



City of Vancouver *Zoning and Development By-law*

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CD-1 (68)

*54th Avenue and Kerr Street
(Champlain Heights)*

By-law No. 4550

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

Effective April 20, 1971

(Amended up to and including By-law No. 4901, dated September 23, 1975)

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

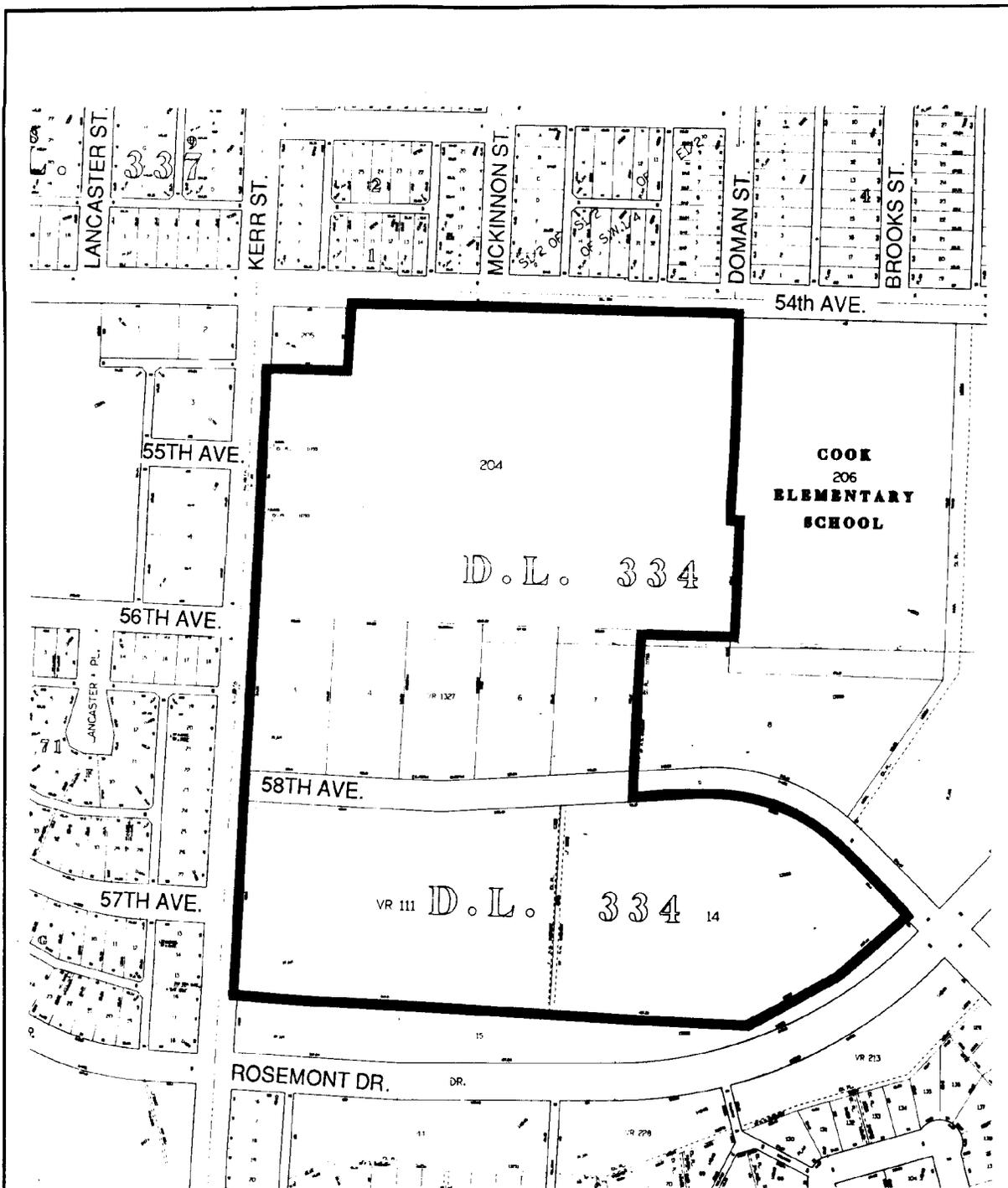
- 2 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

apartments (both garden and high rise),
town houses,
senior citizens' and public housing,
personal care home,
commercial uses including retail,
service and entertainment establishments,
gasoline service stations,
public parks,
church and related school, and
ancillary uses to the foregoing;

subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter. [4608;72 03 07] [4901; 75 09 23]

- 3 *[Section 3 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

NOTE: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4550 or provides an explanatory note.



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4550

CD-1 (68) 54th Ave. & Kerr St. (Champlain Heights)	date prepared: July 1992	
	sectional(s): V-22,23	
City of Vancouver Planning Department	scale: 1:4000	

- 6(A) Lands lying on the East Side of Kerr Street, South of 54th Avenue, i.e. for a distance of approximately 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue.

An application was received from the Director of Planning requesting the rezoning of lands lying on the East Side of Kerr Street South of 54th Avenue, i.e. for a distance of approximately 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application has been approved by the Technical Planning Board subject to the uses being restricted to apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses including retail, service and entertainment parks and ancillary uses to the foregoing: subject to such conditions as Council may be resolution prescribe pursuant to section 565 (f) of the Vancouver Charter.

The application has also been approved by the Town Planning Commission.

- 6(B) Irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the east by Boundary Road and partially on the west by Tyne Street

An application was also received from the Director of Planning to rezone irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the east by Boundary Road and partially on the west by Tyne Street.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

. . . Cont'd.

The application was approved by the Technical Planning Board subject to the uses being restricted to town houses (both private and public housing), public parks, and ancillary uses to the foregoing: subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.

The application was also approved by the Town Planning Commission.

Council heard representations from Mrs. R. Coburn of 6987 Tyne Street representing the Killarney Fraserview Area Council. Mrs. Coburn submitted a written brief which requested a Council deferment of these two area's rezoning to provide time for the present residents of the area to make submissions to Council.

MOVED by Alderman Wilson,

THAT the Public Hearing be continued on Tuesday, April 21, at 2:00 p.m. and that this application be referred to that adjourned Public Hearing.

- CARRIED

MOVED by Alderman Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Wilson,

SECONDED by Alderman Adams,

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

- CARRIED

PUBLIC HEARING: REZONING MATTERS (cont'd)

A. Rezoning of Properties in South East Sector

- (i) Lands lying on the East side of Kerr Street, South of 54th Avenue, i.e. for a distance of approximately 1,650 feet East of Kerr Street and approximately 1,900 feet South of 54th Avenue.
- (ii) Irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the East by Boundary Road and partially on the West by Tyne Street.

The Council considered applications for rezoning from RS-1 One-Family Dwelling Districts to CD-1 Comprehensive Development Districts of the aforementioned lands, on which a Public Hearing was held on April 9th, with instructions at that time the Hearing be continued today.

The applications were approved by the Technical Planning Board, subject to certain conditions. Approval was given also by the Town Planning Commission. Detailed reports on these applications were noted.

A communication was received from Mr. Adolf Kellner, 7285 Kerr Street, referring to garden site apartment 9 and enquiring if a row of single family homes could be placed in front of the apartments proposed, to act as a buffer.

Mrs. Coburn, Captain Cook representative to the Frasersview-Killarney Area Council, appeared expressing concern regarding single family dwellings plan for Tyne Street and requesting such dwellings be continued right through to 54th Avenue or alternatively, there be a landscaped setback in front of the town houses or a landscaped buffer zone facing Tyne Street.

Further, the request is made that in undetermined sections no more subsidized housing development be scheduled.

Draft by-laws in connection with this whole matter were submitted.

After due consideration it was,

MOVED by Ald. Wilson,

THAT the applications to rezone the areas of land shown on the draft by-laws together with the uses that may be permitted within the area and set out in the draft by-laws be approved.

(amended)

MOVED by Ald. Hardwick, in Amendment,
THAT the following words be added to the motion of Alderman
Wilson:

'FURTHER THAT in submitting proposals to Council, there shall be as a condition of sale, a requirement of charging, where applicable, a rental inclusive of parking'.

- CARRIED

The motion as amended and reading as follows was put and
- CARRIED

"THAT the applications to rezone the areas of land shown on the draft by-laws together with the uses that may be permitted within the area and set out in the draft by-laws be approved;

FURTHER THAT in submitting proposals to Council, there shall be as a condition of sale, a requirement of charging, where applicable, a rental inclusive of parking."

68- S.E. corner of 54th & Kerr

Zoning Planner
all

no conditions

(RZ.54.10)

CITY PLANNING DEPARTMENT

BY-LAW NO. 4550

APR 26 1971

No. S 1888
VANCOUVER, B.C.

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 Z135B annexed to this By-law and marked as Schedule "D" hereto and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are: apartments (both garden and high rise), town houses, senior citizens' and public housing, ^{personal care home} commercial uses including retail, service and entertainment establishments, gasoline service stations, public parks, ^{church & related school} and ancillary uses to the foregoing; subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter. PL 4608
PL 4901

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 20th day of April 1971.

This By-law received:

1st Reading - April 20th, 1971
2nd Reading - April 20th, 1971
3rd Reading - April 20th, 1971

(sgd.) A. Phillips
DEPUTY MAYOR

(sgd.) R. Thompson

(sgd.) R. Thompson
CITY CLERK

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 20th day of April, 1971, and numbered 4550.

CITY CLERK.

BY-LAW NO 4608

A By-law to amend By-law No. 4550,
being a zoning By-law

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

1. Section 2 of By-law No. 4550 is amended by inserting the words "personal care home" immediately after "housing" in the fifth line.
2. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 7th day of March, 1972.


Mayor


City Clerk

depth of the rear yard may be determined by the width of that portion of the lane lying between the rear of the site and the ...

Re Champlain Heights
Open Bible Chapel

BY-LAW NO. 4201

**A By-law to Amend By-law No. 4550,
being a zoning by-law**

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

1. Section 2 of By-law No. 4550, as amended by By-law No. 4608, is further amended to read as follows: "church and related chapel" shall mean any building or structure used for religious purposes and shall include "public parks" in the 7th zone district.
2. This By-law shall have full force and effect on and after the date of its passing.

DONE AND PASSED in open Council on the 15th day of September, 1955.





MANAGER'S REPORT

SUPPORTS ITEM NO. 3
PLANNING & DEVELOPMENT
AGENDA - AUGUST 26, 1982

DATE 18th August 1982

TO: Standing Committee on Planning and Development

SUBJECT: Development Proposal: City-Owned Lands at 58th and Kerr Street

CLASSIFICATION: RECOMMENDATION

The City's Development Consultant reports as follows:

" Purpose

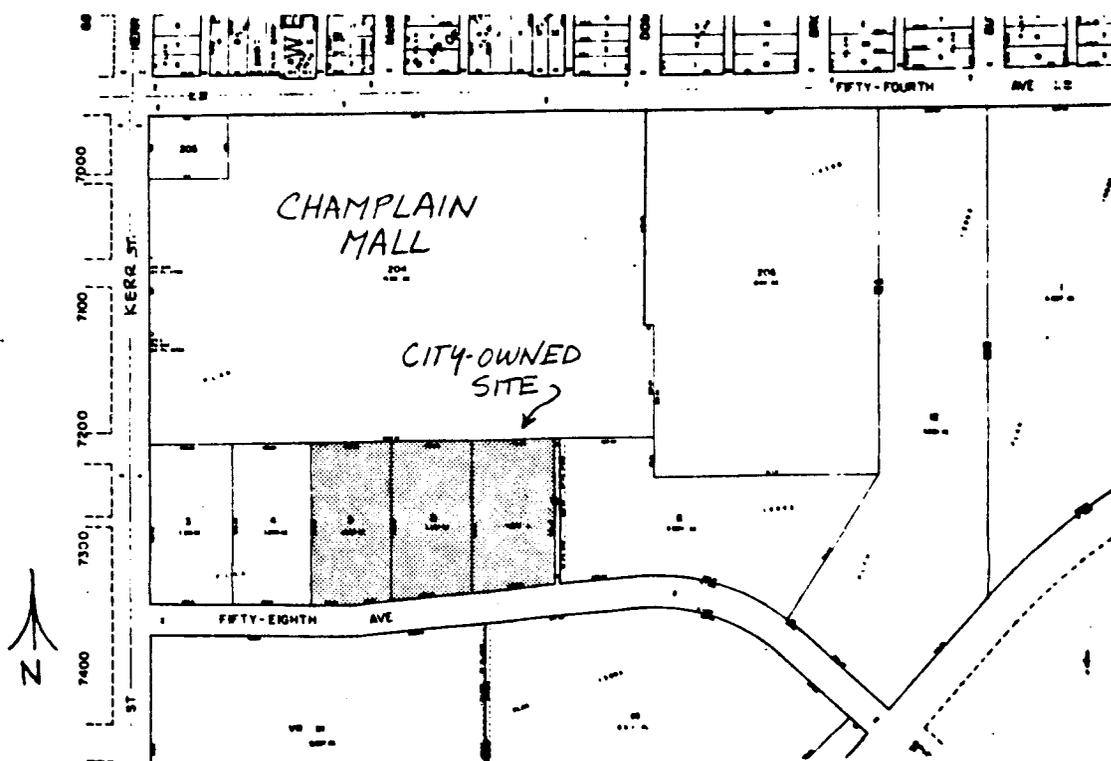
The purpose of this report is to outline two alternative development proposals and recommend revised conditions of development for the 3.8 acre City-owned, CD-1 zoned site on 58th Avenue, east of Kerr Street. A subsequent report dealing with marketing and sponsor selection will be presented to Council in the near future.

Introduction

Council, on December 15th 1981, identified this site as one of three priority one sites for housing development. On February 2nd 1982, Council appointed Moodie Consultants Ltd. as project manager to co-ordinate the planning and development of these three sites, (58th/Kerr, Tyne/Arlington and West Precinct). The policy guidelines established by Council for the development of the 58th and Kerr Street site specified that the non-market housing was to be primarily for families, the mix was to be 2/3 non-market and 1/3 market housing, and the densities were to reflect the scale of existing development in the surrounding community. The recommendations of this report are consistent with those guidelines.

Background

The subject site is within Area 'A' of Champlain Heights. The surrounding land uses include Champlain Mall Shopping Centre to the north, Southview Lodge (a seniors projects operated by the Salvation Army) to the west, Highgate (a strata title townhouse project) to the south and Champlain Place (a non-market rental project) to the east.



In May 1968, Council approved an overall development plan for the S.E. Sector of the City. As a part of that process, an area bounded by 54th, Tyne, Kerr and a line approximately 150' south of Rosemount was zoned CD-1. For each site within that zone, Council passed, by resolution, a set of specific conditions of development. Within the area, permitted uses include high-rise apartments, apartments (garden and low-rise), townhouses, senior citizens housing, public housing, public parks and commercial uses. In August 1975, in response to a development proposal by the Open Bible Chapel Society, 'personal care home' was added as a permitted use, however, the Society was unable to undertake their proposed development and in 1978 withdrew.

In 1979, Council approved a revised development concept which included using a portion of the site to facilitate expansion of the Champlain Mall with the balance of the site being designated for townhouses. As the owners of the mall were not prepared to pursue this option, it is no longer being considered.

The concept at this time is based upon residential uses only, as approved by Council on December 15th 1981.

