



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

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## CD-1 (81)

### *Champlain Crescent and Arlington Street By-law No. 4670*

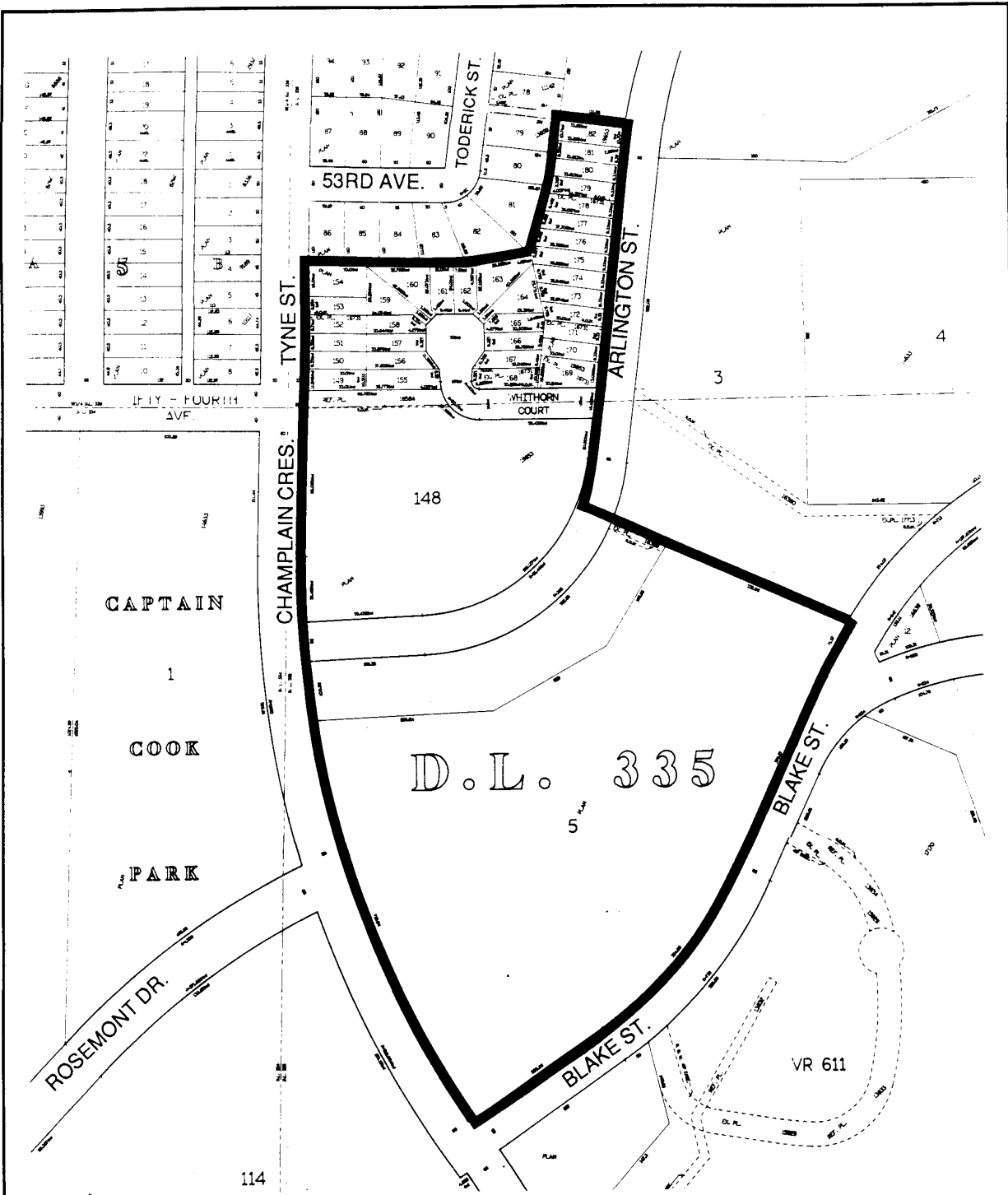
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective December 5, 1972**

*(Amended up to and including By-law No. 9414, dated December 12, 2006)*

- 1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 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: townhouses (both private and public housing), one-family dwellings or one-family dwellings with secondary suite (including those having a common zero side yard), 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. [5610; 82 12 14] [9414; 06 12 12]
- 3 *[Section 3 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4670 or provides an explanatory note.*



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 4670

<b>CD-1 (81) Champlain Cres. &amp; Arlington St.</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): W-22,23	
scale: 1:3000		

February 20, 1953

The necessary survey plans of elements, reclassification and subdivision of Area A have recently been deposited in the Land Registry Office. It is proposed to advertise the first group of sites after the completion of the registration of the plan of subdivision. This will eliminate the approximate 6 week to 2 month delay which normally occurs while subdivision plans are being processed through the Land Registry Office.

