.

- ii) Design development to the westerly portion of the West 12th Avenue fronting building to improve the massing relationship to the Willow Street pedestrian corridor as well as the on-site and Energy Centre open space.
- iii) Design development to clarify, and refine the use of materials for both structures to appropriately distinguish one from the other while respecting the overall design intent for architectural expression informed by the existing building to be retained.
- iv) Design development to ensure that entries are appropriately announced for visitors.
- v) Confirmation of studio unit's bed area enclosure system to ensure adequate daylight access when needed.
- vi) Design development to the Heather Street frontage at the southeast corner to better mediate grade and more carefully screen/secure daycare play space.
- vii) Design development to overall landscape design to improve quality and better integrate on site circulation associated with the future park and Willow Street interface. Special attention to the design quality of the auto court is required.
- viii) Design development to "green" the West 12th Avenue building roof.

Note to applicant: Consideration should be given to private, or common open space uses for the roof.

- ix) Provision of a conceptual lighting plan for public open space and auto court.

Note to applicant: Coordination with the Willow Street pedestrian corridor lighting intent is required. Fixtures should minimize glare for residents.

- x) Provision of a maintenance and security plan for the on-site open space.
- xi) Provision of a Construction Management Plan.

Note to applicant: The plan should address the anticipated length of construction activity, and related site management including staging, security, parking, deliveries, storage, debris, dust, noise, lighting and communication/24 hour liaison to ensure that impacts to residents and pedestrians are minimized.

- xii) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard for:

- a) reducing opportunities for theft in the underground parking areas;
- b) reducing opportunities for break and enter to ground level spaces; and
- c) reducing opportunities for mischief, such as graffiti, specifically through increasing open visibility of public and semi-public areas.

- xiii) Design development to overall open space design to improve response to programming requirements, CPTED guidelines, compatibility with adjacent sites, way finding and circulation patterns.

Note to applicant: Further consideration should be given to the auto court design (circulation, paving patterns, grade changes and plant massing) to enhance livability and ensure safety for pedestrians. Further consideration should be given to improving pedestrian walkways that integrate the commons, auto court, daycare, Willow Street corridor and VGH Energy Centre. Applicant should

liaise with City Staff and adjacent site design consultants to ensure compatibility with VGH Energy Centre, Willow Street corridor, and VGH Precinct future projects.

xiii) Consideration should be given to restrict west bound, left hand vehicle turning into the auto court.

Note to applicant: At the discretion of City Engineering Streets Division and Planning Staff.

xiv) Design development to the public realm along 12th and 13th Avenue to change design of street trees, sidewalk and inner boulevard.

Note to applicant: At the discretion of City Engineering Streets Division and Park Board, and in keeping with preferred public realm design, provide street trees in a continuous curbside lawn strip (4' wide). New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer and Park Board." Contact Eileen Curran (871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (257-8587) of Park Board regarding tree species.

xv) Design development to the public realm provide double row of trees along 12th Avenue, and 13th Avenue, to increase pedestrian interest.

xvi) provide detailed large scale (1/4" or 1:50) architectural sections and elevations, illustrating the detailed treatment of the townhouse public realm interface including planter walls, stairs, gates, guardrails, landscaping, soil depth (indicating any underground structures), patios and privacy screens.

Note to applicant: The planting depth required for the long term health of the inner row of trees is 4 feet near the sidewalk and 3 feet near the town house retaining wall. In order to achieve this, the underground slab will need to angle downwards. All proposed planting areas require sufficient soil depth, irrigation and drainage to ensure that trees, shrubs and groundcover will survive.

xvii) Provision of arboricultural services, where necessary, including submission of reports, site supervision and letters of undertaking.

xviii) Design development to The Commons, to increase pedestrian interest, provide a double row of trees around perimeter of the lawn area planted on a wide band of compacted crushed gravel, and situate benches within the inner row of trees.

xix) Design development to provide benches adjacent to sidewalks along 12th Avenue and 13th Avenue, where possible.

xx) Design development to provide landscaped bench areas on corner of Heather Street and 12th Avenue and 13th Avenue.

xxi) Design development in front of Nurses residence along Heather Street and on inner boulevards to delete sodded lawn and provide suitable shade tolerant groundcover or low layered planting to increase pedestrian interest.

Note to applicant: All layered planting or groundcover to be located on City property at the discretion of City Engineering Streets Division.

xxii) At discretion of Planning Team, patio planter walls at the street level should be stepped in 2'-0" increments to avoid 4'-0" high walls along the street.

xxiii) Design development to provide layered planting, low hedging adjacent to all onsite and street level patio walls (suggest 1'-0" high Winter Gem Boxwood) at the discretion of City Engineering Streets Division.

xxiv) Provide sections (minimum scale 1/4"=1'-0") through all patios and green roofs (street level, above

grade, rooftop).

xxv) Design development to provide permanent seating in auto court drop off area.

xxvi) Provide automatic irrigation system and irrigation hose bibs for plant beds.

Note to applicant: Notate locations on landscape plan.

xxvii) Provision of Child Day Care Facility Plans approved by the B.C. Ministry of Health Services Community Care Facilities Branch.

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

i) Enter into any agreements modifying existing obligations relating to the design, construction and maintenance of the proposed public open space that result from the proposed amendments to By-law 4472, as may be required by the Director of Legal services in consultation with the General Manager of Parks and Recreation.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts

SECONDED by Councillor Cadman

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

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
SEPTEMBER 30, 2004

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 30, 2004, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law.

PRESENT: Deputy Mayor Fred Bass
Councillor David Cadman
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
*Councillor Anne Roberts
*Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Mayor Larry Campbell (Leave of Absence)
Councillor Jim Green (Leave of Absence)
Councillor Sam Sullivan (Leave of Absence)

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

*Denotes absence for a portion of the meeting

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Woodsworth

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

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote.)