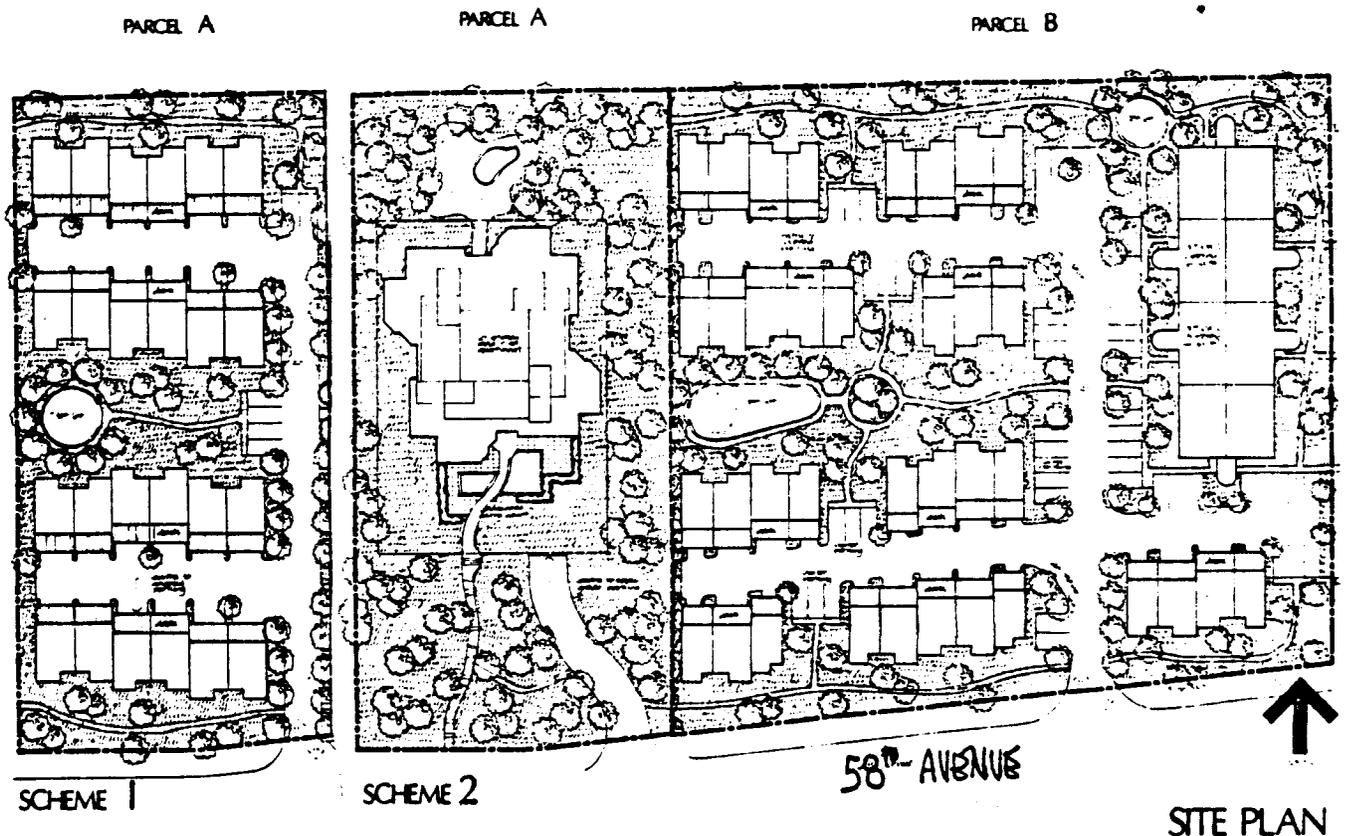
Planning Process

Following Council's resolution of February 2nd 1982, R.E. Hulbert Architects were retained to assist in the analysis of the most appropriate form of development for the site and in the preparation of draft conditions of development, design guidelines and an example land use plan that would fulfill the policy guidelines established by Council. R.E. Hulbert's report on the site is available from Moodie Consultants.

The planning process consisted of detailed site analysis, preparation of alternative land use concepts, drafting of specific conditions of development and design guidelines, and consultation with the various City Departments. In addition, adjacent residents were contacted and two evening meetings were held in the community to review the site and the surrounding land uses and to discuss various development alternatives.

Development Proposals

The development proposals for this site fit within the existing subdivision - Parcel A is lot 5 and Parcel B includes lots 6 and 7. Parcel B comprises 1.0 ha (2.5 acres) and is proposed for a 60 unit non-market townhouse/apartment project. Parcel A comprises 0.52 ha (1.3 acres) and is proposed for either a 76 unit market high-rise apartment or a 24 unit market townhouse project as shown below.



The non-market housing on Parcel B is designed primarily as a family project in compliance with C.M.H.C. non-market guidelines. The density is approximately 24 units per acre. All units are ground-oriented.

On Parcel A, the townhouse option allows for 24 ground-oriented townhouse units at a density of 18.5 u.p.a. The high-rise option provides for up to 76 units in a 10-storey building. It is worth noting that this would be consistent with the existing zoning and the 'earlier' plans for this site which proposed high-rise buildings. There are a number of site specific features which indicate a good high-rise development opportunity exists on this parcel. Due to surrounding land uses and orientation, problems from overviews and overshadowing from the high-rise should not be significant. In addition, the requirements to set a tower back from 58th and to preserve the existing trees will minimize the impact on the developments south of 58th. A tower would not block any views and would provide excellent viewpoints from its upper floors and it would provide a visual focal point for the area. Finally, it would provide a type of residential accommodation that is not available in this area.

The advantage of the townhouse option is that it is a form of development that is consistent with the existing development in the neighbourhood. Both options were presented to the community - their response is outlined in the following section. From a marketing perspective, retention of the two options gives us maximum flexibility in that we can market the site based on either alternative.

Both of these proposals (high-rise or townhouse) comply with the existing CD-1 By-law. However, to ensure a high quality of development, revised conditions of development and design guidelines have been prepared by the architects in consultation with the adjacent residents and City staff. These require adoption by resolution of Council. The revised specific conditions of development and design guidelines recommended to Council are attached as Appendix A.

Public Process

As a part of the planning process, we have circulated material in the neighbourhood, and attended two meetings in the community. At these meetings we have worked with the area residents to prepare development proposals that satisfy their concerns. The input of the local residents has been helpful and the conditions of development and design guidelines have been written to reflect many of their concerns, e.g. the interface between the proposed project and the existing residential developments.

It should be noted that, while there were some concerns expressed about the high-rise option, there was also support for the concept. In order to ensure that there was a broad understanding of the proposal, copies of this report have been circulated to the neighbouring residents and property owners. Based upon the input from the public meetings, we believe that an appropriately designed high-rise would be an acceptable alternative to the townhouse proposal. As both options have positive features, and, in order to provide some flexibility in the marketing program, we are recommending approval of both options.

During our discussions, some residents of the 'Highgate' market townhouse development expressed concern about additional non-market housing in their area. In brief, they feel that non-market housing projects have a negative effect on a neighbourhood and may result in reduced property values. In addition, they have stated that they have more than their share of non-market units. While we respect the comments of the residents and agreed to present them in our report, it is our opinion that properly designed and operated non-market projects do not need to have a negative impact. Over the years, revisions to the non-market housing programs have resulted in improved developments with reasonably diverse socio-economic composition. The City's experience in Champlain Heights and False Creek, we feel, provides evidence that this much needed non-market housing can fit into a community in a compatible manner. We believe the additional units that are proposed will not significantly alter the existing situation and should not have a detrimental impact.

Program

Subject to Council's approval of this report, we will proceed as follows:

With respect to the market site (Parcel A) we will continue to work on an innovative market housing development program that is presently being reviewed by builders, lenders and staff. This program seeks to work with new approaches to market housing, taking into account the current market. When refined, proposals will be presented to Council for their consideration.

With respect to the non-market portion of the site (Parcel B), we have been successful in obtaining a sponsor with a 1982 C.M.H.C. 'unit allocation' which could permit construction to commence this year. Details of the lease terms and conditions and the land value are currently under discussion and, when resolved, they will be presented to Council for consideration.

Conclusion

This report recommends that Council adopt by resolution a revised set of design guidelines and specific conditions of development to augment the existing CD-1 zoning. These conditions and guidelines would supercede existing conditions and would allow the development of a 60 unit non-market townhouse/apartment project and either a maximum of 76 market high-rise apartment units or a maximum of 24 market townhouse units.

Recommendation

The City's Development Consultant recommends:

THAT Council adopt, by resolution, the revised specific conditions of development and design guidelines attached as Appendix A for the City-owned site at 58th Avenue and Kerr Street - Lots 5, 6 and 7, D.L. 334, Plan 13933."

The City Manager RECOMMENDS that the recommendation of the City's Development Consultant be approved.

(NOTE: Appendix "A" distributed to Council members only.
Copy on file in the City Clerk's Office and the
Development Consultant's Office.)

#68

CITY-OWNED LANDS AT 58th & KERR

CONDITIONS OF DEVELOPMENT AND DESIGN GUIDELINES

(Adopted by City Council September 14, 1982)

The attached package was prepared by R.E. Hulbert and Partners and Jim Moodie Consultants for the City of Vancouver Planning Department.

It is to be used by applicants for development permits with respect to the City-owned site at 58th Avenue and Kerr Street. The site is divided into two parcels. Parcel A, designated for market housing, has two possible development options - townhouses and high-rise apartments. Separate conditions of development and design guidelines are specified for each of the two options.

Parcel B, designated for non-market housing, involves a maximum of 60 units of ground oriented townhouses. Specific conditions of development and design guidelines are provided for this Parcel.

This package was adopted by resolution of Council on September 14, 1982.

City of Vancouver
Planning Department
October 1982

3175 - 3201 East 58th Ave.

**58TH AVENUE AND KERR STREET -
SPECIFIC CONDITIONS OF DEVELOPMENT AND DESIGN GUIDELINES**

Specific Conditions of Development

Summary Table:

CONDITIONS	PARCEL A		PARCEL B	
	SCHEME 1	SCHEME 2		
USE	townhouses	high-rise apartments	all townhouses or townhouses with maximum 40% apartments	
SITE AREA	.526 Hectares (1.3 acres)	.526 Hectares (1.3 acres)	1.01 Hectares (2.5 acres)	
DENSITY (Max.)	24 units (Max) (18.5 upa)	76 units (Max.) (58.5 upa)	60 units (Max) (24 upa)	
FLOOR SPACE RATIO	.65 (max.)	1.35 (max.)	.60 (max.)	
COVERAGE	BUILDINGS	40% (max.)	20% (max.)	40% (max.)
	ROADS AND PARKING	25% (max.)	15% (max.)	30% (max.)
	OPEN SPACE	40% (min.)	65% (min.)	35% (min.)
BUILDING HEIGHTS	10 metres (33 feet)	36.5 metres (120 feet)	10 metres (33 feet)	
PARKING	2/unit	1.75/unit underground *	1.75/unit	

NOTE:

- Definitions and methods of measurement are in accordance with the provisions of the City of Vancouver Zoning and Development By-Law. By-Law. Where appropriate, the RT-3 section is the reference.

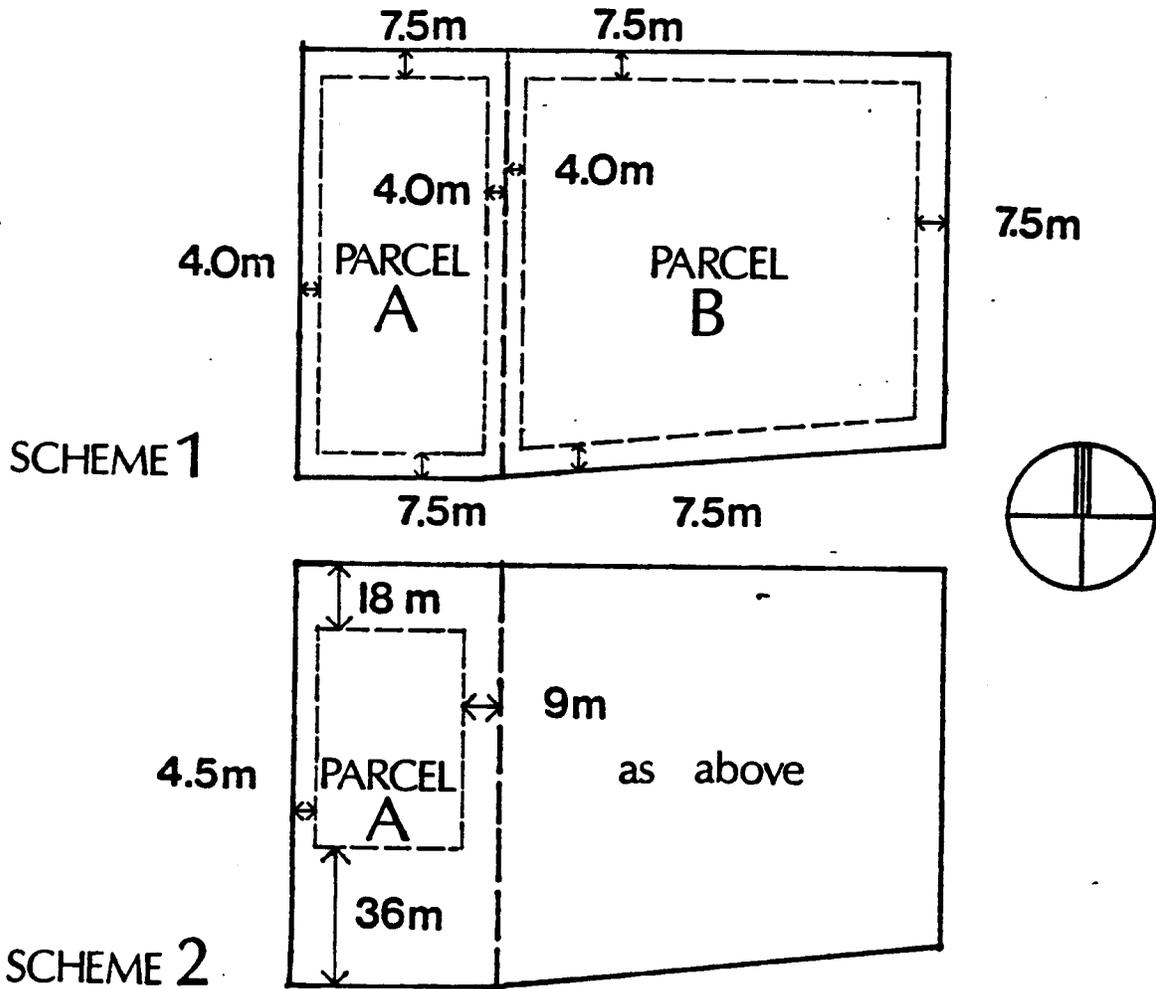
- Open space does not include roads or parking.

* Relaxation may be granted to allow a small amount of surface visitor parking subject to the approval of the Director of Planning.