The following is a resume of City Council's commitments to date in the Champlain Heights subdivision.

Site No.	Area	Remarks
1	"A"	Gulf Oil Gas Station site (extended to 3 acres)
3	"A"	Officials to negotiate sale for Salvation Army Senior Citizens site (2.57 acres.)
11	"B"	Officials to negotiate sale to Kowernik Foundation for Senior Citizens site (2 acres)
15	"B"	Sold to Vanceover Association for the Mentally Retarded, (0.8 acres)
16	"C"	Sold to Dawson Development Limited for Innovative Housing Project, (6.5 acres)
17	"C"	C.M. & H.C. approval being obtained for Public Housing, (5 acres)
18	"D"	Leased to United Co-operative Housing Assn. (7 acres)
21	"A"	C.M. & H.C. approval being obtained for Public Housing (3.4 acres)
23	"F"	Sale to X-Kalay to be negotiated, subject to a suitable form of development.

Your Board submits the above for the INFORMATION of the Members of Council.

[REDACTED]  
MOVED by Ald. Hardwick, in Amendment, to the motion of Alderman  
[REDACTED]

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

[REDACTED] and  
[REDACTED] - 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."  
[REDACTED]

regular Council, April 21, 1970

PUBLIC HEARING: REZONING MATTERS

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 1,000 feet South of 54th Avenue.
- (ii) Irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the East by Dunrobin Road and partially on the West by Tyne Street

The Council considered applications for rezoning from R-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 to 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 Soltau, 8705 Kerr Street, referring to garden site apartment development 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 Killarney Area Council, appeared expressing concern regarding single family dwellings plan for Tyne Street and requesting that dwellings be continued right through to 54th Avenue and that there be a landscaped setback in front of the row housing of a landscaped buffer zone facing Tyne Street.

Further, the request is made that in order to avoid conditions no more subsidized housing development be scheduled.

Draft by-law in connection with this study matter was submitted.

After due consideration it was:

MOVED by Ald. Wilson,

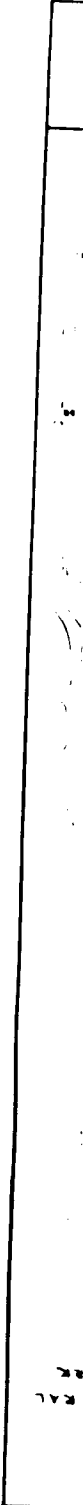
THAT the applications to rezone the areas of land shown on the draft by-law together with the uses that may be permitted within the area and set out in the draft by-law be approved.

*[Faint, illegible text at the bottom of the page]*

SOUTHEAST SECTOR, CITY OF VANCOUVER (AREAS "A", "B", "C" and "D")  
SUMMARY OF SITES PROPOSED TO BE REZONED FROM RS-1 ONE-FAMILY DWELLING DISTRICT TO CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT

PUBLIC HEARING - APRIL 9TH, 1970 - 2:00 P.M., COUNCIL CHAMBERS, CITY HALL

Site No. on Reference Plan No. 4396-A	Acreage	Use	Council's Decision Re Disposal	Date Conditions of Development Approved By		
				T.P.B.	T.P.C.	Council
1	0.24	Extension to gas station	Sell to Gulf Oil Co.	May 10/68	Jan. 9/70	May 31/68
2	12.8	Shopping Centre	Sell by public tender	"	"	"
3	2.57	Senior Citizens' Housing	Sell to Salvation Army	"	"	"
4	1.27	High Rise Apartments	Sell for condominium dev.	"	"	"
5	1.27	"	"	"	"	"
6	1.27	"	"	"	"	"
7	1.18	Garden Apts. & Town Houses	No decision resolved	Jan. 9/70	"	Feb. 17/70
8	1.27	"	"	"	"	"
9	6.6	"	Sell for co-operative housing	"	"	"
10	6.6	"	Sell for limited dividend housing	May 10/68	"	May 31/68
11	2.0	Town Houses	No decision resolved	"	"	"
12	1.0	"	"	"	"	"
13	1.6	"	"	"	"	"
14	1.0	"	Reserve for non-profit organization	"	"	"
15	0.8	"	"	"	"	"
16	6.6	"	Sell to F/P Partnership for a pilot housing project	"	"	"
17	8.0	"	Sell to F/P Partnership for public housing	"	"	"
18	7.0	"	No decision resolved	"	"	"
19	6.2	"	"	"	"	"
20	10.0	"	"	"	"	"



481 - S. of 53<sup>rd</sup> Ave. between Champlain & Blake.