Vancouver General Hospital frontage


BY-LAW NO. 9235

A By-law to amend CD-1 By-law No. 4472

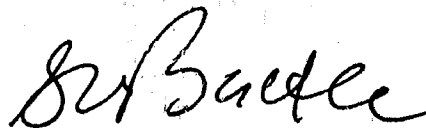
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals section 5.1 of CD-1 By-law No. 4472, and substitutes:
 - “5.1 The frontage for each of the premises used for Retail Uses or Service Uses, and located on a floor having an elevation within 2.0 m of street grade, must not exceed 7.7 m, except for:
 - 5.1.1 Restaurant - Class 1;
 - 5.1.2 uses in the Original Heather Pavilion; and
 - 5.1.3 uses in the Academic Ambulatory Care Centre at 2775 Laurel Street in Sub-Area A.”
2. 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.
3. 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)

Council Decision

MOVED by Councillor Capri

THAT the application by Peter Arbuckle, Development Consultant, to amend CD-1 Bylaw No. 4472 for Vancouver General Hospital, to permit a change in Retail Store (Hospital) Size Limits, generally in accordance with Appendix A to Policy Report "CD - 1 (59) Text Amendment Vancouver General Hospital - Retail Store (Hospital) Size" dated December 22, 2005, be approved.

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT: 2775 Laurel Street (Frontage)

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

Summary: To amend provisions of the Vancouver General Hospital CD-1 By-law, to exclude the Academic Ambulatory Care Centre at 2775 Laurel Street from retail frontage provisions.

The Director of Current Planning recommended approval.

Staff Opening 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.

Council Decision

MOVED by Councillor Capri

THAT the application by the Director of Current Planning to amend the CD-1 Bylaw No. 4472 for Vancouver General Hospital to permit a change in frontage provisions, generally in accordance with Appendix A to Policy Report "CD-1 (59) Text Amendment Vancouver General Hospital - Frontage" dated December 22, 2005, be approved.

CARRIED UNANIMOUSLY



1

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
FEBRUARY 28, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 28, 2006, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed a to the Zoning and Development and Official Development Plan By-laws and Heritage By-laws.

PRESENT: Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor B.C. Lee
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT: Councillor Elizabeth Ball (Leave of Absence - Civic Business)
Councillor David Cadman (Leave of Absence - Civic Business)
Councillor Peter Ladner (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

1. HERITAGE REVITALIZATION AGREEMENT: 51 East Pender Street

An application by Jameson East Ventures Ltd. was considered as follows:

Summary: To enter into a Heritage Revitalization Agreement and Heritage Building Rehabilitation Program incentives to secure the rehabilitation and long-term conservation of the "B" listed heritage building at 51 East Pender Street.

The Director of Current Planning recommended approval.

Vancouver General Hospital
Retail Store (Hospital)

BY-LAW NO. 9236

A By-law to amend CD-1 By-law No. 4472

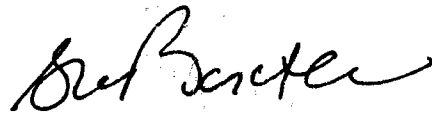
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals section 4.3.1 of CD-1 By-law No. 4472, and substitutes:
"4.3.1 the sales area of any Retail Store (Hospital) must not exceed 93 m², except for one such store where the sales area must not exceed 233 m², and one such store where the sales area must not exceed 466 m²;"
2. 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.
3. 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)
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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)

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.

Council Decision

MOVED by Councillor Capri

THAT the application by Peter Arbuckle, Development Consultant, to amend CD-1 Bylaw No. 4472 for Vancouver General Hospital, to permit a change in Retail Store (Hospital) Size Limits, generally in accordance with Appendix A to Policy Report "CD - 1 (59) Text Amendment Vancouver General Hospital - Retail Store (Hospital) Size" dated December 22, 2005, be approved.

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT: 2775 Laurel Street (Frontage)

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

Summary: To amend provisions of the Vancouver General Hospital CD-1 By-law, to exclude the Academic Ambulatory Care Centre at 2775 Laurel Street from retail frontage provisions.

The Director of Current Planning recommended approval.

Staff Opening 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.

Council Decision

MOVED by Councillor Capri

THAT the application by the Director of Current Planning to amend the CD-1 Bylaw No. 4472 for Vancouver General Hospital to permit a change in frontage provisions, generally in accordance with Appendix A to Policy Report "CD-1 (59) Text Amendment Vancouver General Hospital - Frontage" dated December 22, 2005, be approved.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

1

FEBRUARY 28, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 28, 2006, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed a to the Zoning and Development and Official Development Plan By-laws and Heritage By-laws.

PRESENT:

Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor B.C. Lee
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT:

Councillor Elizabeth Ball (Leave of Absence - Civic Business)
Councillor David Cadman (Leave of Absence - Civic Business)
Councillor Peter Ladner (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE:

Tina Hildebrandt, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

1. HERITAGE REVITALIZATION AGREEMENT: 51 East Pender Street

An application by Jameson East Ventures Ltd. was considered as follows:

Summary: To enter into a Heritage Revitalization Agreement and Heritage Building Rehabilitation Program incentives to secure the rehabilitation and long-term conservation of the "B" listed heritage building at 51 East Pender Street.

The Director of Current Planning recommended approval.