Specific Conditions of Development

b) Building Setbacks

- Setbacks on the subject properties are described in the accompanying diagram:



Specific Conditions of Development

b) Building Setbacks (Continued)

- Adequate setbacks are required between the various elements - e.g. buildings, driving aisles, garage faces, parking stalls, entrance doors.

c) Private Outdoor Space

- Primary exterior screened areas are to be a minimum of 10 m² with no dimension within said area less than 2.5 m.

d) Emergency Access

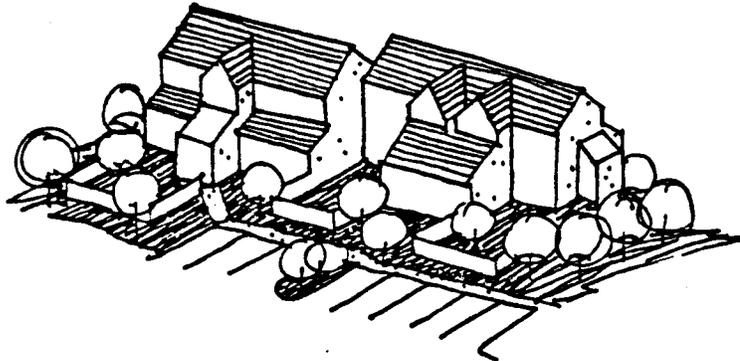
- Emergency access shall be provided within the site to the satisfaction of the approving authorities.

Design Guidelines for Lowrise Options

a) Massing

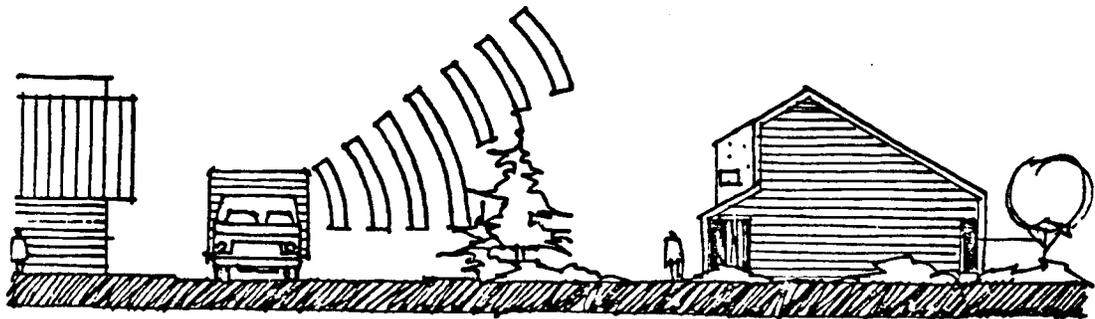
i) Scale

- Mass should be in human scale. The introduction of single storey elements in front yards, side yards, rear yards, entries as well as breaks in large wall surfaces can help prevent a 'wall effect'.



ii) Orientation

- Where practical, principal windows and living areas should orient in the direction of immediate and distant views.
- At least one habitable room should receive direct sun.
- At least one habitable room should relate to and have access to an outdoor living space.
- Avoid windows facing adjacent neighbour's yards, if possible minimize second storey overlook into neighbour's private yards.
- A special recognition of and response to the visual and acoustical problems associated with the rear service area of the shopping centre should exist.

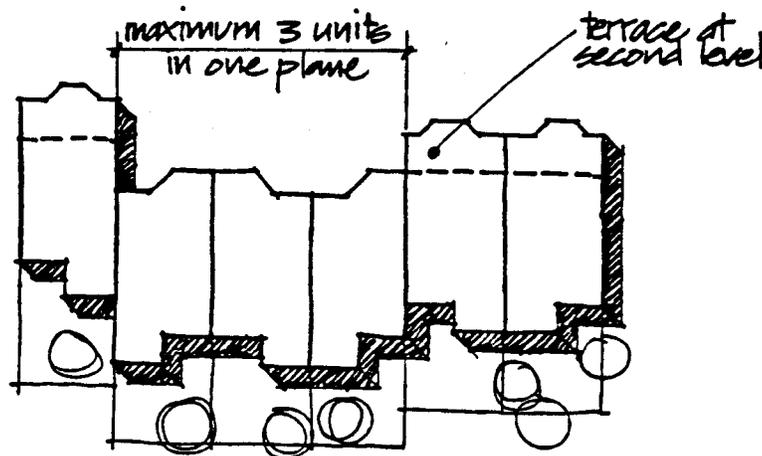


Design Guidelines for Lowrise Options (Continued)

a) Massing (Continued)

iii) Articulation

- The maximum facade length to be allowed in one plane should be minimized. Articulation of units can be obtained by using balconies, terraces, grouping of windows and facade treatment.



b) Open Space

i) Size and location

- Should be designed to allow for a variety of activities.
- Proposed open space should complement existing topography.
- Potentially noisy outdoor areas should be located to minimize their effect on adjacent residential areas.
- Tot lots are to be provided in family-oriented housing.

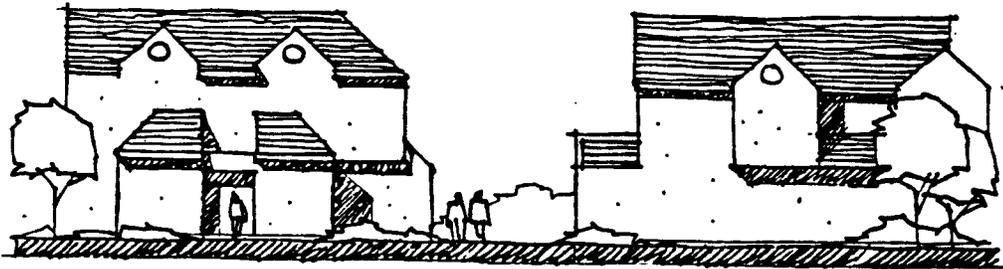
Design Guidelines for Lowrise Options (Continued)

b) Open Space (Continued)

ii) Separation

- At the existing public walkway on the east side, screening should be provided from adjacent dwellings. Fencing and/or landscaping materials should be compatible with the surrounding development.

- Consideration to the scale and design of spaces between buildings should be given.



iii) Landscaping

- Basic landscaping components should be included in the development to a degree agreed to with the City, but consideration should be given to the needs of residents to individualize their own residences.

- The retention of existing trees is to be encouraged.

- Trees which are removed should be replaced by supplementary planting.

- Both hard and soft surfaced areas should be provided, as well as a variety of open spaces of sufficient size and location to allow varying uses.

- Lighting and seating should be provided where appropriate in the open space within the development.

Design Guidelines for Lowrise Options (Continued)

b) Open Space (Continued)

iv) Maintenance

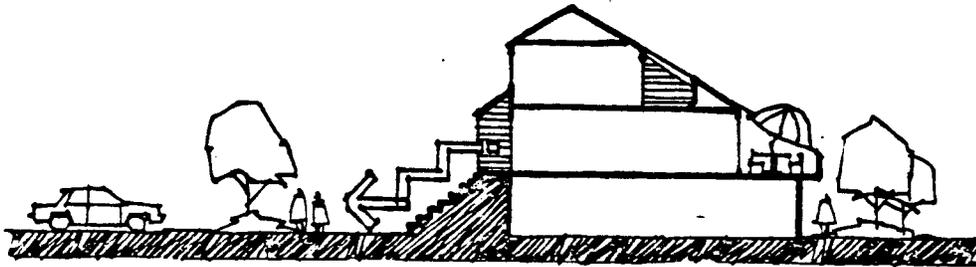
- Materials used in public areas should be selected for design quality and durability.

- The open space is to be maintained.

v) Pedestrian Access

- Units should have direct access to a pedestrian walk.

- Family oriented units above grade should have ready access to the ground.



vi) Vehicular Access

- Parcel A is to have 1 access point, Parcel B is to have a maximum of 2 access points off 58th Avenue.

- Adequate on-site circulation shall be provided appropriate to the design. All access will be off 58th Ave.

c) Amenity Areas

- Outdoor private amenity areas such as balconies and decks are encouraged. A maximum number of patios or balconies should receive direct sunlight.

- Play areas should provide some rain protection and should be sited to allow observation from the work areas of the house, where possible.

Design Guidelines for Lowrise Options (Continued)

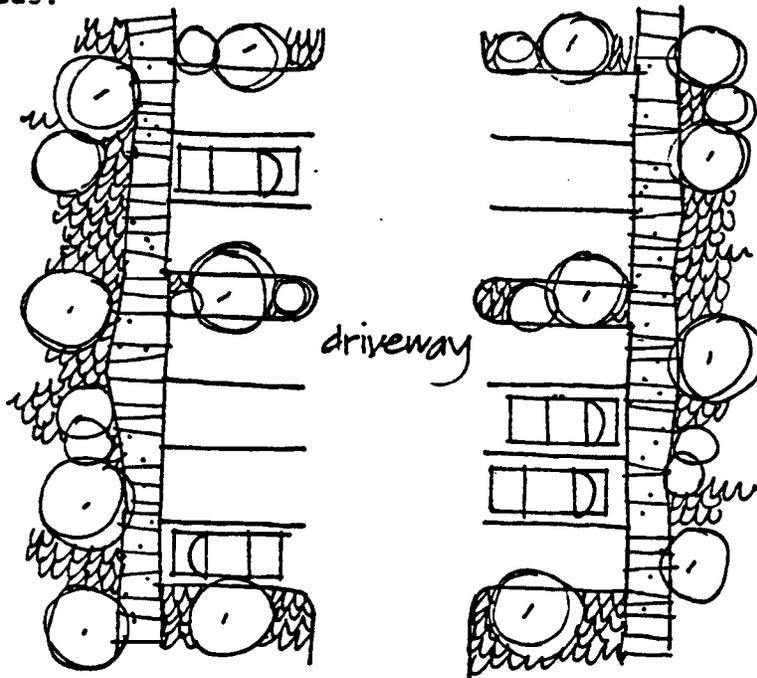
c) Amenity Areas (Continued)

- Open space is considered an amenity space and should be designed to meet the requirements of the development.

d) Parking

- Placement of off-street parking should maintain street sightlines and provide safety for pedestrians and vehicles.

- Parking shall incorporate landscaping elements to reduce the scale and impact of large hard surfaced areas.



- Parking spaces should be located in such a manner that they provide sufficient separation from habitable room windows through the use of distance or screening.

- Parking spaces should be sufficiently separated from the principal entry to maintain a defined formal entry.

- The size of right-of-way and the pavement width should be determined by the requirements for service and the type of traffic the street is intended to bear.

Design Guidelines for Lowrise Options (Continued)

e) Services

- New services, power and telephone should be placed underground in keeping with the existing service structure in the neighbourhood. (See also attached plans).

f) Privacy Areas

- For optimum usefulness a privacy area should be of sufficient size to accommodate such activities as sunbathing and outdoor dining, have access from a habitable room and have complete visual privacy.

- Each unit should have a screened outdoor privacy area relating to a major living space with access from the home. Where possible, private yards of one development should not directly face the private yards of the adjoining development.

g) Building Character

i) Exterior Materials and Finishes

- A restrained palette of natural materials shall be used such as wood, stucco and brick.

- Siding materials should respond to the context in which they will be used.

- Soffits, fascia boards and trim to be solid wood stained or painted and compatible with siding material.

- Meters and services are to be enclosed or screened.

- Use of colour to provide areas of accent, interest and variety is encouraged.

ii) Entry

- The entry should function as a focal point and an introduction to the home and may be defined through features such as landscaping, fences, trellises, lighting standards, addresses and sidewalk treatment.

iii) Storage

- Adequate storage space should be incorporated into the design of the dwelling and should be screened from view.

Design Guidelines for Lowrise Options (Continued)

g) Building Character (Continued)

iv) Doors

- Sufficient separation between a street facing door and the street or sidewalk, whichever is closer, should be provided to create a distinct entry/transition space.

- Where a principal entrance is located at the side or rear of a dwelling, sufficient space should be provided to create a feeling of formal entry.

- Secondary entrances should have sufficient space for comfortable access to the dwelling.

- All entry doors to a dwelling should be situated in such a manner that privacy for neighbours is preserved.

- The main entry should be easily discernible by a visitor.

v) Windows

- A window facing the street should be sufficiently separated from a street or sidewalk, whichever is closer, to provide a sense of visual and physical privacy and afford protection from noise.

- A principal window that faces a rear or side yard should be set back from the lot line to maintain a feeling of space in the room. If the adjacent wall is in excess of 3.65 m in height additional separation space should be provided to ensure a feeling of openness.

- Where habitable room windows of adjacent dwellings face each other, a visual barrier such as a translucent window or a privacy screen should be provided if the distance between windows does not create sufficient privacy for the habitable room.

vi) Roofs

- Sloped roofs are to be provided to create and reinforce the residential character of the project. Flat roofs may be incorporated in the scheme providing the overall character is not compromised.

Design Guidelines for Lowrise Options (Continued)

vii) Privacy Screens

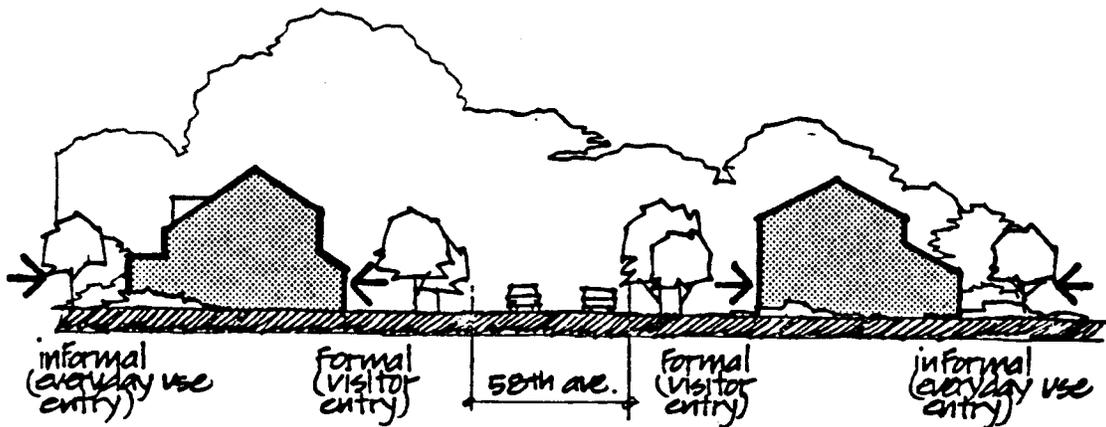
- The height and location of privacy screens should protect privacy, maintain driving sightlines, create a desirable streetscape and enhance the quality of outdoor living spaces.

- The use and design of fencing materials is to be compatible with the materials and design of buildings in the development.

h) 58th Avenue Streetscape

- Apartment units shall be located away from 58th.

- Reinforce the existing residential character and respond to the existing development across 58th.