(R2.49.50)

BY-LAW NO. 4670

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

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

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z - 135 - E 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:

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.

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 5th day of December, 1972.

(sgd) Thomas J. Campbell  
MAYOR

(sgd) Ronald Thompson  
CITY CLERK

I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 5th day of December, 1972, and numbered 4670.

CITY CLERK



CITY-OWNED LANDS AT TYNE AND ARLINGTON - PARCEL ONE

CONDITIONS OF DEVELOPMENT AND DESIGN GUIDELINES

The attached draft package was prepared by Roger Hughes Architects and Jim Moodie Consultants for the City of Vancouver Planning Department.

It specifically relates to the northern portion (PARCEL ONE) of the City-owned Tyne and Arlington Streets site.

On September 14th City Council approved the following:

"...2. THAT Council instruct the Director of Planning to make application to amend the CD-1 By-law #4670 to include one-family dwellings as a permitted use, that this application be referred directly to a Public Hearing and, subject to approval of this amendment, adopt by resolution, the specific conditions of development and design guidelines (attached) for Parcel One."

Subject to the successful amendment and resolution by Council actions the attached package is to be used by applicants for a development permit with respect to Parcel One of the Tyne and Arlington site.

Parcel One, designated for market housing, involves a maximum of 34 units of one-family and zero-side yard dwellings.

*December 14, 1982*  
Note: On ~~November 23~~, 1982 the CD-1 By-law Amendment was enacted and the conditions of development and design guidelines were approved by City Council.

City of Vancouver  
Planning Department  
October 1982

Text Amendment: CD-1 Comprehensive Development District (By-law 5258) which pertains to Lands at the Southwest Corner of West 45th Avenue and Cambie Street (Lots 1-3, the Northerly 21.031 m (69.00 ft.) of Lot "A" and Lot 29, Subdivision "B", Block 1008, D.L. 526, Plan 10803) (Cont'd)

Members of Council expressed concern that the solarium may at some future date be incorporated into the Church building.

There were no speakers for or against the application.

MOVED by Ald. Ford,

THAT the following be added as condition (d):

That the development permit clearly state that the solarium addition is not, at any future date, to be incorporated into the Church building.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,

THAT the application be approved subject to conditions (a), (b) and (c) proposed by the Director of Planning and condition (d) established by Council this day and set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

4. Text Amendment - CD-1 Comprehensive Development District (By-law No. 4670) which pertains to Lands immediately East of Tyne Street/Champlain Crescent and North of Blake Street (Lot 2, D.L. 339, Plan 14633 and Lots 2 and 5, D.L. 335, Plan 14633)

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

TEXT AMENDMENT: CD-1 Comprehensive Development District (By-law No.4670) which pertains to LANDS IMMEDIATELY EAST OF TYNE STREET/CHAMPLAIN CRESCENT AND NORTH OF BLAKE STREET (Lot 2, D.L. 339, Plan 14633 and Lots 2 and 5, D.L. 335, Plan 14633)

(i) The proposed text amendment to CD-1 By-law No.4670, if approved, would accommodate, as a permitted use, 'one-family dwellings, including those having a common zero side yard'.

(ii) Any consequential amendments.

(iii) Also before Council for adoption by resolution are specific conditions of development and design guidelines for proposed Parcel One (market housing site) and proposed Parcel Two (non-market housing site) for use by potential applicants and by the Director of Planning in reviewing development permit applications for this area. These specific conditions of development and draft design guidelines appear as Appendix 'B' on pages 9-21 of the Manager's Report.

There were no speakers for or against the application.

Cont'd....

Text Amendment - CD-1 Comprehensive Development District (By-law No. 4670) which pertains to Lands immediately East of Tyne Street/Champlain Crescent and North of Blake Street (Lot 2, D.L. 339, Plan 14633 and Lots 2 and 5, D.L. 335, Plan 14633) (Cont'd)

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MOVED by Ald. Brown,  
THAT the application of the Director of Planning be approved and the specific conditions of development and design guidelines for proposed parcel one (market housing site) and proposed parcel two (non-market housing site) as set out in Appendix B of the City Manager's report dated August 18, 1982, be adopted.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

\* \* \* \* \*

The Special Council adjourned at approximately 9:00 p.m.

\* \* \* \* \*

#81 - S. OF 53<sup>RD</sup> AVE  
BETWEEN CHAMPLAIN  
& BLAKE STS.