BY-LAW NO. 9282

A By-law to amend CD-1 By-law No. 4472

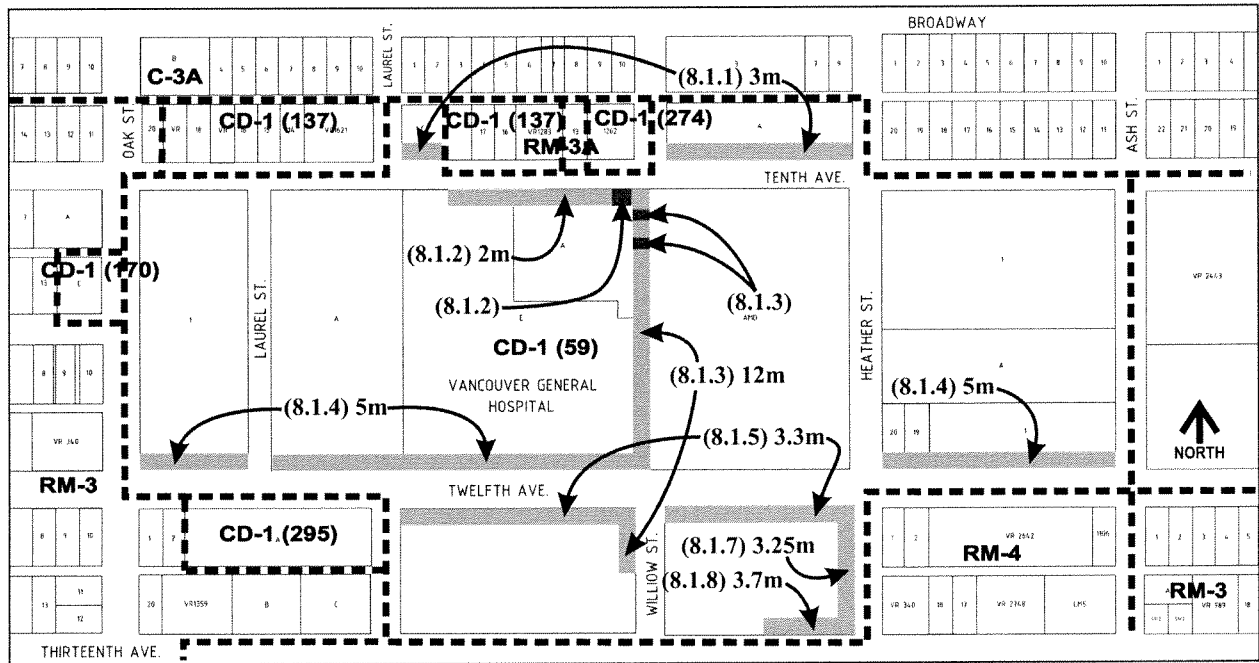
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals sections 8.1.2 and 8.1.3, and substitutes:

“8.1.2 2 m from the north boundary of lots adjoining the south side of 10th Avenue, from the imaginary extension of the center line of Willow Street, to a point 116 m east of Laurel Street, except that if any building meets VGH Precinct CD-1 Guidelines for building articulation, and fits into the overall urban design goals for the Precinct, the Development Permit Board may reduce this setback to no less than 0.4 m between the distances of 13.9 m and 23.4 m from the imaginary extension of the centre line of Willow Street;

8.1.3 12 m west of the imaginary extension of the center line of Willow Street, from the north boundary of lots adjoining the south side of 10th Avenue extending southward to a point 40 m south of the north boundary of lots adjoining the south side of 12th Avenue, except that if any building meets VGH Precinct CD-1 Guidelines for building articulation, and fits into the overall urban design goals for the Precinct, the Development Permit Board may reduce this setback to no less than 11 m between the distances of 4.1 m and 12.5 m, and between the distances of 33.0 m and 41.7 m from the north boundary of lots adjoining the south side of 10th Avenue;”.

2. Council repeals the diagram comprising “Figure 4. Setbacks”, and substitutes:



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 16th day of May, 2006

[Handwritten Signature]

 Mayor

[Handwritten Signature]

 City Clerk



CITY OF VANCOUVER
REGULAR COUNCIL MEETING MINUTES

MAY 16, 2006

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 2006, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:

- Mayor Sam Sullivan
- Councillor Suzanne Anton
- Councillor David Cadman
- Councillor Kim Capri
- Councillor Heather Deal
- Councillor Peter Ladner
- Councillor B.C. Lee
- Councillor Raymond Louie
- Councillor Tim Stevenson

ABSENT:

- Councillor Elizabeth Ball (Sick Leave)
- Councillor George Chow (Leave of Absence)

CITY MANAGER'S OFFICE: Judy Rogers, City Manager

CITY CLERK'S OFFICE:

- Syd Baxter, City Clerk
- Janice Mackenzie, Deputy City Clerk
- Tarja Tuominen, Meeting Coordinator

PRAYER

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

PRESENTATION - MUNICIPAL ENERGY AWARD

Council presented the Municipal Energy Award for visionary municipal leadership encouraging community sustainability through district energy to staff on behalf of the Canadian District Energy Association.

"IN CAMERA" MEETING

MOVED by Councillor Cadman
 SECONDED by Councillor Capri

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to

paragraph(s):

(d) the security of the property of the city;

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

(g) litigation or potential litigation affecting the city;

(k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

ITEMS ARISING FROM THE "IN CAMERA" MEETING OF MAY 2, 2006

Council approved the following appointments:

- Cindy Grauer as the City's E-Comm Board member
- Jeff Mooney as one of the City's representatives to VANOC

ADOPTION OF MINUTES

1. Regular Council (Transportation and Traffic) - April 18, 2006

MOVED by Councillor Lee
SECONDED by Councillor Deal

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

2. Special Council (Public Hearing) - April 18, 2006

MOVED by Councillor Capri
SECONDED by Councillor Ladner

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

3. Regular Council (City Services and Budgets) - April 20, 2006

MOVED by Councillor Ladner
SECONDED by Councillor Stevenson

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

4. Regular Council (Planning and Environment) - April 20, 2006

MOVED by Councillor Anton
SECONDED by Councillor Deal

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

5. Regular Council - May 2, 2006

MOVED by Councillor Stevenson
SECONDED by Councillor Ladner

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Councillor Lee
SECONDED by Councillor Capri

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Cadman

THAT Council adopt Administrative Reports A2, A4, A6 and A7, A9 to A13, A15, and Policy Report P2, on consent.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. City-Wide International Women's Day Celebration in 2007 (VanRIMS No. 01-2700-10)

On March 21, 2006, City Council postponed consideration of a motion on a City-wide celebration of International Women's Day in 2007 pending a memorandum back from the City Manager on options for the City's involvement in celebrating international events, such as the International Women's Day.