Design Guidelines for Highrise Option

a) Massing

i) Scale

- Mass should convey image of vertical point tower.

ii) Orientation

- At least one habitable room should relate to and have access to an outdoor living space (balcony).

iii) Articulation

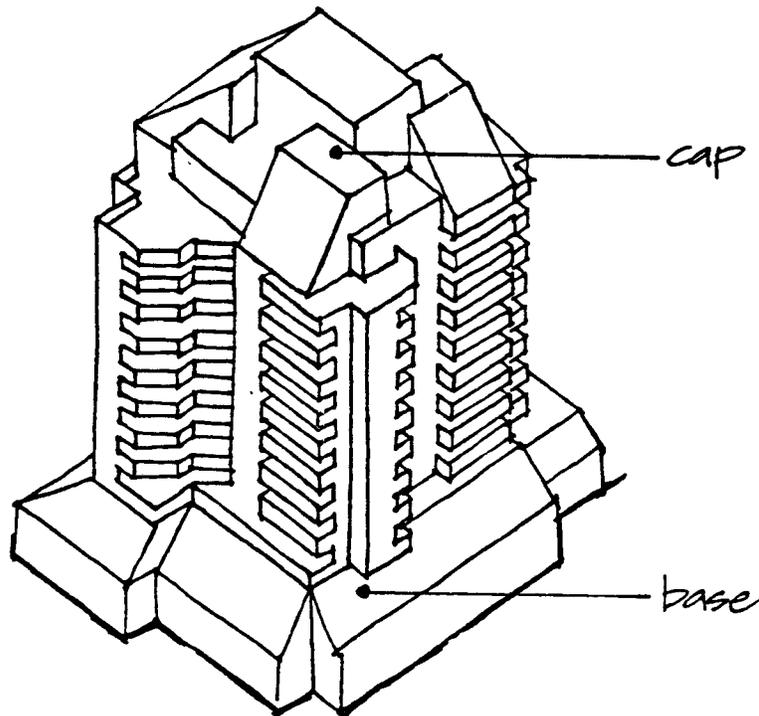
- Facade should be articulated through means other than or in addition to balcony forms.

- Building form should incorporate both a base element and "cap" to provide interest and articulation.

iv) Siting

- Should be sited and designed to minimize shadows on neighbouring properties to east and west.

- Building should relate to south orientation.



Design Guidelines for Highrise Option (Continued)

b) Open Space

i) Size and location

- Should be designed to allow for a variety of activities.
- Proposed open space should complement existing topography.
- Potentially noisy outdoor areas should be located to minimize their effect on adjacent residential areas.

ii) Landscaping

- A high quality of landscaping components should be included in the development to a degree agreed to with the City.
- The retention of existing trees is to be highly encouraged particularly in south "front yard".
- Trees which are removed should be replaced by supplementary planting.
- Both hard and soft surfaced areas should be provided, as well as a variety of open spaces of sufficient size and location to allow varying uses.
- Lighting and seating should be provided where appropriate in the open space within the development.

iii) Maintenance

- Materials used in public areas should be selected for design quality and durability.
- The open space is to be maintained.

iv) Vehicular Access

- Parcel A is to have 1 access point, off 58th Avenue.

Design Guidelines for Highrise Option

c) Amenity Areas

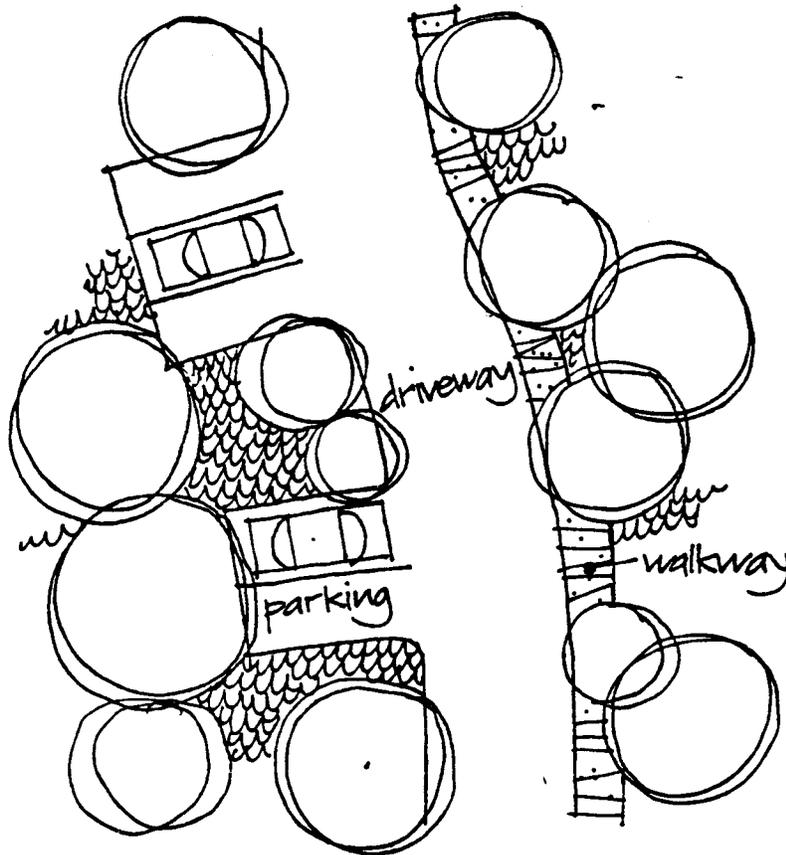
- Outdoor private amenity areas such as balconies and decks are encouraged. A maximum number of patios or balconies should receive direct sunlight.

- Open space is considered an amenity space and should be designed to meet the requirements of the development.

d) Parking

- All parking to be below grade and under the structure except relaxation may be granted for a small amount of visitor parking.

- Visitor parking shall incorporate landscaping elements to reduce the scale and impact of large hard surfaced areas.



Design Guidelines for Highrise Option (Continued)

d) Parking (Continued)

- The size of right-of-way and the pavement width should be determined by the requirements for service and the type of traffic the street is intended to bear.

e) Services

- New services, power and telephone should be placed underground in keeping with the existing service structure in the neighbourhood. (See also attached plans).

f) Building Character

i) Exterior Materials

- A restrained palette of colour and materials shall be used such as concrete, glass and brick.

- Where concrete is used it should be coloured or textured. A flat concrete slab appearance is to be avoided.

- Use of colour to provide areas of accent, interest and variety is encouraged.

ii) Entry

- The entry should function as a focal point and should be designed as such.

iii) Storage

- Adequate storage space should be incorporated into the design of the structure and should be screened from view.

iv) Roofs

- Articulated roofs are to be provided to relate to the residential character of the neighbourhood.

g) 58th Avenue Streetscape

- Careful treatment of the appearance of the project from 58th Avenue - i.e. tree preservation, landscaping, design of access points - to respond to the 58th Avenue streetscape.

ADMINISTRATIVE REPORT

Date: June 10, 1999
Author/Local: M.Cho/6496
RTS No. 00748
CC File No. 2605
Council: July 6, 1999

TO: Vancouver City Council
FROM: Director of Central Area Planning, on behalf of Land Use & Development
SUBJECT: Form of Development - 3200 East 54th Avenue

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 3200 East 54th Avenue be approved generally as illustrated in the Preliminary Development Application Number DE403146, prepared by W.T. Leung Architects Inc. and stamped "Received, City Planning Department, January 7, 1999 ", 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.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

At its meeting on July 7, 1998, City Council approved the following:

- A. THAT Council advise it is prepared to consider a significant change to the approved form of development of this CD-1 site and that staff continue to process it as a major preliminary development application, DE403146, 3200 East 54th Avenue (Champlain Mall), to the Development Permit Board, with the revised form of development to be referred to Council for approval in the normal manner.*

- B. THAT Council direct that, if a preliminary application is approved by the Development Permit Board subject to approval of the form of development, Council's consideration of the form of development take place at an advertised public meeting where delegations are invited.***

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the revised form of development for the above-noted CD-1 zoned site. As per Council's instructions this report will be considered at an advertized public meeting where delegations are invited.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 20, 1970, City Council approved a rezoning of this site from RS-1 One-Family Dwelling to CD-1 Comprehensive Development District. CD-1 By-law Number 4550 governing the subject site was enacted on April 20, 1971. Council also approved in principle the form of development for these lands at that time.

On March 7, 1972 and September 23, 1975, minor text amendments were incorporated by By-Laws Numbered 4608 and 4901, respectively.

Project History: The Champlain Mall is located at the southeast corner of East 54th Avenue and Kerr Street in the northwesterly part of Champlain Heights. The site and surrounding zoning are shown on the attached Appendix A.

At present, the Champlain Mall consists of 17,643 m² (189,915 sq. ft.) of building with commercial uses and a public library. The mall contains an Extra Foods grocery store, a Zellers department store, a pharmacy, a liquor store, numerous fashion stores, restaurants, as well as a public library and medical/dental offices, located in the basement level.

In January 1997, the developer, PCI, enquired about redeveloping the site, through a development application, noting that in addition to commercial uses, residential is also a permitted use in the zoning. The proposal was to demolish the easterly half of the existing mall to construct a low- to medium-density low-rise residential development in its place. commercial uses and the library in the westerly half of the mall would be retained and augmented with three new commercial buildings along the edges of East 54th Avenue and Kerr Street. This initiative was instigated by the impending closure of the Zellers store and the fact that the mall had, since the opening of Metrotown and expansion of Oakridge Shopping Centres, under-performed financially.

The developer was advised that before a substantive review and public notification of the development application was commenced, staff would report to Council to determine whether Council was prepared to consider a substantive change to the approved form of development through a development application process. The developer was also advised that prior consultation with mall tenants and the affected neighbourhood should be documented in any subsequent development application submission.

The proposed development would be a significant change to the existing form of development approved for this CD-1 site by Council in 1971 and 1975, in addition to a change in focus for this site. Staff and Council practice since the early 1970s has been to consider significant changes to an approved form of development on sites with old CD-1 zoning through new CD-1 By-laws and/or text amendment and rezoning process to provide updated uses and regulations in these old by-laws. This has been done to clearly specify the “contract” that is made between the neighbourhood and the City, and to ensure that any future significant redevelopment would require a formal public hearing process. The applicant for this current development application questioned this practice and as a result, staff referred this matter to Council for advice.

On June 18, 1998, Council advised that it is prepared to consider a significant change to the approved form of development of this CD-1 site, and that staff continue to process it as a Major (Preliminary) Development Application to the Development Permit Board (DPB), with the revised form of development to be referred to Council for approval in the normal manner.

DISCUSSION

The proposed development is to demolish the easterly half of the existing mall (the Zellers wing) and replace it with low- to medium-density low-rise residential development. The Grocery Store in the west half of the mall would be retained, and augmented with new commercial buildings along the edges of East 54th Avenue and Kerr Street.

The proposal involves:

- demolition of the easterly portion (11,670 m²/125,618.9 sq.ft.) of the existing mall, thereby altering the remaining mall to retain commercial uses and a library (5,972.7m²/64,292 sq.ft.);
- construction of a multiple dwelling development consisting of apartments (166 units) and townhouses (154 units) with a total of 320 units on the easterly portion of the site, having a total residential floor area of 37, 183.6 m² (400,255 sq.ft.);
(Note: After the applicant undertook a neighbourhood consultation process, the number of residential units was reduced to this figure, from an initially proposed 400 units total.)

- construction of two one-storey buildings containing retail and a three-storey building with one level of underground parking containing retail on the first-storey and offices and medical offices on the second- and third-storeys on the westerly portion of the site, having a total commercial floor area of 4,402.5 m² (47,390.0 sq.ft.);
- provision of 398 commercial parking spaces and 525 residential parking spaces;
- provision of a total floor area of 48,768.3 m² (524,955 sq.ft.) of which 5,972.7 m² (64,292 sq.ft.) is existing floor area.

Simplified plans of the proposal have been included in Appendix B.

At its meeting of February 22, 1999, the Development Permit Board adopted the following decisions, in part:

"THAT the Board APPROVE IN PRINCIPLE Development Application No. 403146, in accordance with the Development Permit Staff Committee Report dated February 19, 1999, with the following amendments:

Amend the approval preamble statement:

THAT, subject to Council approving the proposed form of development, and accepting a Community Amenity Contributions package, the Board APPROVE IN PRINCIPLE...etc.."

This approval is subject to various conditions prior to the submission of a Complete Application. One of these conditions is Council's approval of the revised form of development. The proposed development is being forwarded for Council's review at the "Preliminary" approval stage as the conditions for submission of the Complete application are not expected to affect the form of development.

Another condition of the Board's approval is that Council accepts a public amenity contribution package. Although the amenity package was not specifically before the Development Permit Board, the majority of speakers addressed this as critical to support the proposal. The issue of the amenity package is contained in a separate report. It is prudent for Council to consider an amenity package as offered by the developer prior to approving the form of development, because that form of development will be directly affected by the content of the amenity package ultimately decided upon. The form would probably change if certain aspects of the amenity package were accepted or not accepted.

The DPB minutes are attached as Appendix C.

CONCLUSION

The Development Permit Board has approved "in principle" Development Application Number DE403146, subject to various conditions to be met prior to the submission of a Complete Development Application. Should Council approve the revised form of development now, it will not be necessary to return for Council's review at the Complete application stage.