BY-LAW NO. 5610

A By-law to amend  
By-law No. 4670  
being a By-law  
which rezoned an  
area to CD-1

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

1. Section 2 of By-law No. 4670 is amended by inserting after the words "townhouses (both private and public housing)," the following:

"one-family dwellings (including those having a common zero side yard),".

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

DONE AND PASSED in open Council this 14th day of December , 1982.

(signed) Michael Harcourt  
Mayor

(signed) R. Henry  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of December, 1982, and numbered 5610.

CITY CLERK"

CITY-OWNED LANDS AT TYNE AND ARLINGTON - PARCEL TWO

CONDITIONS OF DEVELOPMENT AND DESIGN GUIDELINES

(Adopted by City Council September 14, 1982; amended January 4, 1983)

The attached package was prepared by Roger Hughes Architects and Jim Moodie Consultants for the City of Vancouver Planning Department.

It specifically relates to the southern portion (PARCEL TWO) of the City-owned Tyne and Arlington Streets site, and is to be used by applicants for a development permit.

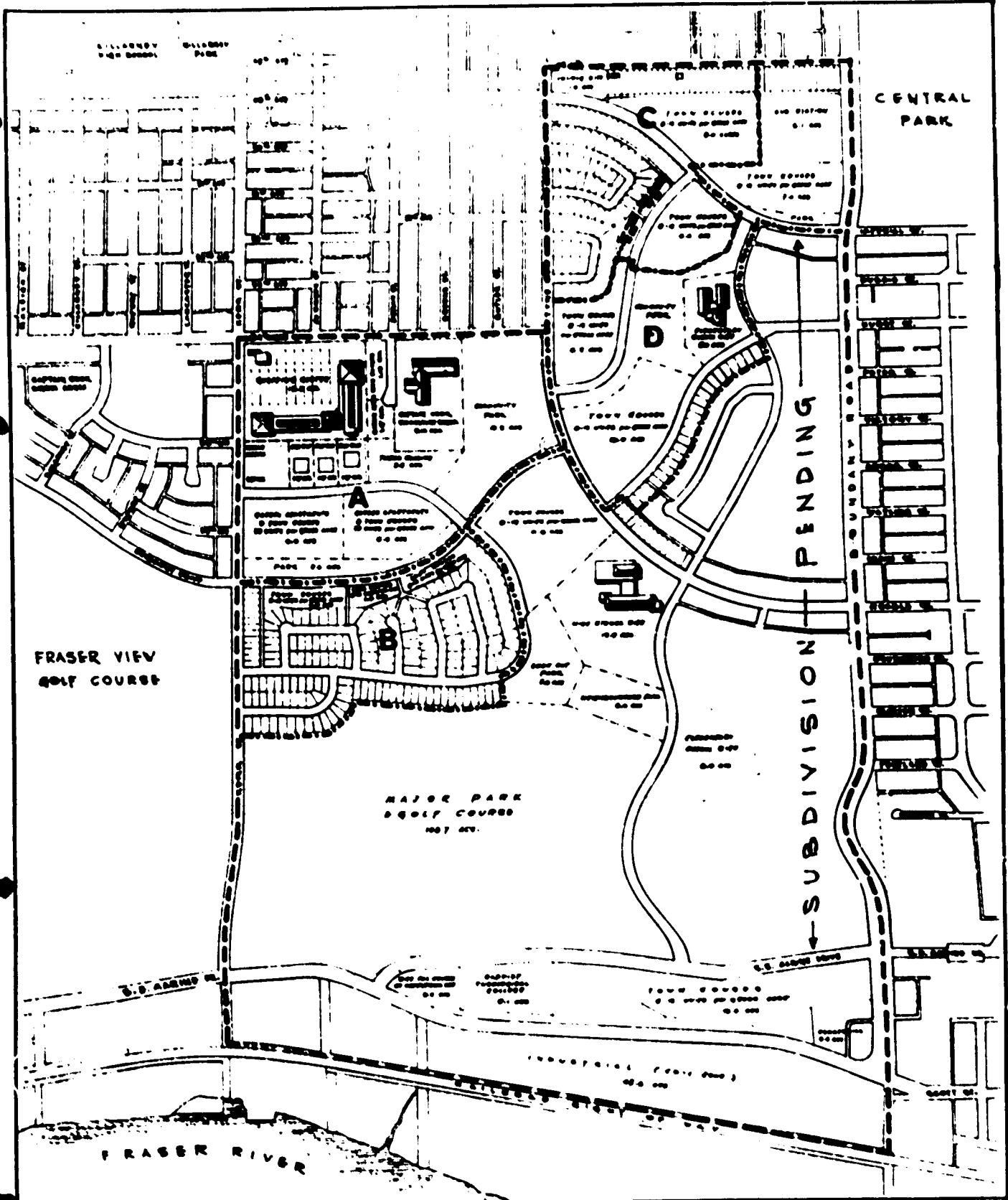
Parcel Two, designated for non-market housing, involves a maximum of 66 units of ground-oriented or stacked townhouses.