MOVED by Councillor Deal

WHEREAS International Women's Day has been celebrated annually on March 8 since 1909 to recognize women as makers of history and is an occasion marked by women's groups around the world, commemorated at the United Nations, and designated by many countries as a national holiday;

WHEREAS cities in Canada also recognize the important contributions of women to their communities and society as a whole;

WHEREAS the City of Vancouver is a city of celebration that honours the diversity of its citizenry through arts & cultural and recreational activities;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request staff to work with city partners including the School Board, Park Board, Library Board and Community Associations to recognize and celebrate women throughout the city on International Women's Day for the year 2007.

Postponed

POSTPONEMENT MOVED by Councillor Anton

THAT consideration of the motion be postponed pending the receipt of the staff report reviewing the City's involvement in international and other events and proposing a framework on event categories and type of support.

CARRIED
(Councillors Cadman, Deal, Louie and Stevenson opposed)

ADMINISTRATIVE REPORTS

1. Congress for the New Urbanism 2006 Charter Award March 21, 2006 (VanRIMS No. 01-5200-50)

MOVED by Councillor Louie

THAT the Administrative Report *Congress for the New Urbanism 2006 Charter Award*, dated March 21, 2006, be received for information.

CARRIED UNANIMOUSLY

2. **Campaign Financing Disclosure Statements for the November 19, 2005 General Local Election**
April 27, 2006 (VanRIMS No. 08-1000-01)

THAT the Administrative Report *Campaign Financing Disclosure Statements for the November 19, 2005 General Local Election*, dated April 27, 2006, be received for information.

ADOPTED ON CONSENT

3. **Water Conservation - Outdoor Water Saving Kits**
April 28, 2006 (VanRIMS No. 13-8000-50)

MOVED by Councillor Ladner

THAT Council approve a program to purchase and distribute subsidized outdoor water saving kits to Vancouver residents at an annual cost of \$3,000; source of the funds to be the 2006 Waterworks Operating Budget - Water Conservation Programs.

CARRIED UNANIMOUSLY

4. **Fleet Addition - Police Department Mounted Squad - Multi-Purpose Utility Vehicle**
April 20, 2006 (VanRIMS No. 03-2400-10)
 - A. THAT Council approve the allocation of \$12,000 from the Truck and Equipment Plant Account to fund the capital cost of a 6x4 Utility Vehicle for the Vancouver Police Department Mounted Squad.
 - B. THAT the capital costs be repaid to the Truck and Equipment Plant Account through annual charges of \$2,300 with funding to be provided by the existing 2006 Vancouver Police Department Operating Budget.
 - C. THAT the maintenance and operating costs of approximately \$1,700 be provided from the existing 2006 Vancouver Police Department Operating Budget.

ADOPTED ON CONSENT

5. **Amendment of Business Prohibition By-Law - Inhumane Rodeo Practices and Modernization of Language**
April 28, 2006 (VanRIMS No. 08-4000-11)

MOVED by Councillor Capri

- A. THAT Council approve amendments to the Business Prohibition By-law which prohibit competitions, exhibitions, performances, events or other situations where certain inhumane rodeo practices are performed and modernize the By-law's language.
- B. THAT Council authorize the Director of Legal Services to bring forward the appropriate by-law amendments to the Business Prohibition By-Law generally as set out in the draft by-law attached as Appendix A to the Administrative Report *Amendment of Business Prohibition By-Law - Inhumane Rodeo Practices and Modernization of Language*, dated April 28, 2006.

CARRIED UNANIMOUSLY

6. **2005 Annual Report on Council Remuneration and Expenses**
May 1, 2006 (VanRIMS No. 08-2200-01)

THAT the Administrative Report *2005 Annual Report on Council Remuneration and Expenses*, dated May 1, 2006, be received for information.

ADOPTED ON CONSENT

7. **Application for Payment-in-Lieu of Parking at 271 Union Street**
April 24, 2006 (VanRIMS No. 13-5500-10)

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of \$14,500 by Mr. Douglas R. Johnson for the waiver of 1 parking space required by Section 4.1.2 of the Parking By-law; and
- B. THAT the Director of Legal Services be requested to bring forward a By-law to amend Schedule A of the Parking By-law pursuant to Section 4.12.5 to effect this waiver.

ADOPTED ON CONSENT

8. **Community Garden Pilot Project**
April 24, 2006 (VanRIMS No. 13-4000-30)

MOVED by Councillor Ladner

- A. THAT Council allocate the Community Amenity Contribution of \$22,475 from the re-development of 1875 West 75th Avenue to a Greenways Project account to be used for the development of Community Gardens at three (3) specific

sites as identified in the Administrative Report *Community Garden Pilot Project*, dated April 24, 2006. (Source of the funding is allocation of funds approved for this purpose by Council on September 15, 2005.)

- B. THAT Council approve a community garden pilot project and *Draft Community Garden Operational Guidelines for Land other than City Parks* as described in Appendix A of the Administrative Report *Community Garden Pilot Project*, dated April 24, 2006.
- C. THAT the General Manager of Engineering Services, in consultation with the Director of Social Planning, be given standing authority to enter into community garden user agreements with the non-profit organizations selected to be part of the pilot project.

CARRIED UNANIMOUSLY

Councillor Ladner requested the guidelines include a statement that the City has the right to give 30-days notice to take the land back for civic purposes.

**9. Development Permit Board Member and Alternate Amendments
May 2, 2006 (VanRIMS No. 08-3000-11)**

- A. THAT Robert Jenkins, Assistant Director of Planning, be appointed, effective July 1, 2006, as an alternate to Larry Beasley, the Co-Director of Planning who is the regular Board member, acknowledging that Trish French, another Assistant Director of Planning, is already an alternate as is Ann McAfee, Co-Director of Planning, who will be retiring June 30, 2006.
- B. THAT Council amend Section 4 of the Development Permit Board and Advisory Panel By-law No. 5869 to remove the Co-Director of Planning from the list of voting members and replace this with the Director of Planning, who is the regular Board member, and correspondingly amend Section 8(c) to replace the Co-Director of Planning with the Director of Planning, who is the regular Board member;

FURTHER THAT Council amend Sections 4, 5(c), 8, 9 and 11(b) of the By-law to substitute the Co-Director of Development Services - Policy & Regulations in lieu of the Director of Development Services;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the amending by-law for enactment, with an effective date of July 1, 2006.