--- ZONING BOUNDARY

3200 E. 54TH AVE. DE 403146

CITY OF VANCOUVER PLANNING DEPARTMENT

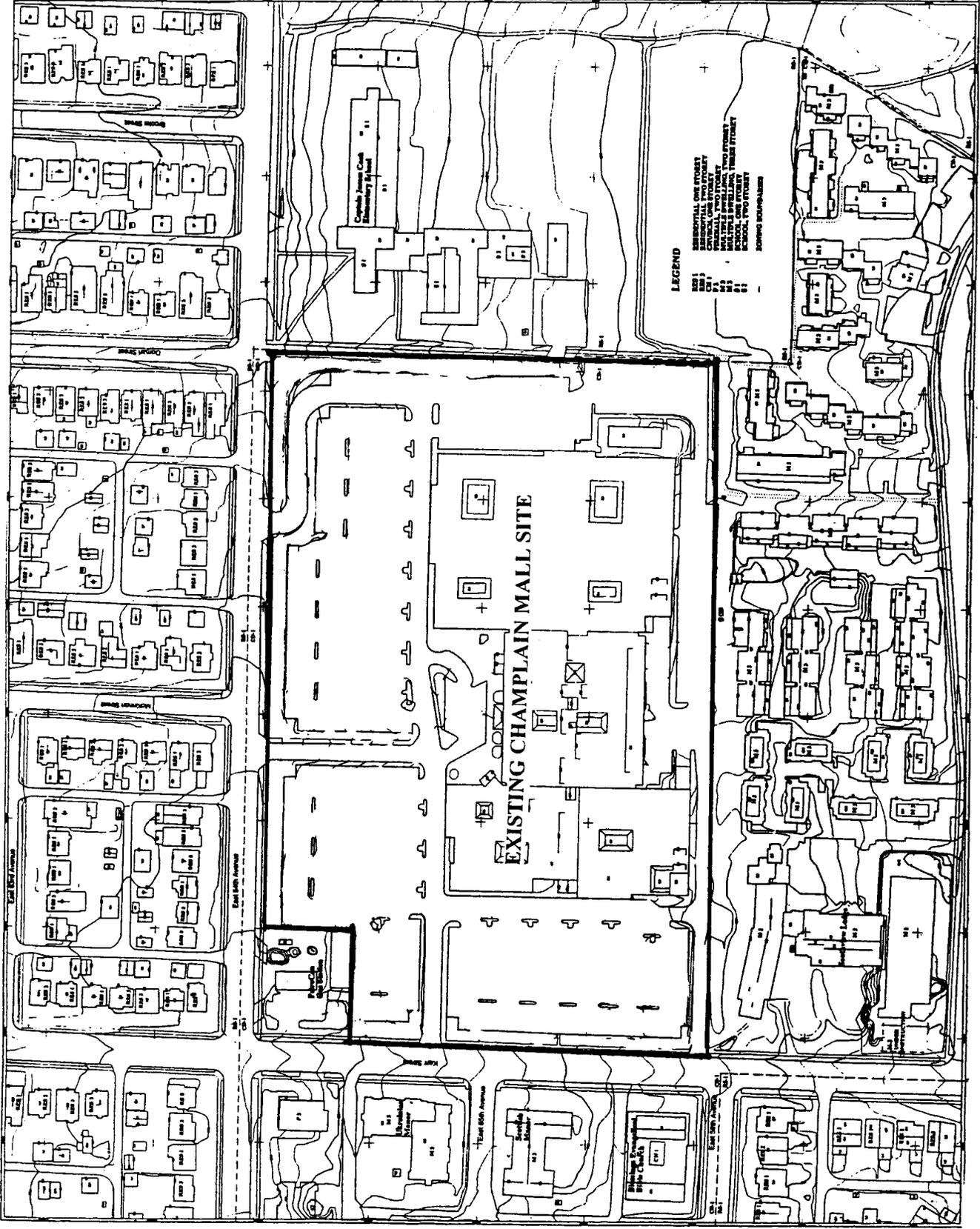
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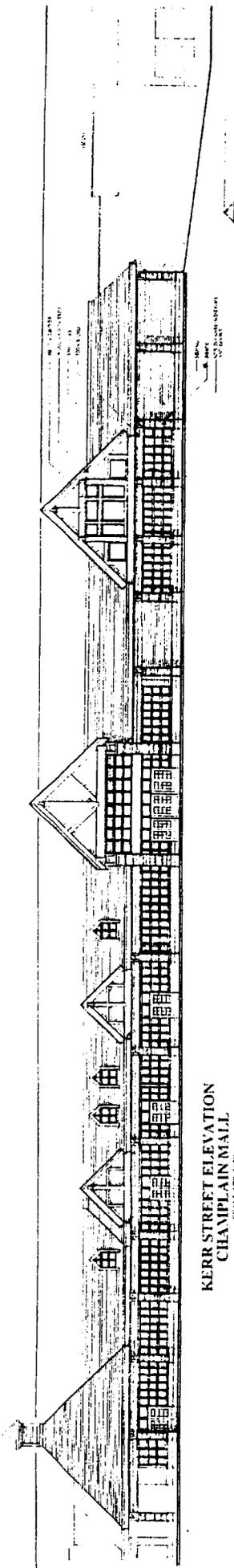
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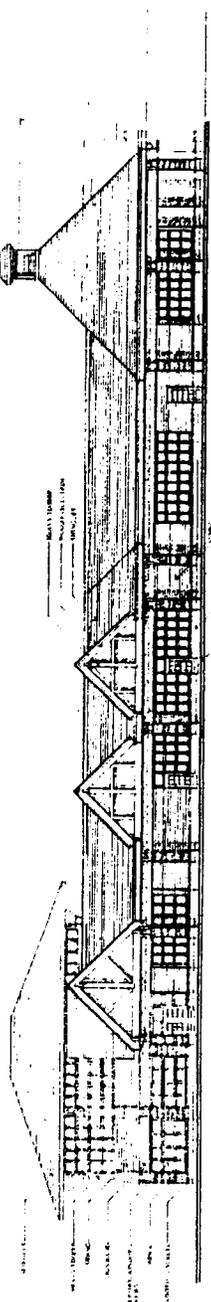


DATE	17.05
BY	March 26, 2006
PROJECT	CHAMPLAIN MALL REDEVELOPMENT
CLIENT	CHAMPLAIN MALL REDEVELOPMENT INC.
SCALE	AS SHOWN
PROJECT NO.	06-001
DRAWING NO.	06-001-01

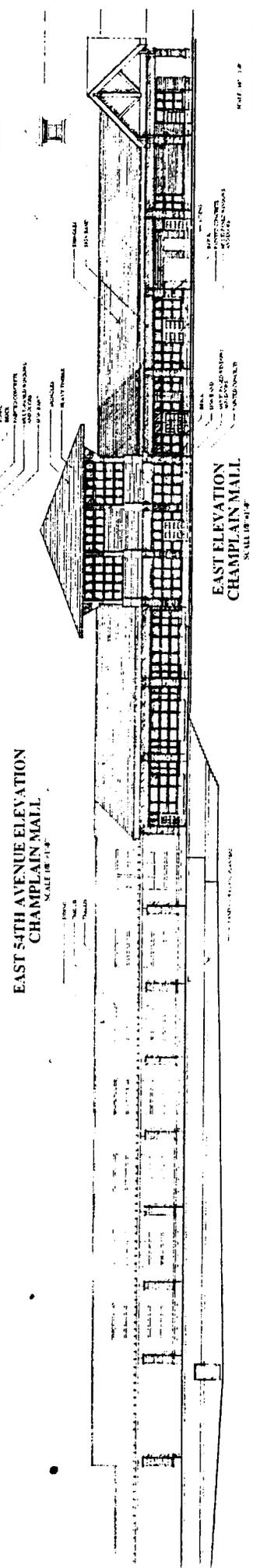




KERR STREET ELEVATION
CHAMPLAIN MALL
SCALE 1/8\"/>

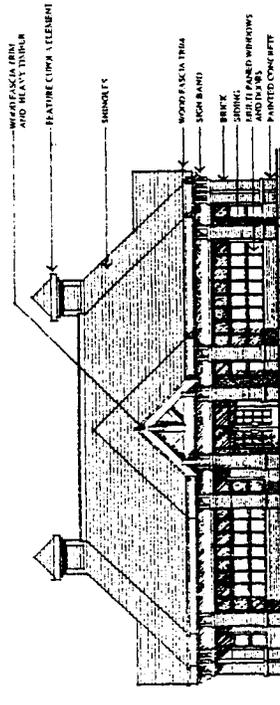


EAST 54TH AVENUE ELEVATION
CHAMPLAIN MALL
SCALE 1/8\"/>

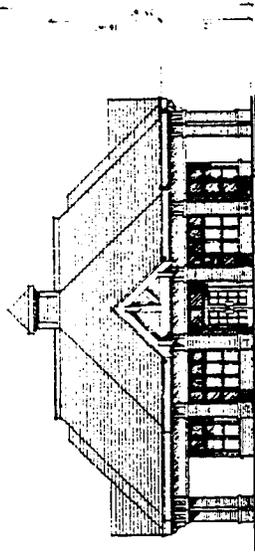


EAST ELEVATION
CHAMPLAIN MALL
SCALE 1/8\"/>

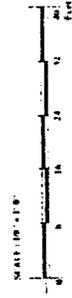
CHAMPLAIN MALL REDEVELOPMENT
MALL ELEVATIONS



SOUTH ELEVATION
PAD NO. 1
SCALE 1/8"=1'-0"



KERR STREET ELEVATION
PAD NO. 1
SCALE 1/8"=1'-0"

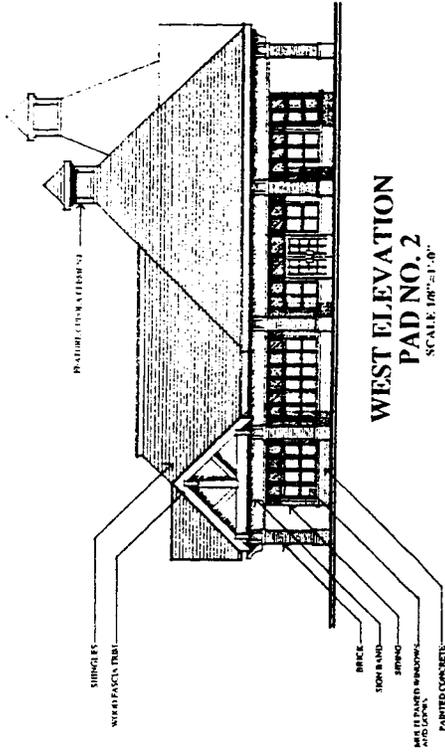


Revised 6/1/99

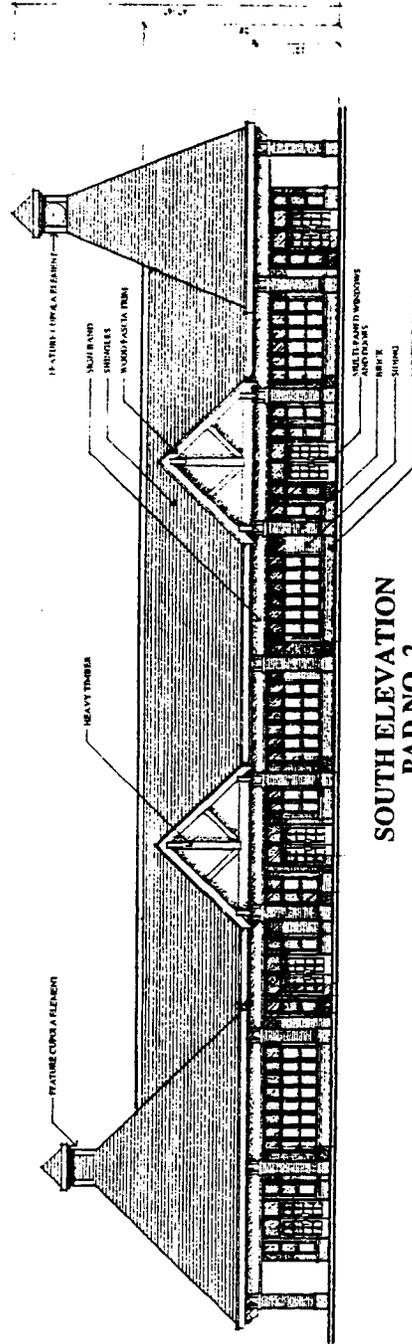
PDP C6

CHAMPLAIN MALL REDEVELOPMENT
PAD BUILDING #1 ELEVATIONS

PCI - PALLADIUM PROJECTS INC.
W. L. LING ARCHITECTS INC.
DAVID L. KAN KWAN ARCHITECTS INC.
DORVILLE KRELL LTD.
CLEVAS FORDAN DESIGN & PLANNING INC.



WEST ELEVATION
PAD NO. 2
SCALE 1/8"=1'-0"



SOUTH ELEVATION
PAD NO. 2
SCALE 1/8"=1'-0"

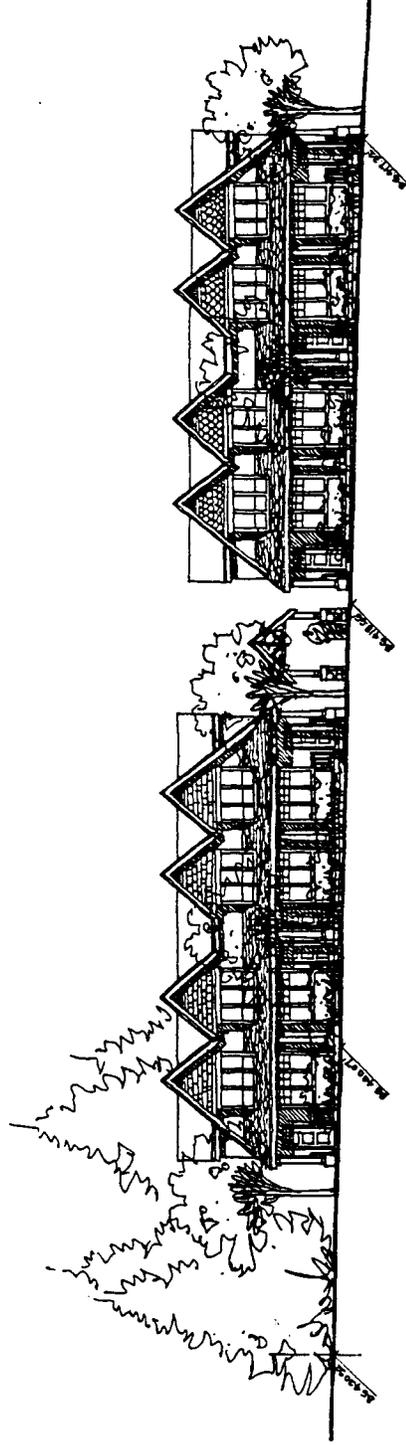


Revised 6/1999

PDP C8

CHAMPLAIN MALL REDEVELOPMENT
PAD BUILDING #2 ELEVATIONS

PCT PALLADIUM PROJECTS INC.
W. J. LUTZ INC.
DR. W. L. LUTZ ARCHITECTS INC.
DORRANCE KAPLAN LTD.
CUTLER URBAN DESIGN & PLANNING INC.



RESIDENTIAL "TOWNHOUSE" BUILDING

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8.0 Schedule	8
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MINUTES**DEVELOPMENT PERMIT BOARD
AND ADVISORY PANEL
CITY OF VANCOUVER
FEBRUARY 22, 1999**

Meeting: No. 461
Date: Monday, February 22, 1999
Time: 3.15 p.m.
Place: Council Chamber

PRESENT:**Board**

F.A. Scobie	Director of Development Services (Chair)
L.B. Beasley	Co-Director of Planning
B. MacGregor	Deputy City Manager
D. Rudberg	City Engineer

Advisory Panel

J. Drohan	Representative of the Design Professions (Urban Design Panel)
J. Hancock	Representative of the Design Professions
A. Gjernes	Representative of Development Industry
D. Chung	Representative of General Public
B. Parton	Representative of General Public
R. Roodenburg	Representative of General Public

Absent

P. Kavanagh	Representative of Development Industry
R. Mingay	Representative of General Public

ALSO PRESENT:

R. Segal	Development Planner
E. Fiss	Development Planner
M. Thomson	Survey Branch

Item 3 - 3200 East 54th Avenue - DE403146

C. Brook	Brook Development Planning
A. Grant	CPI
W.T. Leung	W.T. Leung Architects Inc.
P. Kwasnicky	Architect
M. Montavo	Civitas
J. Durante	Durante Kreuk Ltd.

CLERK TO THE BOARD:

Carol Hubbard

Minutes

**Development Permit Board
and Advisory Panel
City of Vancouver
February 22, 1999**

2099 West 42nd Avenue (Kerrisdale Station) - DE402627

The Board approved this application on November 30, 1998. In its approval, the Board deleted a condition relating to the treatment of display windows but the corresponding Condition of the Development Permit was inadvertently included.

It was moved by Mr. Rudberg, seconded by Mr. Beasley, and was the decision of the Board:

THAT Condition BB.2.5 be deleted as a condition of approval.

1. MINUTES

It was moved by Mr. Rudberg, seconded by Mr. Beasley, and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of January 25, 1999 be approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 3200 EAST 54TH AVENUE - DE404146 - ZONE - CD-1
(PRELIMINARY APPLICATION)**

Applicant: W.T. Leung Architects Inc.

- Request:
- (1) To demolish the easterly half of the existing mall (the Zellers wing) and construct two 4-storey apartment buildings (166 units) and 154 townhouses totalling 320 units, approx. 36,829 m² (396,441 sq. ft.), on the east two-thirds of the site.
 - (2) To construct three new free-standing commercial buildings, approx. 4,402.5 m² (47,390 sq.ft.), and renovate the remaining existing mall, approx. 5,972.7 m² (64,292 sq.ft.), on the west one-third of the site. This proposed development includes expansion of the existing public library branch on site. A pre-school, a seniors centre, new classrooms for the neighbouring elementary school, and a police office are proposed off site.