This package of specific conditions of development and design guidelines was adopted by resolution of Council on September 14, 1982.

On January 4, 1983 Council amended the conditions of development as follows:

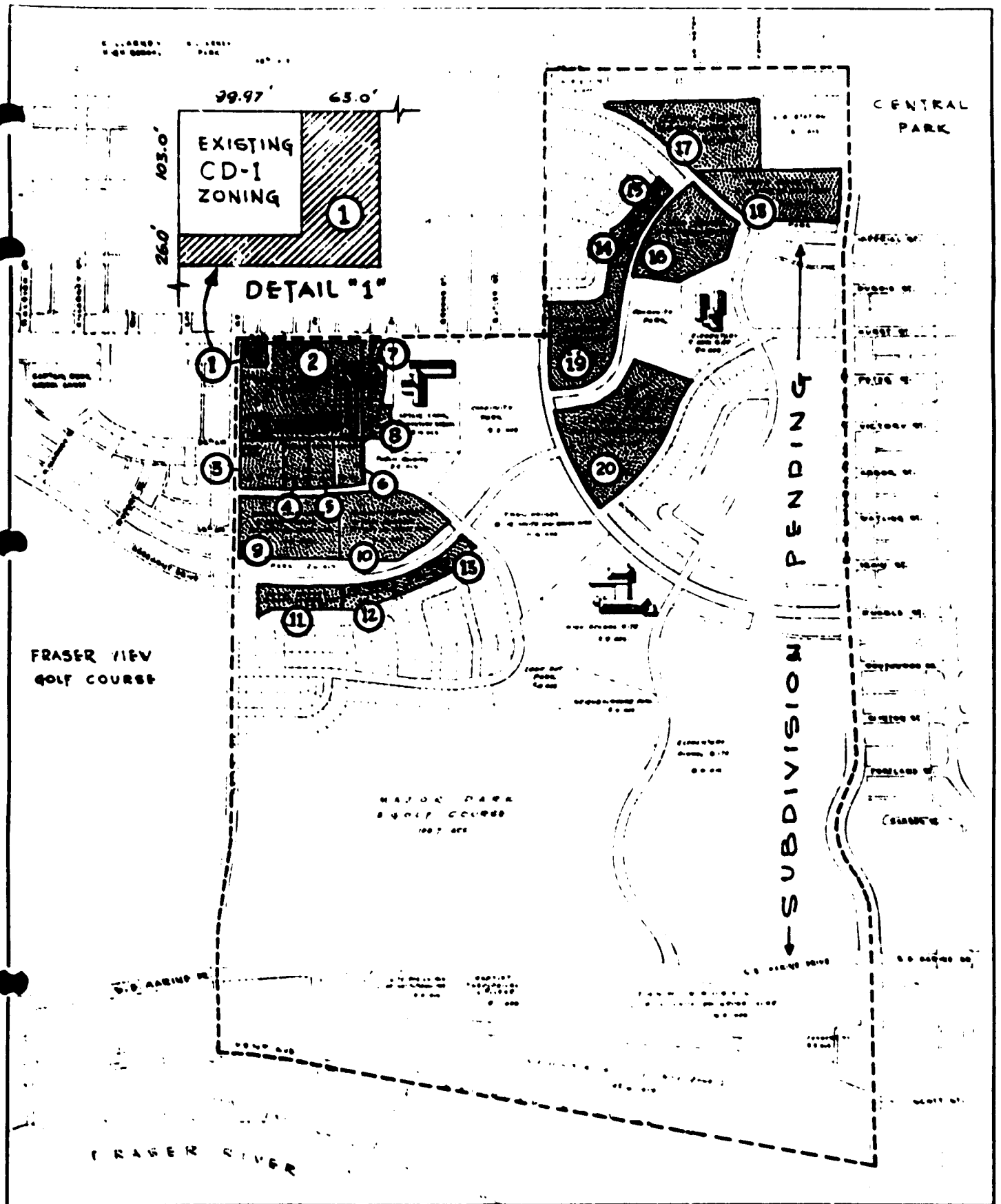
1. To enable the Director of Planning to relax the 2½ storey height maximum to 3 storeys maximum.
2. To reduce the minimum parking standard to 1.53 spaces per unit.
3. To remove the requirement to provide 1 covered parking space for each of the stacked townhouse units.