ADOPTED ON CONSENT

**10. Advance Real Property and Tax Penalty By-Laws
May 1, 2006 (VanRIMS No. 08-4000-11)**

- A. THAT City Council approve enactment of a new Advance Real Property Tax By-Law to:
- a) amend the definition of "net previous year's taxes" to exclude non-recurring charges
 - b) increase the threshold amount of net previous year's taxes from \$50 to \$100 for the determination of amount payable under this By-law
 - c) move "imposition of a penalty on unpaid taxes at advance due date" to the Tax Penalty By-Law; and
 - d) modernize the language of the By-law
- B. THAT City Council approve enactment of a new Tax Penalty By-Law to:
- a) consolidate penalties applicable to outstanding taxes due at any time of the year solely to this By-law; and
 - b) modernize the language of the By-law
- C. THAT the Director of Legal Services be authorized to prepare the necessary new By-laws, generally as set out in Appendices A and B of the Administrative Report *Advance Real Property and Tax Penalty By-laws*, dated May 1, 2006, to implement the changes as outlined in A and B above.

ADOPTED ON CONSENT

**11. Grant Request - World Planners Congress (Planning Institute of BC)
April 29, 2006 (VanRIMS No. 05-5000-10)**

THAT Council approve a grant of \$5,000 to the Planning Institute of BC for the World Planners Congress that is being held in Vancouver June 17-20, 2006; source of funds being the 2006 Operating Budget.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY

**12. Queen Elizabeth Theatre/Vancouver Playhouse Theatre - Acoustic Separation -
Award of Construction Contracts
May 3, 2006 (VanRIMS No. 02-4000-01)**

- A. THAT Council approve the increased project budget of \$5,920,000 for the Queen Elizabeth Theatre/Vancouver Playhouse Theatre Acoustic Separation project, source of funding to be:
- allocation of private funds raised for the Queen Elizabeth Redevelopment project in the amount of \$600,000;
 - reallocation of approved funding of \$60,000 to modify the Vancouver Playhouse loading dock;

- approved funding of \$3.5 million; and
- additional funding of \$ 1.76 million from the Civic Theatres Capital Reserve,

with interim financing as necessary to be provided from the Capital Facilities Fund on terms acceptable to the Director of Finance.

B. THAT contracts for Queen Elizabeth Theatre/Vancouver Playhouse Theatre Acoustic Separation be awarded to:

- Parkwood Construction Ltd. in the amount of \$4,129,645 plus GST; and
- Actes Environmental Ltd. for phase two of the abatement work in the amount of \$309,993 plus GST;

said contracts to be to the satisfaction of the Director of Legal Services.; and further no legal rights or obligations will be created or arise by Council's adoption of A and B above, unless or until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

13. Award of Contract for RFP # PS06036 - Service Request Mapping Services
May 1, 2006 (VanRIMS No. 03-1200-11)

- A. THAT, subject to the conditions set out in B, C, and D below, Council authorize a contract with AtFocus, Inc. to provide service request mapping services for the 311 Feasibility Study at the cost of \$186,000 plus applicable taxes, subject to a contract satisfactory to the Director of Legal Services, the City Manager, and the Manager, Materials Management, funding provided in the 2006 Operating Budget.
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement A above.
- C. THAT, all such legal documents be on terms and conditions satisfactory to the City Manager, Manager of Materials Management and the Director of Legal Services.
- D. THAT, no legal rights or obligations will be created by Council's adoption of A, B and C above unless and until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

**14. 2006 Property Taxation: Taxation Bylaws and Resolutions
May 5, 2006 (VanRIMS No. 05-4200-10)**

MOVED by Councillor Anton

- A. THAT Council approve the 2006 Rating Bylaw establishing the City's general purposes property tax rates.
- B. THAT Council approve the 2006 Rating Bylaw for the property tax requisition of the Greater Vancouver Regional District.
- C. THAT Council approve the resolutions attached as Appendix B to the Administrative Report *2006 Property Taxation: Taxation Bylaws and Resolutions*, dated May 5, 2006, adopting adjusted tax rates for the Provincial Schools, the B.C. Assessment Authority, the Municipal Finance Authority and the Greater Vancouver Transportation Authority levies, pursuant to the Vancouver Charter and the Averaging Bylaw No. 9266 adopted by Council on March 23, 2006.

CARRIED UNANIMOUSLY

**15. Councillor Kim Capri's Travel to Victoria, BC - May 15th, 2006
May 5, 2006 (VanRIMS No. 08-2200-20)**

THAT Council approve Councillor Kim Capri's trip to Victoria, BC on May 15, 2006 to attend meetings with Provincial Ministers at an estimated cost of \$360.00, source of funding to be the Councillor's 2006 travel budget.

ADOPTED ON CONSENT

**16. Replacement of Firehall No. 15 - Development Options
May 5, 2006 (VanRIMS No. 14-1000-01)**

Also before Council was a letter, dated May 16, 2006, from the General Manager, Vancouver Board of Parks and Recreation.

The Chair advised requests to speak on Administrative Report A16 have been received. Council agreed to refer consideration of the report to the Standing Committee on Planning and Environment meeting of May 18, 2006, to hear the speakers.

17. **Request by Councillor B.C. Lee to travel with Mayor Sullivan to Ottawa for Civic Business May 31 - June 1, 2006**
May 5, 2006 (VanRIMS No. 08-2200-20)

POSTPONEMENT MOVED by Councillor Louie

THAT consideration of Administrative Reports A17 and A18 be postponed to a Standing Committee meeting on Thursday, May 18 to allow the Mayor to submit a list of meetings the Councillors will be attending.