The Chair drew attention to the fact that the issue of community amenity benefits being advanced by this project is to be dealt with by City Council and will be the subject of a separate future report. Comments on this issue are therefore more appropriately addressed to Council rather than the Development Permit Board.

Development Planner's Opening Comments

The Development Planner, Ralph Segal, presented this preliminary application, referring to models and posted drawings. The CD-1 zoning for the site permits commercial and residential uses, although any change to the original form of development must be approved by Council. In July 1998, Council indicated it was willing to consider a significant adjustment to the form of development of the Champlain Mall. In its review of the application, staff considered the zoning in place on the site, the surrounding zoning and forms of development, as well as city-wide policies. With respect to the use, given the decline of the Champlain Mall since the emergence of the Oakridge and Metrotown shopping centres, staff believe a more neighbourhood-serving

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Development Permit Board
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City of Vancouver
February 22, 1999

commercial component is now quite appropriate. Downsizing the existing commercial floor area in favour of something more neighbourhood-focused is not precluded in the zoning. Staff also consider the proposed residential use to be appropriate, given the neighbourhood context. Residential is also a permitted use under the existing zoning. As well, City policy documents, *CityPlan* and *Clouds of Change*, encourage increased residential capacity and diversity. Proposed density is 0.77 FSR. While this is a significant increase from the existing density of 0.28 FSR, staff believe it is not out of context with other densities in existence around the site. With respect to the form of development, staff consider the proposal to be a good way of achieving increased density while offering a high degree of livability. Mr. Segal briefly reviewed the notification process conducted both by the City and the applicant. Densification was the primary concern of most of those respondents opposing the application. Other issues related to traffic generation, the loss of the mall, particularly for the seniors who use it regularly, loss of livability in the area, and increased crime activity.

Staff recommend approval in principle, subject to the conditions outlined in the Staff Committee Report dated February 10, 1999. Mr. Segal noted that most of the conditions are fairly minor in nature, which is a reflection of staff's opinion that the proposal is very appropriate for this site. Mr. Segal also tabled three additional conditions recommended Planning since the Staff Committee meeting.

Mr. Segal noted the issue of community amenities will be reported separately to Council and will be dealt with by Council when it considers the revised form of development.

The Chair reiterated that this proposal is in a CD-1 zone in which City Council approval of the form of development is required. This would normally follow closely after the rezoning of a site. In this instance, however, Council will be asked to consider a form of development which is different from that which was approved after the original rezoning of the site. In addition to indicating its willingness to consider a new form of development, Council has decided to do so at an advertised public meeting at which members of the public will have an opportunity to provide their comments. At this meeting, Council will also decide on the community amenity contribution it will seek as a condition of approval of a different form of development. The Development Permit Board's function is to consider the proposal under the existing zoning and its deliberations will focus on the principal conditions recommended by the Staff Committee, as noted by the Development Planner.

Applicant's Comments

Mr. Chuck Brook, Brook Development Planning Inc., explained their client purchased the Champlain Mall property in 1997, prior to which the mall's major tenant, Zellers, had already decided to close its store because it was not performing adequately, and its original purpose as a regional-serving mall was becoming increasingly unsuccessful. Retaining the mall as it now exists is therefore not an option. While large-format retail has been considered and remains a viable alternative, the owner believes a mixed-use solution is better for the neighbourhood and more appropriate for its urban context. Thus, the commercial aspects of the redevelopment feature neighbourhood-oriented shops and services which they think will be viable. Extensive consultation with the neighbourhood began in December 1997, and the proposal has evolved since that time with input from both the neighbourhood and the City. In addition to a broad notification, as described in the Staff Committee Report, Mr. Brook explained that a display of the proposal in the mall between February 11 to 15 received about 500 visitors. A traffic study demonstrates there will be no increase in traffic as a result of this development, whereas an equivalent redevelopment in commercial use would generate approximately one-third more traffic.

While noting that the Development Permit Board will not be addressing the issue of community amenity contributions, Mr. Brook noted the proposal does include a comprehensive, voluntary community amenity

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package that has evolved through many discussions with neighbours and interest groups. It includes a larger library which has been relocated to the main floor of the mall, including rental subsidies and fixturing allowances, and classrooms at Captain Cook Elementary School. Notwithstanding a recent announcement that additional classrooms at Captain Cook Elementary will be funded by the Ministry of Education, Mr. Brook said the additional classrooms offered by his client will accommodate the increased school population resulting from this development. There will be an expansion of the Champlain Heights Community Centre to include childcare facilities, a teen room and multi purpose rooms, and the community centre has agreed it will construct seniors' facilities there. In addition, the construction and dedication to the City of a half-acre public park has been agreed to by the Park Board. An earlier proposal included the preschool and seniors centre within the mall but the library did not want to run the seniors centre and the community association did not wish to program satellite facilities. It was therefore agreed to locate the seniors and preschool facilities in the community centre, at the request of the Killarney/Champlain Community Association. The Park Board will provide the capital funds to build the seniors facility.

Referring to the Staff Committee Report, Mr. Brook requested an amendment to condition 3.0 to allow the complete application to be dealt with by the Director of Planning. He explained that this large project will be built in phases over some period of time, as determined by the marketplace. They do not propose to submit a complete application for the entire site, rather they will bring forward complete applications on a parcel by parcel basis. The design and configuration of each application will vary as market conditions dictate. Referring to Note A.5.2 which requires submission of a complete application by June 14, 1999, Mr. Brook requested an amendment to allow submission of a series of complete applications. He stressed that the community amenity contribution to be determined by Council would capture all the owner's financial responsibility to the City. Regarding the three additional conditions introduced by Mr. Segal, Mr. Brook said they have no problem with 1.9, noting they have provided for a seniors' facility either at the community centre or the mall, but not both. With respect to 1.10, Mr. Brook noted they are proposing a preschool facility rather than a daycare, and they have already reached agreement to provide it within the community centre. He said the condition is acceptable provided they are not expected to provide the facility in two locations. Condition 1.11 is acceptable.

Ms. Jane Durante, Landscape Architect, addressed the conditions in the Staff Committee Report. With respect to condition 1.1 which seeks rearrangement of the guest parking, Ms. Durante said they would prefer to extend the green space into the guest parking area and provide a permeable surface rather than reconfiguring the parking.

Mr. Wing Ting Leung, Architect, requested deletion of the Note in condition A.1.14, stating the proposed parking spaces comply with the Parking By-law. He also requested amendment of condition A.2.20, dealing with the right-of-way. He said they believe there are alternate solutions for servicing the properties to the south and they are working with BC Hydro and Engineering staff in this regard. He explained that full compliance with condition A.2.20 would result in loss of the existing trees which lie within the requested 20 ft. right-of-way. Mr. Leung confirmed they can meet the rest of the conditions.

With respect to the right-of-way, Mr Rudberg noted it also contains BCTel facilities. He advised Engineering would seek a right-of-way to accommodate all utilities, or alternate arrangements to the satisfaction of the City Engineer. In response to a question from Mr. Beasley with respect to the existing row of trees, Mr. Mike Thomson, Assistant City Surveyor, explained the intent is to deal with new landscaping that may impact on existing services. It does not require the removal of existing trees.

In response to a question from Mr. Beasley regarding the applicant's request to amend A.5.2, Mr. Segal explained it is anticipated that the first complete application to be submitted will have the same DE number as this preliminary application. Subsequent complete applications will be assigned new DE numbers, but will refer to

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City of Vancouver
February 22, 1999**

this preliminary submission as the master plan by which they are assessed. In discussion, it was felt an amendment may be necessary to accommodate phasing in a timely way, without affecting the date for submission of the first phase.

(Board and Panel members then took a few minutes to review the models and posted drawings)

Comments from Other Speakers

The Chair noted that Mr. Chris Friesen (Chair, South Vancouver Neighbourhood House) and Mr. Phil Lyons (South Vancouver Adult Day Centre) have indicated that their comments regarding community amenity contributions will be more appropriately addressed to City Council.

Mr. Mario Cipriano, 7746 Sparbrook Crescent, spoke in favour of the application, noting the mall will not survive without changes, given the decline it has suffered in recent years.

Ms. Helen Wanamaker, 6980 Tyne Street, expressed concern about the increased peak hour traffic that will be generated by the development.

Mr. George Hare, East Kent Avenue, supported the proposal and said it will be a big improvement over what exists now. It will be an ideal place to live, it will accommodate a full range of residents, and the commercial component will be well used.

Ms. Donna Tilley, 6808 Rupert Street, (Director, Champlain Heights Community Association), was concerned that the community amenity package is not included in this preliminary application, noting that many of the amenities promised in the original Champlain Heights development have not materialized. She was concerned about safe pedestrian access to the site, particularly for seniors who may use scooters, wheelchairs or walkers. With respect to the offer of classrooms for Captain Cook Elementary School, now that the Ministry of Education has agreed to fund extra classrooms for this school, Ms. Tilley suggested the developer should consider donating classrooms to Killarney Secondary School instead because it is very overcrowded, with the largest student population in B.C. She stressed that the seniors in the community are not yet serviced adequately.

Mr. Greg King, East Kent Avenue, supported the application because it offers a good alternative to what exists now.

Mr. Rick Evans (President, Killarney Community Centre Society, Chairman, Joint Committee-Champlain Heights Community Association/Killarney Community Centre Society), stressed they are not opposed to development, noting this southeast sector of the city has absorbed and it continuing to absorb a great deal of growth. Their concerns relate to how the increased population affects schools, community centres, and recreational facilities. They have discussed at great length the present mall's value to their community, and note that similar views were expressed recently by residents of Arbutus with respect to their shopping centre. In that case, a rezoning proposal included a \$5.5 million+ amenity package, but the neighbours were strongly opposed and Council subsequently refused the application. Mr. Evans said they have major concerns about excluding the amenity package from this development application and having it dealt with later, after it is approved, noting that much of their frustration stems from not having received the amenities promised in the original Champlain Heights development plan. Given that Champlain Heights is a planned community, he said they are very disappointed the Planning Department has not been actively involved in consulting with the neighbourhood on this proposal. Given this lack of consultation, they are very concerned that the Planning Department is strongly supporting the application. Although the developer's survey indicates they contacted 5,600 residents and businesses, Mr. Evans said their own survey of 283 homes showed 84 percent were aware of the development proposal but 91 percent had not

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been solicited for an opinion. He urged the Board to deny the development application and to require the applicant to return with a concrete amenity package. Responding to a question from Mr. Beasley regarding the form of development, Mr. Evans said they have no specific concerns except about traffic and parking, but he stressed that much of their concern could have been alleviated with a meeting with City Planning.

The Chair explained that the Development Planner's commentary is not only a Planning Department position but that of the Development Permit Staff Committee which is an inter-departmental committee of staff from a number of City departments. Mr. Scobie added that while he acknowledged the community's frustration with not having the amenity package included at this stage, the Development Permit Board has no authority to address the amenities as part of the application, that being the purview of City Council. Regardless of any approval the Board may give to the development application, it is in Council's jurisdiction to consider the form of development.

Mr. Bruce MacLeod, commercial tenant, Unit 213, 3200 East 54th Avenue, noted the Champlain Mall is in decline and unable to compete with Oakridge and Metrotown.

Ms. Bette Aitchison, 6410 Brooks Street, spoke on behalf of seniors in the neighbourhood. She noted that three quarters of area residents are seniors for whom the mall is a popular meeting place. She presented a petition containing the names of 513 people opposed to the application.

Ms. Irene ----?, owner of a restaurant and beauty salon in Champlain Mall, said her business is good and she did not want to see the mall changed. It was renovated only 4½ years ago and is bright and attractive.

Mr. Jim Neil, President and Acting Director of Fraserview Residents Association, said he could not understand how the project could proceed when 18 out of 19 people object to it. The southeast sector is one of the fastest growing areas of the city and to add 320 new homes will only exacerbate the already overtaxed infrastructure. Killarney Community Centre is not being considered in the application and the Fraserlands bus service is inadequate. Mr. Neil said they are strongly opposed to the development, noting that problems which already exist in the area have not been addressed by the City. In response to a question from Mr. Beasley regarding the form of development, Mr. Neil said their major objection is that the development will bring in 525 more cars, and if it were to be a seniors housing development, with fewer cars, the bus service would need to be significantly improved.

Ms. Jeanette Moore, retailer in Champlain Mall, agreed the mall is not viable as it stands and her business is struggling. The residents who are opposed to the redevelopment do not contribute to the viability of the mall.

Ms. Susan Wilson said her biggest concern is with many more people coming into the area. She sympathized with the retailers regarding the decline of the mall but did not support it being replaced with housing. The seniors in the area need something in place of the existing mall. She noted one of the proposed buildings is next to the gas station, which may be contaminated. She also questioned the validity of the traffic study.

Mr. Chris Coro, President of a Champlain Heights housing co-op, said no-one supports the proposal as currently shown. He added, they were disappointed that this meeting could not be held later in the day, and in the community, so that residents could attend after work. With respect to density, he said the average number of people per unit in this area is 2.9, which means at least 928 people in this development, which would put an enormous strain on neighbourhood amenities. With respect to the process, Mr. Coro commented that this is a missed opportunity not to involve the community, which would have resulted in a much better development. He

also expressed concern that the phasing of the project may result in major changes being made as the site is developed over time.

The Chair said he believes the intent is to construct the project in phases, based on the demand for the various types of residential unit. It does not preclude the potential that, over time, the market may change and the developer may conclude that what is considered potentially marketable today, may not be some years hence, in which case they may seek a change in some of the later phases.

Mr. Sean Tilley was opposed to the development because adding this many more residential units will severely overtax the area schools. The livability and quality of life in Champlain Heights will suffer.

Panel Opinion

Ms. Drohan reported that the Urban Design Panel unanimously supported this application in its second review, following a significant reorganization of the site which incorporated generous outdoor spaces and created separate identities for each component of the scheme. Most the Panel's recommendations focused on reinforcing opportunities for relieving the repetitive nature of the building treatment. Generally, the Panel's concerns are well addressed by the prior-to conditions. The Panel was also concerned about the amount of paved roadway in the development. The suggestion to relocate some of the visitors' parking and look for a more permeable surface wherever possible is very positive, and the landscape architect's suggestion for dealing with the visitor parking is reasonable. With respect to the commercial component, the Panel was encouraged that the library was given much more of a role as a community catalyst with respect to its relationship to the adjacent residential. The Panel recommended less of a residential character for the commercial buildings. Ms. Drohan commented that she believes this proposal provides an encouraging precedent as the demand for regional malls continues to adjust itself. However, resolution of the amenities package will be essential to the long term vitality of this neighbourhood. Commenting on concerns expressed by the neighbours regarding public transportation, Ms. Drohan added, she strongly supports the call for an improved bus service which must be provided along with increased density. On behalf of the Urban Design Panel, Ms. Drohan supported the project and the recommended conditions.