City of Vancouver  
Planning Department  
January 1983



4306 A	

PROPOSED PLAN OF DEVELOPMENT  
**S/E SECTOR** Vancouver  
 CITY PLANNING DEPARTMENT Current Planning Division



4506 A		<p align="center"> <b>PROPOSED PLAN OF DEVELOPMENT</b>  <b>S/E SECTOR Vancouver</b>          CITY PLANNING DEPARTMENT Current Planning Division       </p>

# REFERENCE PLAN - REZONING APPLICATIONS

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Specific Conditions of Development - Parcel Two Uses

The only uses for which development permits will be issued are townhouse and stacked townhouses.

Not more than 25% of the total number of units shall be stacked townhouses.

Townhouse units shall have separate individual access at or near ground level and separate individual carparking adjacent to each unit.

Activities ancillary to the permitted residential use, such as a meeting room, a management office and recreational spaces can be included in a separate building or attached to a residential building.

### Density

The maximum number of dwelling units permitted shall be 66.

Arrangement of units in relation to building and open space shall satisfy the criteria stated in the Design Guidelines.

### Site Coverage

The maximum total site coverage of all buildings shall be 40% of the Parcel area.

Site coverage for buildings shall be based on the projected area of the outermost surfaces of all dwellings, garages and carports, excluding steps, eaves, cantilevered balconies and sundecks.

The maximum total site coverage for uncovered parking, vehicular access and lanes shall be 25% of the Parcel area.

Space provided solely for approved ancillary activities is excluded from the site coverage calculations.

### Setbacks

Setbacks for houses and garages are required as indicated on the Site Plan.

No buildings or required on-site parking shall be located within the setbacks specified for buildings.

Separate buildings shall be spaced apart to meet all requirements of the National Building Code and to satisfy the criteria stated in the Guidelines.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Setbacks

Setbacks for houses and garages shall be as shown on the Site Plan, and a minimum setback of 5 feet shall be provided from all on-site access roads.

No buildings or required on-site parking shall be located within the setbacks specified for "all buildings" or "garages".

## Lot Yards

Buildings and on-site parking shall be located to satisfy setbacks from the parcel boundaries and requirements for yards within individual lots.

A dwelling and garage can be built to one side boundary of a lot. All buildings must be located at least 5 feet from one side boundary and from front and rear boundaries.

Dwellings shall be located for a minimum separation of 10 feet between any habitable room and an adjacent dwelling. Each dwelling shall be located to provide a private open space, with a minimum area of 600 square feet and a minimum width of 20 feet, and in accordance with criteria for private open space stated in the Guidelines.

## Floor Space Ratio

The total floor space ratio for the entire parcel shall not exceed 0.5.

The floor space ratio for individual lots shall not exceed 0.65.

The floor space ratio shall be calculated including all basements, cellars, floors and crawl spaces with a ceiling height of 4 feet or more and shall be measured to the extreme outer limits of the building except that a floor space ratio bonus will be applied to cellars with a ceiling not more than one foot above the base surface and with a floor area not exceeding the permitted site coverage for the dwelling. The bonus allows for each square foot of measured basement area to be included in the floor space ratio calculation as 0.1 square foot.

The following items may be excluded from the floor space ratio calculations:

- balconies, canopies and sundecks to a maximum total area of 8% of the permitted floor area
- patios and roof gardens designed in accordance with the Guidelines
- parking areas with floors not more than 6 inches above the finished grade of adjacent buildings