Withdrawn, with the consent of Council

MOVED by Councillor Anton

THAT Council authorize Councillor B.C. Lee to travel with Mayor Sullivan to Ottawa for civic business from May 31 to June 1, 2006 at an estimated cost of \$480.00, source of funding to be the Councillor's 2006 travel budget.

CARRIED
(Councillors Deal and Louie opposed)

18. **Request by Councillor Elizabeth Ball to travel with Mayor Sullivan to Ottawa for Civic Business June 4, 2006, after the FCM Conference in Montreal**
May 5, 2006 (VanRIMS No. 08-2200-20)

MOVED by Councillor Anton

THAT Council authorize Councillor Ball to travel with Mayor Sullivan to Ottawa for civic business June 4-5, 2006 at an estimated cost of \$255.00, the source of funding to be the Councillor's 2006 travel budget

CARRIED
(Councillors Deal and Louie opposed)

ACKNOWLEDGEMENT - 2006 STREET BANNER PROGRAM

The Mayor acknowledged the Summer Street Banner Program and the unveiling of the 2006 Banners. The Street Decoration Committee and the artist, Rudy Kovach, were recognized for their contributions.

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The Council recessed at 4:15 p.m. and, following a reception in the foyer, reconvened at 4:40 p.m. with all Councillors present.

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POLICY REPORTS

1. **The Implications of Repealing the Highway Oriented Retail (HOR) Policies and Guidelines: Marine Drive Industrial Area**
May 1, 2006 (VanRIMS No. 11-2000-30)

MOVED by Councillor Ladner

THAT Council receive the Policy Report *The Implications of Repealing the Highway Oriented Retail (HOR) Policies and Guidelines: Marine Drive Industrial Area*, dated May 1, 2006, and refer it to a future meeting of Council to hear from the public; and

FURTHER THAT staff meet with residents, business and property owners in advance of the meeting with Council to answer questions regarding the options included in the Policy Report.

CARRIED UNANIMOUSLY

2. **Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments**
May 1, 2006 (VanRIMS No. 11-3600-03)

- A. THAT the Director of City Plans be instructed to make application to amend the Zoning and Development By-law No. 3575 by deleting and amending non-industrial uses in the I-2 and M-2 Industrial District Schedules and by amending Section 2, generally in accordance with Appendix A of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments*, dated May 1, 2006, and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with Appendix A of the Policy Report, for consideration at the Public Hearing;

- B. THAT, following referral of the application to Public Hearing and prior to its approval, the Director of Development Services and the Director of Current Planning be instructed to report to Council any development applications for sites in the I-2 and M-2 Industrial District Schedules which are not in accordance with the proposed amended I-2 or M-2 schedules, for possible withholding pursuant to Section 570 of the Vancouver Charter.

- C. THAT, subject to approval of the by-law to amend the I-2 and M-2 Industrial District Schedules following Public Hearing, the by-law be accompanied at the time of enactment by:

- (1) amendments to "Bingo Hall Guidelines", "Casino - Class 1 Guidelines", and "Church Guidelines" containing revised policies for Bingo Halls, Casinos - Class 1, and Churches, generally in accordance with Appendix B of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2*

Industrial Zones - Proposed Policy and Zoning By-law Amendments, dated May 1, 2006;

- (2) new "Policies and Guidelines for Non-Industrial Conditional Uses (I-2 and M-2)" to allow for:
 - Consideration of rezoning applications to regularize or redevelop existing non-industrial conditional uses made legally non-conforming under the Zoning By-law amendments proposed for the I-2 and M-2 zoning schedules in Appendix A and generally in accordance with Appendix C of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments, dated May 1, 2006;* and
 - Consideration of rezoning applications to permit certain non-industrial uses in designated areas in the city, generally in accordance with Appendix C of the Policy Report.
- (3) amendments to "Grandview Boundary Industrial Area Plan" and "Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines", to revise the policies and guidelines for the Grandview Boundary Industrial Area, to be amended by resolution of Council, generally in accordance with Appendix D of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments, dated May 1, 2006.*

- D. THAT, subject to approval of the by-law to amend the I-2 and M-2 Industrial District Schedules following Public Hearing; and

FURTHERMORE, subject to Council's decision on the policies which allow large format retail uses in the Marine Drive Industrial Area, the by-law be accompanied at the time of enactment by:

- (4) repealing the "I-2 Conditional Institutional, Cultural and Recreational Uses Policies and Guidelines: Marine Drive Industrial Area"; and
- (5) amendments to the Highway Oriented Retail (HOR) Rezoning Policies and Guidelines: Marine Drive Industrial Area to change the area's name from Highway Oriented Retail (HOR) to Large Format Area (LFA) and to incorporate policies and guidelines for the institutional, cultural and recreational uses, generally in accordance with Appendix E of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments, dated May 1, 2006.*

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 Ladner
SECONDED by Councillor Capri

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Capri

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

CARRIED UNANIMOUSLY

1. A By-law to amend the DD ODP By-law (re 101 and 149 West Hastings Street and 150 West Cordova Street) (By-law No. 9274)
(Councillor Chow ineligible to vote.)
2. A By-law to amend the Zoning and Development By-law (re 101 and 149 West Hastings Street and 150 West Cordova Street) (By-law No. 9275)
(Councillor Chow ineligible to vote.)
3. A By-law to amend the Sign By-law (re 101 and 149 West Hastings Street and 150 West Cordova Street) (By-law No. 9276)
(Councillor Chow ineligible to vote.)
4. A By-law to amend the Parking By-law (re Woodward's site) (By-law No. 9277)
5. A By-law to amend the Business Premises Regulation of Hours By-law (re liquor premises and modernization) (By-law No. 9278)
6. A By-law to amend the License By-law (re extended hours liquor establishment acoustical regulations and fees) (By-law No. 9279)