Mr. Hancock said the proposal to change the mall from a regional to a neighbourhood focus is very positive. The additional residential density adjacent to retail is also positive, as is the sense of community that will be created by the diverse uses and unit types. The site plan and the character of the project is well developed and well conceived. The retailers whose businesses are viable will have the opportunity to stay in the new development, and will be supported by the additional residents nearby. Referring to the amenity contributions that will be dealt with by Council, Mr. Hancock noted there are very strong arguments for it being spent in the community. With respect to traffic, Mr. Hancock questioned whether the development will generate as many as 525 more cars. As well, additional vehicles from the residential development may be offset by the mall's change in focus from regional to neighbourhood-serving which will result in fewer cars. Mr. Hancock said he did not consider the 0.77 FSR to be unreasonable given other precedents in the city. He recommended support of the application. He supported the landscape architect's suggestion for the visitors' parking. He recommended an amendment to condition A.2.14, to allow the applicant to explore parking provisions in accordance with the Parking By-law, and to work with BC Hydro and Engineering to seek a solution with respect to the right-of-way in condition A.2.20.

Mr. Gjernes said this proposal provides a good opportunity for a new variety of housing type in the city, and converting the Champlain Mall to a community-based, service-oriented shopping centre is a positive step. He

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recommended approval of the application, with each complete phase to be returned to the Board. He added, he hoped the existing access to the site from the south can be maintained.

Mr. Chung commended the applicant on the excellent design. Responding to some of the neighbours' comments, Mr. Chung agreed the bus service will need to be improved. He also hoped the neighbourhood consultation process would be improved. Given the large number of senior citizens living in the area, Mr. Chung said full accessibility should be addressed. With respect to condition A.2.20, he encouraged the applicant to work with Engineering to deal with the right-of-way without removing any trees. He recommended approval of the application and said he thinks it is an excellent project.

Mr. Roodenburg said he preferred the visitors' parking as proposed and concurred with the suggestion of providing a permeable parking surface. He concurred with the staff recommendation that the complete application be dealt with by the Board, and any major changes to future construction phases should be returned for re-appraisal. With respect to condition A.2.14, he said one full-size and one small-size parking space per family is appropriate. Regarding the right-of-way (A.2.20), alternatives should be discussed with BC Hydro. Mr. Roodenburg said he liked the project and he supported the application.

Ms. Parton commented that the Champlain Mall certainly needs some redevelopment. She commended the applicant on the design and said the development will enhance the neighbourhood. Noting this is a preliminary application, Ms. Parton said she hoped the neighbours can be fully involved in the ensuing stages. She felt the complete application should be returned to the Board, and was concerned about some of the phases remaining undeveloped, to the detriment of the area. Her major concern related to traffic, and she questioned the results of the traffic study because she felt sure that the additional residents would generate more traffic. She supported the improved library, and the addition of a community police office, although she was concerned about the limit on operating costs. She also hoped there could be better bus service in the area. She said it is an excellent project that should be a real asset to the community. She hoped everyone will work together to see it come to fruition.

Closing Comments from Staff

With respect to the submission of a complete application, Mr. Segal said since the form of development must first be approved by Council, the date of that approval will become the date for determining the submission of the complete application. He suggested an amendment to A.5.2 to address phasing.

Board Discussion

The Chair noted the Board may need to review condition A.1.11, dealing with securing public access to the east-west greenway, in connection with the proposed phasing of the project. He said A.2.14 may also require adjustment. He suggested allowing for alternative arrangements for the right-of-way in A.2.20, and thought Mr. Segal's suggestion for A.5.2 was appropriate. With respect to visitors' parking, Mr. Scobie said his concern would be with its management rather than its location and treatment. He noted the decline of the Champlain Mall over the years, resulting from the emergence of Oakridge and Metrotown/Eaton Centre, and said it clearly needs to change in order to survive. He felt the new library would be a big improvement. He agreed with Mr. Chung that attention should be given to adequate disabled access to the site.

Mr. MacGregor questioned the inclusion of A.5.4, given the matter of community amenity contributions will be dealt with by Council at the time it considers the form of development. In discussion, it was agreed to add a reference to CACs in the approval preamble statement. Mr. MacGregor said he had serious concerns about the phasing of this development. He suggested the developer should provide full information on the proposed

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phasing, at the time of submission of the first (residential) phase. It was noted that A.5.5 deals only with the interim treatment of the site during phasing. The Board agreed it wished to consider the complete application rather than delegate it to the Director of Planning, given the number of issues to be resolved and the level of public interest. Some discussion ensued with respect to how to deal with the issue of phasing and it was agreed to add some clarification to A.5.5.

Mr. Rudberg moved approval in principle, noting the advice of the Advisory Panel and Council policies with which this proposal is consistent in many respects. It is also recognized that as a regional shopping centre the Champlain Mall is no longer viable and a change in the form of development is necessary.

Mr. Beasley stated it is important that the complete application be returned to the Board. He stressed that the Board is dealing only with the form of development within existing zoning regulations. He said he was confident that many of the issues raised by the public will be addressed when the form of development and CAC package are considered by Council. Mr. Beasley felt the conditions of approval would address the concerns of people who were worried about provision for seniors in this development. He also said he was satisfied with the results of the traffic assessment, and pointed out that a "big box" retail outlet would have a far greater negative impact. The mall's conversion to a small and more locally oriented commercial centre with residential is a good alternative for the community. In closing, Mr. Beasley said he hoped the applicant could accommodate Irene's locally oriented retail businesses in the new development. He commended both the staff and the applicant for coming forward with a development with a "sense of place" which is often lacking in projects of this scale.

Motion

It was moved by **Mr. Rudberg** and seconded by **Mr. Beasley**, and was the decision of the Board:

THAT the Board APPROVE IN PRINCIPLE Development Application No. 403146, in accordance with the Development Permit Staff Committee Report dated February 19, 1999, with the following amendments:

Amend the approval preamble statement:

THAT, subject to Council approving the proposed form of development, and accepting a Community Amenity Contributions package, the Board APPROVE IN PRINCIPLE ... etc.

Add 1.9:

design development to the retained "mall" area to maximize seating and tables to encourage informal gathering, particularly for seniors;

Note to Applicant: If the discussion on amenity contributions concludes on the need for a seniors' on-site programming office and/or activities room, it should be accommodated as an adjunct to this mall area. In any event, consideration should be given to provision of a door from the "mall" area to the library meeting room, subject to concurrence by the library.

Add 1.10:

design development to provide for a location on-site for a child care facility if the proposed child care cannot be accommodated off-site;

Add 1.11:

design development to provide a children's play area in association with the apartment buildings and with each townhouse cluster.

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Amend A.2.11:
signs and paint markings are required to effect a one-way counter clockwise flow ...

Delete the Note to Applicant in A.2.14;

Amend A.2.20:
a right-of-way is required over the south 20 ft. of the site (Lot 204), all portions of any proposed buildings/structures must be relocated from this 20 ft. wide area; or alternative arrangements be made to accommodate the utilities, to the satisfaction of the General Manager of Engineering Services;

Delete the Note to Applicant in A.2.20;

Amend A.5.2:
If a complete application, in whole or in part, is not submitted on or before June 14, 1999, etc.

Delete A.5.4;

Add to A.5.5:
The complete development application shall indicate the phasing proposal and the timing of the provision of site amenities.

CARRIED UNANIMOUSLY

4. OTHER BUSINESS

65 Water Street - DE403393

It was moved by **Mr. Beasley** and seconded by **Mr. MacGregor**, and was the decision of the Board:

THAT the Board RECEIVE FOR INFORMATION a letter dated February 3, 1999 from the Gastown Historic Area Planning Committee regarding the Board's November 2, 1998 decision on this application.

There being no further business, the meeting adjourned at 7.00 pm.

Carol Hubbard
Clerk to the Board

F.A. Scobie
Chair

/ch

* * * * *

4. Form of Development: 7001 Mont Royal Square

June 11, 2002 (File 2607)

MOVED by Councillor Louis

THAT the final form of development for this portion of the CD-1 zoned site known as 3200 - 3298 East 54th Avenue (7001 Mont Royal Square being the application address) be approved generally as illustrated in the Development Application Number DE406527, prepared by W. T. Leung Architects Inc. and stamped "Received, Community Services, Development Services June 10, 2002", 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.

CARRIED UNANIMOUSLY
(Councillor Daniel Lee absent for the vote)

ADMINISTRATIVE REPORT

Date: June 11, 2002
Author/Local: J. Baxter/6656
RTS No. 02761
CC File No. 2607
Council: June 25, 2002

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 7001 Mont Royal Square

RECOMMENDATION

THAT the final form of development for this portion of the CD-1 zoned site known as 3200 - 3298 East 54th Avenue (7001 Mont Royal Square being the application address) be approved generally as illustrated in the Development Application Number DE406527, prepared by W. T. Leung Architects Inc. and stamped "Received, Community Services, Development Services June 10, 2002", 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.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the final form of development for this portion of the above-noted CD-1 zoned site.

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on April 9, 1970, City Council approved a rezoning of this site from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 4550 was enacted on April 20, 1971. The overall form of development (Preliminary Development Application Number DE403146) for the entire Champlain Mall site was approved by Council on July 27, 1999. The final form of development, before City Council today, is for a portion of the residential component of the project only (Parcels A and B).

The site is located at the southeast corner of the major intersection of East 54th Avenue and Kerr Street. The residential (eastern) portion of this site has been subdivided from the commercial portion of the overall Champlain Mall redevelopment site. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE406527. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior-to permit issuance.

DISCUSSION

The proposal involves the construction of a residential development consisting of 6 individual buildings comprising 46 stacked and non-stacked townhouses (Buildings 1 to 5) and a 4-storey multiple dwelling (Building 6) containing 79 units, all over one level of underground parking providing 155 off-street parking spaces with access from Mont Royal Square.

The proposed development varies from the approved Preliminary Development Permit (DE403146) by proposing a reduction in apartment units from 83 to 79, and an increase in townhouse units from 28 to 46, for a net increase of 14 units. The result has been to provide a greater range of unit types, from one- and two-bedroom apartments to two- and three-bedroom townhouse units. This results in some slight massing changes from what was

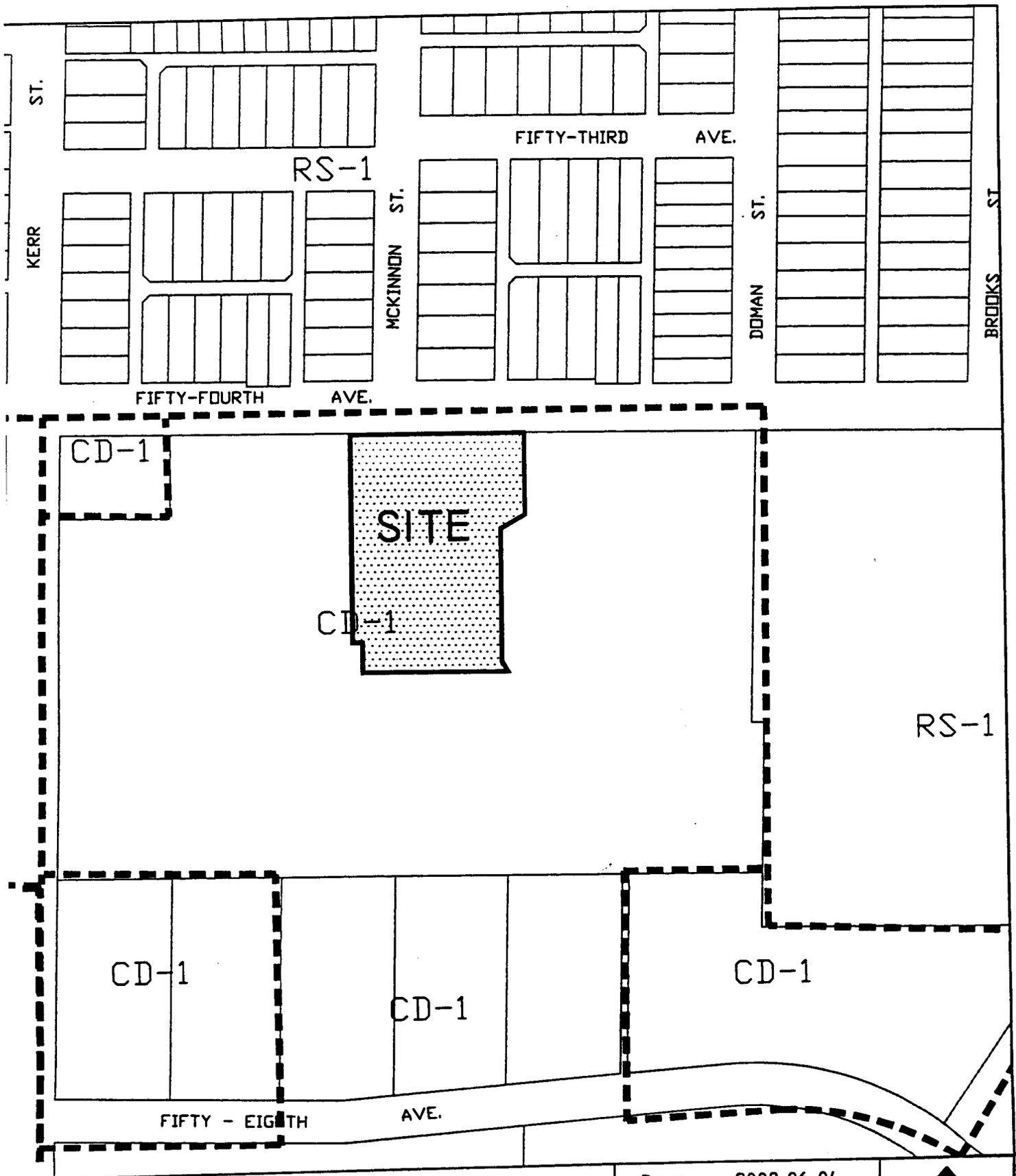
indicated on the Preliminary Application. The proposed development has been assessed against the CD-1 By-law and it responds to the stated objectives.

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE406527, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the final form of development first be approved by Council.