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Height

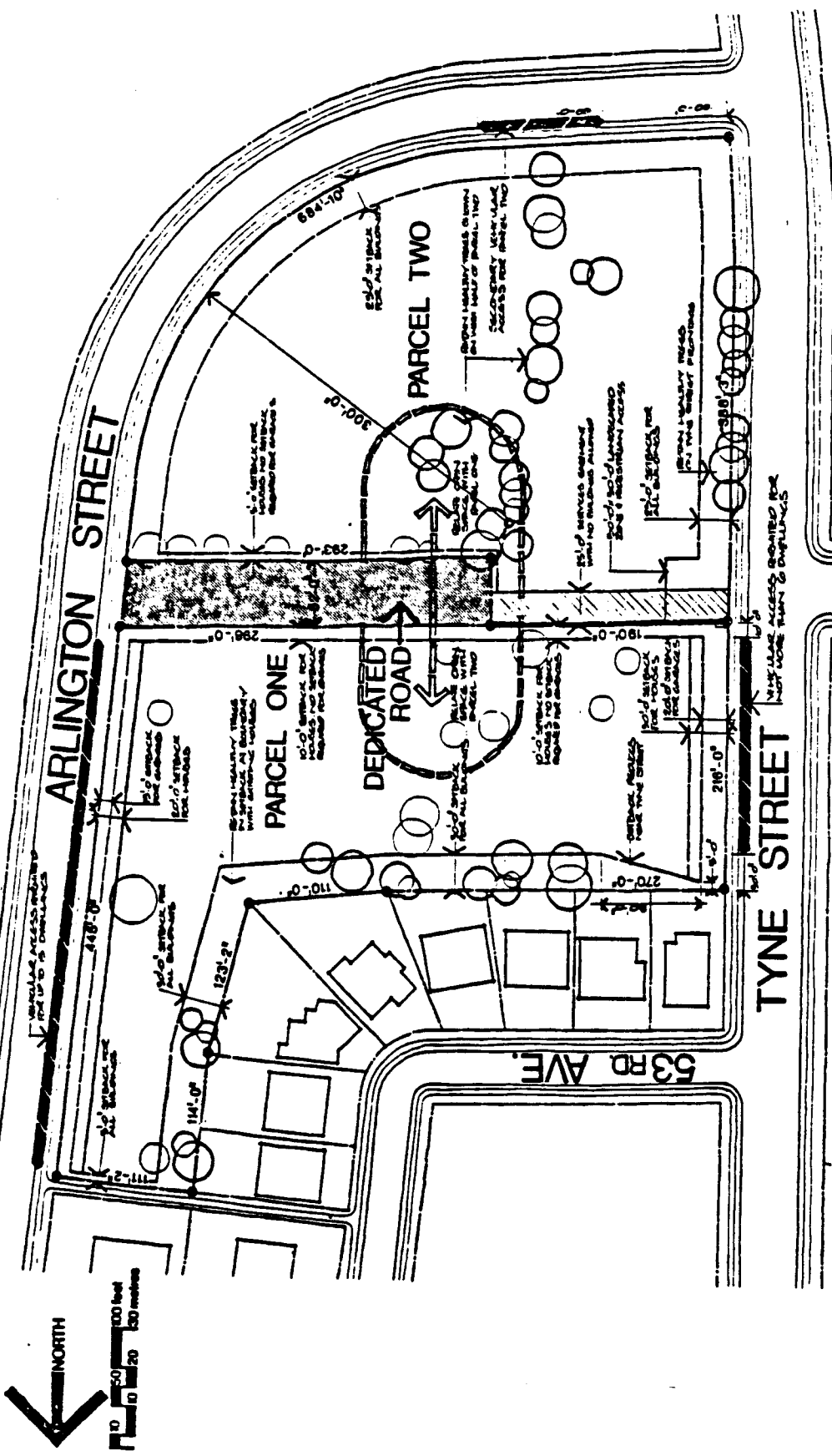
The maximum height of any building shall be 30 feet, and not more than 2 storeys, measured in accordance with the provisions of the City of Vancouver Zoning and Development By-Law.

## Parking

Off-street parking shall be provided with 2 car parking spaces per dwelling. One car parking space per dwelling shall be covered and located adjacent to each dwelling.

Parking spaces shall be developed and maintained in accordance with the relevant provisions of Section 12 of the Zoning and Development By-Law.

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL



## Site Plan

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Design Guidelines - Parcel One

### Access and Circulation

#### Access to Site

Vehicular access is permitted, and encouraged, from the Dedicated Road. Vehicular access is permitted for not more than 15 dwellings from Arlington Street and not more than 6 dwellings from Tyne Street.

#### Vehicular Movement

Cars should be dispersed over the site with access and parking areas included in multi-use open space rather than be concentrated and segregated into car only spaces.

On site roads should be paved with soft edges, rather than with straight curbs and separate sidewalks, to reinforce the multi-use nature of the ground plane.

#### Parking

Parking for the home owner should be provided on site and in a garage. Driveway entrances should be narrow and integrated with other horizontal surfaces and functions, such as entrance courtyards and visitor car parking spaces, etc.

Driveways are an important component in unit legibility and address and should be carefully designed to suit the intent of these guidelines.

Garages and car ports should be set back between houses to reduce their impact on the street and to allow expression and articulation of the habitable volume of the houses.

Parking for visitors within Parcel One should be handled in groupings of 2 to 4 cars with landscaping to integrate the car parking into a comprehensive ground plane design.