7. **A By-law to amend the Noise Control By-law (re extended hours liquor establishments) (By-law No. 9280)**
8. **A By-law to amend CD-1 By-law No. 7879 (re 2111 West 11th Avenue) (By-law No. 9281)**
(Councillor Louie ineligible to vote.)
9. **A By-law to amend CD-1 By-law No. 4472 (re ICORD setbacks) (By-law No. 9282)**
(Councillor Louie ineligible to vote.)
10. **Advance Real Property Tax By-law (By-law No. 9283)**
11. **Tax Penalty By-law (By-law No. 9284)**
12. **2006 Rating By-law (re General Purpose Taxes) (By-law No. 9285)**
13. **2006 Rating By-law (re Greater Vancouver Regional District) (By-law No. 9286)**
14. **Noise Control By-law (re Hillcrest Park and Nat Bailey Stadium Park) (By-law No. 9287)**
15. **A By-law to amend the Business Prohibition By-law (re inhumane practices and modernization) (By-law No. 9288)**
16. **A By-law to create a CD-1 Zone (re 5455 Fraser Street) (By-law No. 9289)**
(Councillor Louie ineligible to vote.)
17. **Subdivision By-law No. 5208 (re 5455 Fraser Street) (By-law No. 9290)**
(Councillor Louie ineligible to vote.)

MOTIONS

A. Administrative Motions

1. **Form of Development - 5455 Fraser Street (Mountain View Cemetery)**
(VanRIMS No. 11-3600-01)

MOVED by Councillor Louie

SECONDED by Councillor Deal

THAT the form of development for the CD-1 zoned site known as 5455 Fraser Street - Mountain View Cemetery be approved generally as illustrated in Development Application No. 409733 prepared by Birmingham and Wood Architects and Planners, and stamped "Received, City of Vancouver Planning Department, March 28, 2006", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CARRIED UNANIMOUSLY

2. Tax Levies for Provincial Schools (VanRIMS No.05-4200-10)

MOVED by Councillor Deal
SECONDED by Councillor Capri

THAT WHEREAS pursuant to Section 119(3) of the *School Act*, the Surveyor of Taxes for the Province of British Columbia in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver;

AND WHEREAS on April 27, 2006 by Orders-in-Council No. 288 and No. 289, the Lieutenant-Governor in Council levied the following tax rates on Class 1 - Residential and Class 6 - business and other:

Class 1 - residential	2.0353
Class 6 - business and other	9.2000

being dollars of tax for each one thousand dollars of taxable value, for the 2006 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver would raise the following sums:

Class 1 - residential	\$ 182,495,524
Class 6 - business and other	\$159,342,730

AND WHEREAS on March 23, 2006, pursuant to provisions of the *Vancouver Charter*, Council approved Bylaw 9266 which authorized adjustment of the net taxable value of land in Class 1 - residential and Class 6 - business and other, within the City of Vancouver;

AND WHEREAS the net taxable value and the adjusted taxable value pursuant to the Council by-law of March 23, 2006, of land in the above-noted Classes subject to taxation under the *School Act* for the year 2006 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 - residential	\$ 89,665,171,922	\$ 80,446,140,074
Class 6 - business & other	17,319,862,000	15,983,110,951

AND WHEREAS Council is obliged to vary the rate set by the Lieutenant-Governor in Council in order to produce the same amount of revenue that would have been raised if the net taxable value of the specified land had not been adjusted;

NOW THEREFORE BE IT RESOLVED THAT, in the case of Class 1 - residential, the rate of 2.26854 is hereby substituted for the rate of 2.0353; and in the case of Class 6 - business and other, the rate of 9.96944 is substituted for the rate of 9.20000 for taxation pursuant to the *School Act* within the City of Vancouver for the 2006 taxation year.

CARRIED UNANIMOUSLY

3. Tax Levies for British Columbia Assessment Authority (VanRIMS No. 05-4200-10)

MOVED by Councillor Capri
SECONDED by Councillor Deal

THAT WHEREAS pursuant to Section 17(2) of the *Assessment Authority Act*, the British Columbia Assessment Authority in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property that is taxable for school purposes only by special act);

AND WHEREAS on March 9, 2006, the Authority, levied the following tax rates on Class 1 - residential and Class 6 - business and other:

Class 1 - residential	0.0816
Class 6 - business and other	0.2647

being dollars of tax for each one thousand dollars of taxable value, for the 2006 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 - residential	\$ 7,316,613
Class 6 - business and other	\$ 4,566,044

AND WHEREAS on March 23, 2006, pursuant to provisions of the *Vancouver Charter*, Council approved Bylaw 9266 which authorized adjustment of the net taxable value of land in Class 1 - residential and Class 6 - business and other, within the City of Vancouver;

AND WHEREAS the net taxable value and the adjusted taxable value pursuant to the Council by-law of March 23, 2006, of land in the above-noted Classes subject to taxation under the *British Columbia Assessment Authority Act* for the year 2006 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 - residential	\$ 89,664,373,422	\$ 80,445,341,574
Class 6 - business & other	17,249,884,200	15,917,790,484

AND WHEREAS Council is obliged to vary the rate set by the British Columbia Assessment Authority in order to produce the same amount of revenue that would have been raised if the net taxable value of the specified land had not been adjusted;

NOW THEREFORE BE IT RESOLVED THAT, in the case of Class 1 - residential, the rate of 0.09095 is hereby substituted for the rate of 0.08160; and in the case of Class 6 - business and other, the rate of 0.28685 is substituted for the rate of 0.26470 for taxation pursuant to the *Assessment Authority Act* within the City of Vancouver for the 2006 taxation year.