- - - - -



7001 MONT ROYAL SQ. DE 406527

DATE 2002 06 04

DRAWN WGS



CITY OF VANCOUVER PLANNING DEPARTMENT

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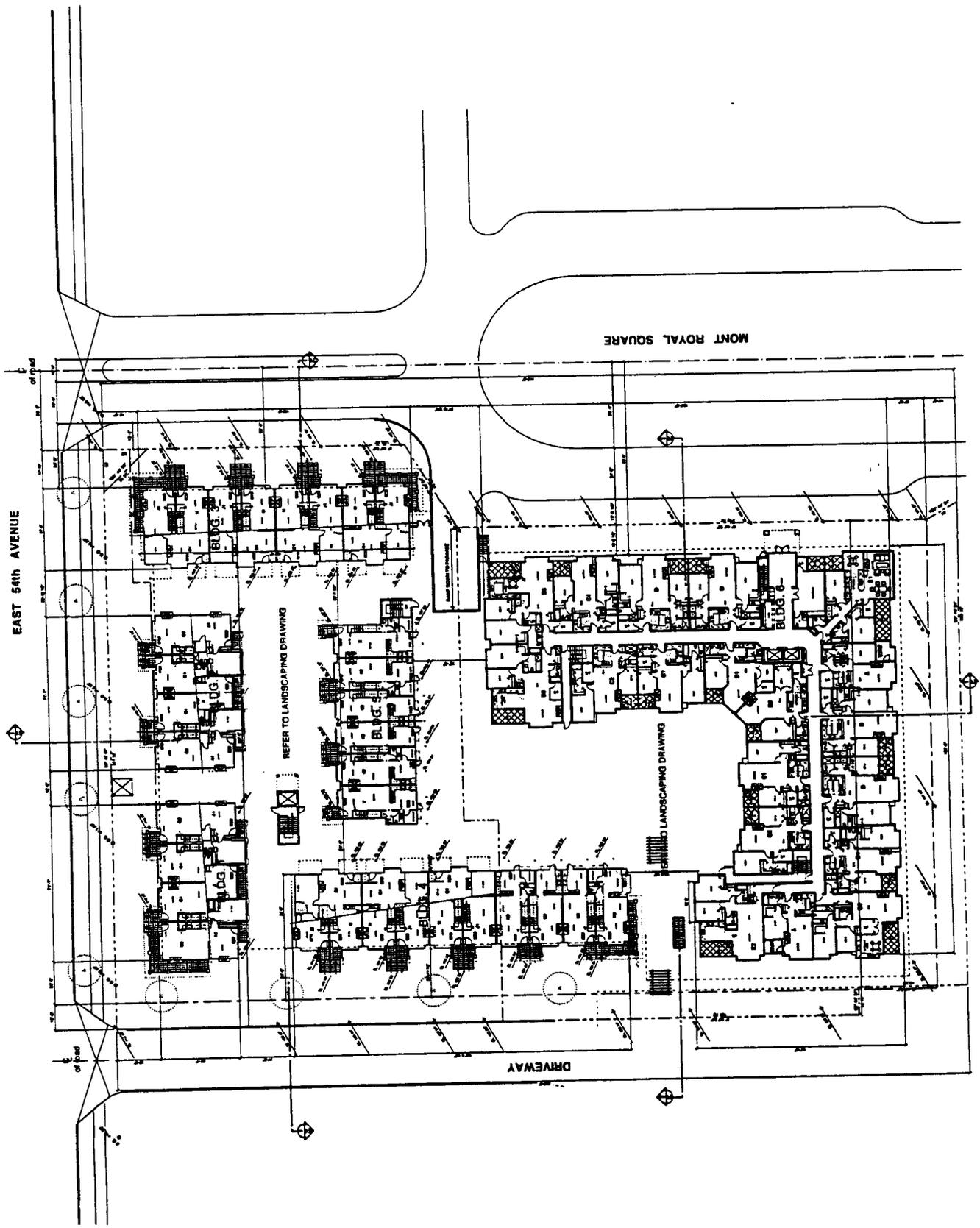
W. T. LEUNG
ARCHITECTS
P.C.

1001/1004 MONT ROYAL
SQUARE
OTTAWA, ONT. K1R 7V7
TEL: (613) 733-1111
FAX: (613) 733-1111

PROJECT: CHAMPLAIN
GARDENS
PARCELS A & B
1001/1004 MONT ROYAL
SQUARE
OTTAWA, ONT. K1R 7V7

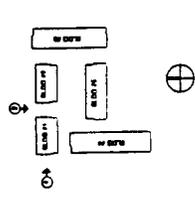
SITE PLAN

DP-A

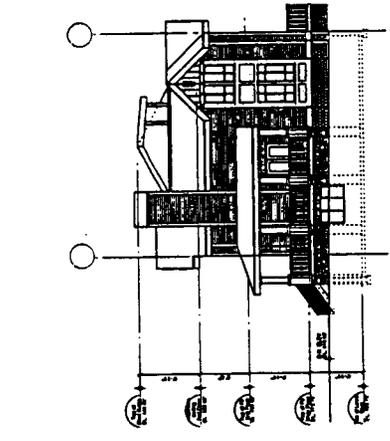


W. T. LEUNG ARCHITECTS

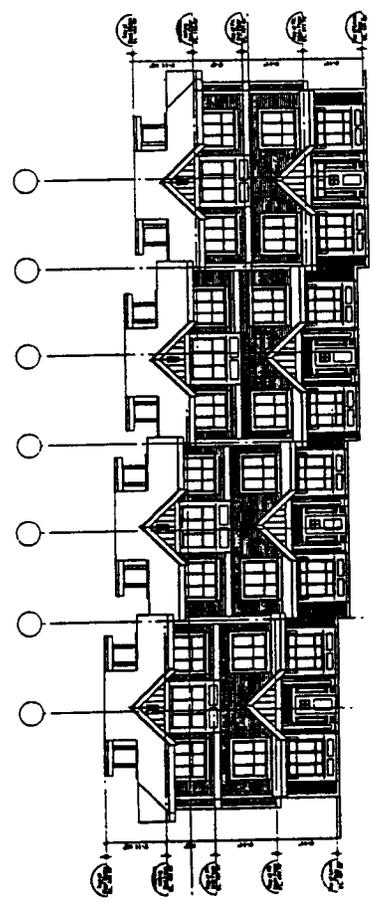
100 West Broadway
New York, NY 10011
Tel: 212 691 1111



- LIST OF MATERIALS**
- 1. BRICK (COMMON BRICK)
 - 2. BRICK (DUTCH BRICK)
 - 3. BRICK (ENGLISH BRICK)
 - 4. BRICK (SPANISH BRICK)
 - 5. BRICK (TERRAZZO BRICK)
 - 6. BRICK (TRAVERTINE BRICK)
 - 7. BRICK (VENEZIAN BRICK)
 - 8. BRICK (WALL BRICK)
 - 9. BRICK (WIND BRICK)
 - 10. BRICK (WOOD BRICK)
 - 11. BRICK (ZEBRA BRICK)
 - 12. BRICK (ZIGZAG BRICK)
 - 13. BRICK (ZONED BRICK)
 - 14. BRICK (ZONED BRICK)
 - 15. BRICK (ZONED BRICK)
 - 16. BRICK (ZONED BRICK)
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 - 18. BRICK (ZONED BRICK)
 - 19. BRICK (ZONED BRICK)
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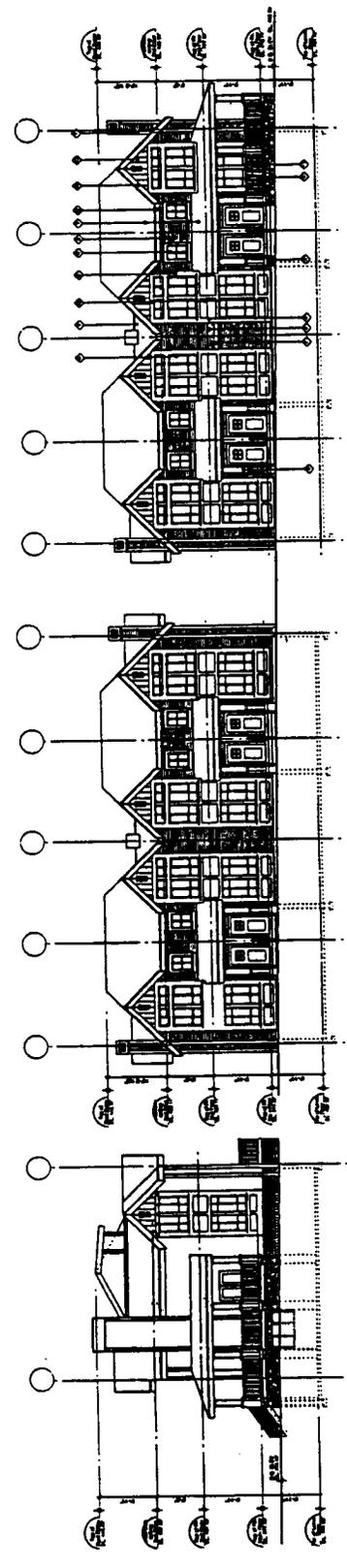


4. BUILDINGS WEST ELEVATION

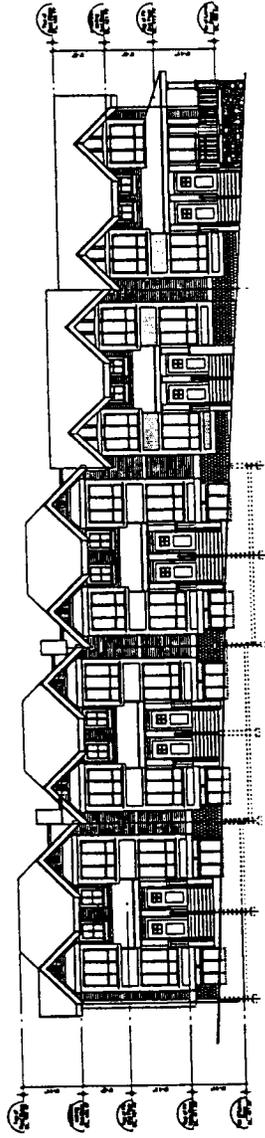
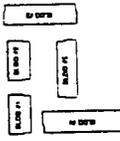


3a. BUILDINGS WEST ELEVATION

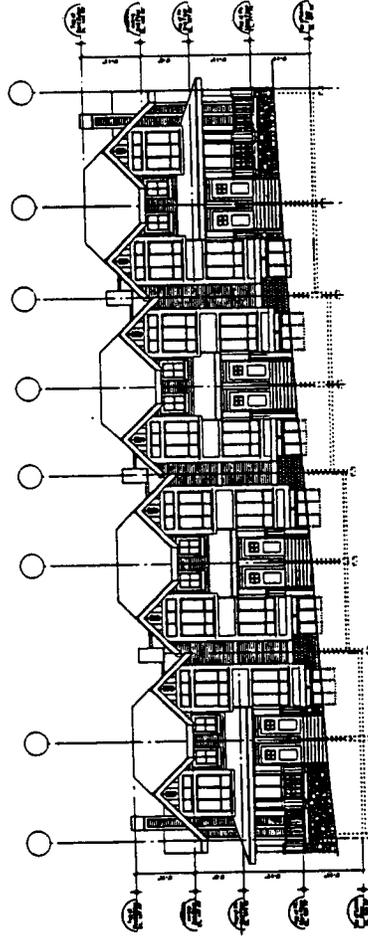
CHAMPLAIN GARDENS PARCEL A & B
1801/1809 MONT ROYAL SQUARE
MONTREAL, Q.C.
STREETSCAPE ELEVATIONS
NORTH ELEVATION



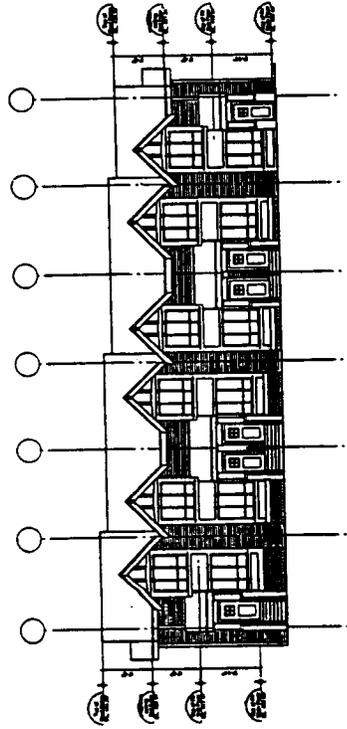
2. EAST 50th AVENUE NORTH ELEVATION



1 BUILDING 1 ELEVATION



3 BUILDING 3 ELEVATION



5 BUILDING 5 NORTH ELEVATION

CHAMPLAIN
GARDENS
PARCEL A & B
100' x 100' BUILT ROYAL
HOLLAR
WANDOVER, S.C.

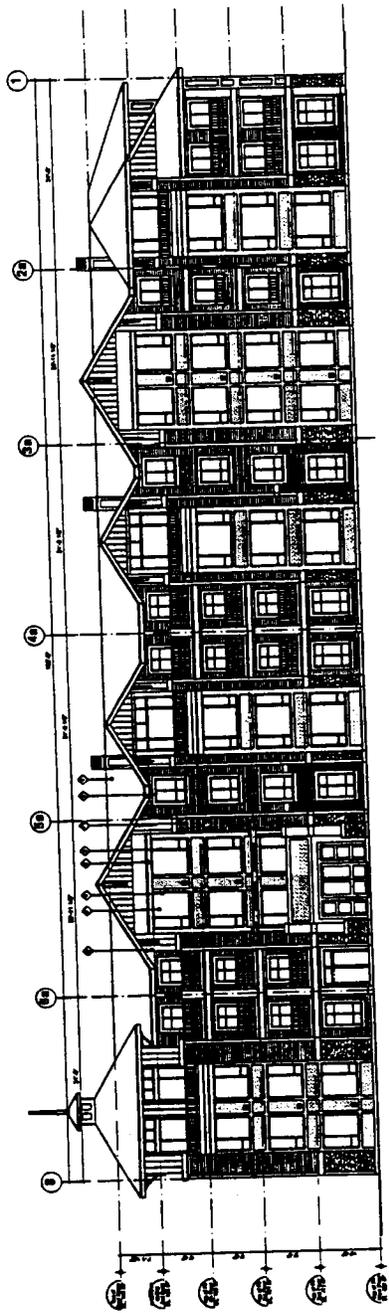
TOWNHOUSE
ELEVATIONS

DATE: 01-18
BY: SM PEE SE
SCALE: 1/8" = 1'-0"
PROJECT NO.: 100-100-001
SHEET NO.: 100-100-001-001

LIST OF MATERIALS

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- 20. 1/2" x 1/2" x 1/2" concrete

CHAMPLAIN
CARRENS
PARCELS A & B
1000 WEST BROADWAY
VANCOUVER, B.C.
V6C 1Y1



EAST ELEVATION

LIST OF MATERIALS

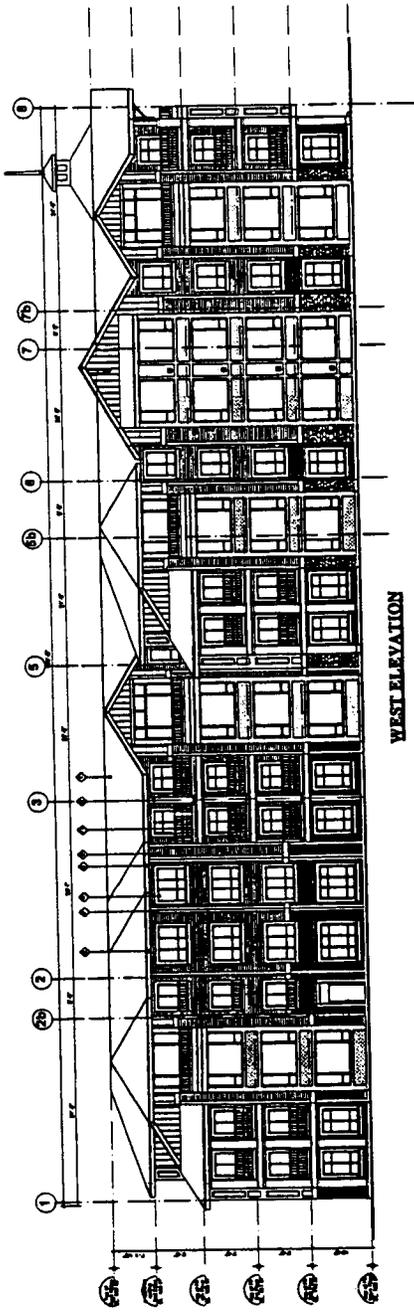
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PROJECT
CHAMPLAIN GARDENS PARCEL A & B
 7881 / 7888 MONT ROYAL
 VANCOUVER, B.C.
 DRAWING NO.
 DATE

NORTH & WEST ELEVATIONS

DATE: 01-14
 SHEET NO.
 OF TOTAL SHEETS
 100' x 100'

DP-A1



WEST ELEVATION