CARRIED UNANIMOUSLY

4. Tax Levies for Municipal Finance Authority of British Columbia
(VanRIMS No. 05-4200-10)

MOVED by Councillor Capri
SECONDED by Councillor Deal

THAT WHEREAS pursuant to Section 17 and 18 of the *Municipal Finance Authority Act*, the Municipal Finance Authority of BC in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property that is taxable for school purposes only by special act);

AND WHEREAS on March 30, 2006, the Authority, with the approval of the Lieutenant-Governor in Council, levied the following tax rates on Class 1 - residential and Class 6 - business and other:

Class 1 - residential	0.00030
Class 6 - business and other	0.00010

being dollars of tax for each one thousand dollars of taxable value, for the 2006 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 - residential	\$ 26,899
Class 6 - business and other	\$ 1,725

AND WHEREAS on March 23, 2006, pursuant to provisions of the *Vancouver Charter*, Council approved Bylaw 9266 which authorized adjustment of the net taxable value of land in Class 1 - residential and Class 6 - business and other, within the City of Vancouver;

AND WHEREAS the net taxable value and the adjusted taxable value pursuant to the Council by-law of March 23, 2006, of land in the above-noted Classes subject to taxation under the *Municipal Finance Authority Act* for the year 2006 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 - residential	\$ 89,664,373,422	\$ 80,445,341,574
Class 6 - business & other	17,249,884,200	15,917,790,484

AND WHEREAS Council is obliged to vary the rate set by the Municipal Finance Authority in order to produce the same amount of revenue that would have been raised if the net taxable value of the specified land had not been adjusted;

NOW THEREFORE BE IT RESOLVED THAT, in the case of Class 1 - residential, the rate of 0.00033 is hereby substituted for the rate of 0.00030; and in the case of Class 6 - business and other, the rate of 0.00011 is substituted for the rate of 0.00010 for taxation pursuant to the *Municipal Finance Authority Act* within the City of Vancouver for the 2006 taxation year.

CARRIED UNANIMOUSLY

5. Tax Levies for Greater Vancouver Transportation Authority
(VanRIMS No. 05-4200-10)

MOVED by Councillor Capri
SECONDED by Councillor Deal

THAT WHEREAS pursuant to Section 25(9) of the *Greater Vancouver Transportation Act*, the Greater Vancouver Transportation Authority in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property that is taxable for school purposes only by special act);

AND WHEREAS, on March 6, 2006, the Authority levied the following tax rates on Class 1 - residential and Class 6 - business and other:

Class 1 - residential	0.46880
Class 6 - business and other	2.11010

being dollars of tax for each one thousand dollars of taxable value, for the 2006 taxation year, which when applied to the net taxable value of all land and improvements in the respective classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 - residential	\$ 42,034,658
Class 6 - business and other	\$ 36,398,981

AND WHEREAS on March 23, 2006, pursuant to provisions of the *Vancouver Charter*, Council approved Bylaw 9266 which authorized adjustment of the net taxable value of land in Class 1 - residential and Class 6 - business and other, within the City of Vancouver;

AND WHEREAS the net taxable value and the adjusted taxable value pursuant to the Council by-law of March 23, 2006, of land in the above-noted Classes subject to taxation under the *Greater Vancouver Transportation Act* for the year 2006 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 - residential	\$ 89,664,373,422	\$ 80,445,341,574
Class 6 - business & other	17,249,884,200	15,917,790,484

AND WHEREAS Council is obliged to vary the rate set by the Greater Vancouver Transportation Authority in order to produce the same amount of revenue that would have been raised if the net taxable value of the specified land had not been adjusted;

NOW THEREFORE BE IT RESOLVED THAT, in the case of Class 1 - residential, the rate of 0.52252 is hereby substituted for the rate of 0.46880; and in the case of Class 6 - business and other, the rate of 2.28669 is substituted for the rate of 2.11010 for taxation pursuant to the *Greater Vancouver Transportation Act* within the City of Vancouver for the 2006 taxation year.

CARRIED UNANIMOUSLY

B. Motions on Notice

1. Harm Reduction (VanRIMS No. 11-2200-01)

MOVED by Councillor Stevenson
SECONDED by Councillor Louie

WHEREAS:

1. Mayor Sam Sullivan has indicated he is working on proposals to introduce a widespread prescription heroin maintenance program in Vancouver as a solution to the twin problems of poverty and addiction; and
2. the NAOMI trials intended to test this approach in Vancouver are still in the early stages; and
3. Insite, the supervised injection site opened as part of the City's Four Pillars Strategy, is operating under a federal legal exemption which expires in September; and
4. full public engagement and consultation has been crucial to the success of the Four Pillars Strategy, which is the foundation of the City's policy;

THEREFORE BE IT RESOLVED that Council ask Mayor Sullivan to submit a written outline of his heroin maintenance proposal to city staff for evaluation; and

BE IT FINALLY RESOLVED that this evaluation be included in a full assessment of progress on all aspects of the Four Pillars Strategy by June 30, 2006 to ensure Council has the time to take any necessary actions before expiry of the Insite legal exemption.

LOST

(Councillors Anton, Cadman, Capri, Ladner, Lee, and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

1. Vancouver Police Department Budget (VanRIMS No. 05-1000-30)

Councillor Capri referred to a letter from the Vancouver Police Department advising of the possibility of the Criminal Investigation Fund being over budget by the end of 2006. She enquired on where the funding would come from to cover this.

The City Manager explained the steps the City would take to address any budget shortfall.

2. Closure of Granville Street to Buses and Taxicabs (VanRIMS No. 13-1400-22)

Councillor Deal referred to the closure of Granville Street to buses and taxicabs and noted that taxis were able to share Granville Mall with buses. She requested staff to provide a memorandum on the feasibility of allowing taxicabs to share bus lanes on the side streets.

3. Affordable Housing in the Downtown Eastside (VanRIMS No. 11-2200-21)

Councillor Deal referred to recent articles and reports on the loss of affordable housing stock in the Downtown Eastside area, and enquired what the City was doing about the situation.

The City Manager advised staff will be providing a very thorough review on the issue of affordable housing in a series of briefings which have been scheduled for Council within the next few weeks.

The Council adjourned at 5:30 p.m.

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