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

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## Pedestrian Movement

Pedestrian routes through Parcel One are not necessary as through-site pedestrian circulation is provided along the dedicated road and right-of-way on Parcel Two. It is anticipated that pedestrian circulation along Tyne and Arlington Streets will occur on the city sidewalks. Where pedestrian movement occurs on Parcel One, it should be integrated into a multi-used ground plane design.

## Access to Units

Unit identity and legibility must be obvious to both driver and pedestrian. There should be direct covered access from private parking to the house. The visual impact of car access and parking should be played down to reinforce the pedestrian component of the streets.

## Service Access

All on-site roads should be designed to accommodate service vehicles. Individual garbage collection from individual dwellings is desirable for Parcel One and garbage can storage should be accommodated within the garage. Occupants should be responsible for moving cans to and from road side as no lanes are envisioned in the project.

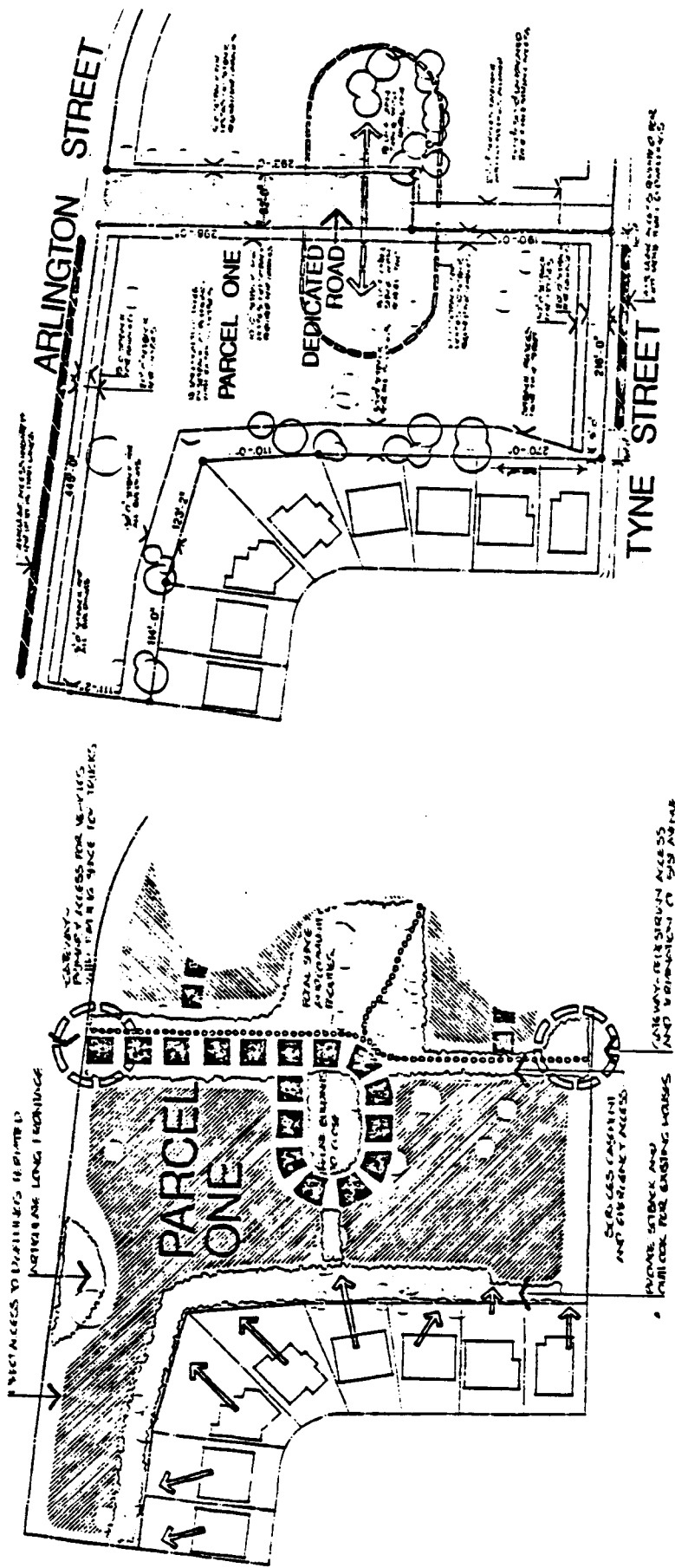


# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## View Corridors and Buffer Zones

A 30' 0" wide buffer zone with no buildings is to be designed along the north edge of the site incorporating existing trees and landscaped private open spaces. The width may be reduced towards Tyne Street as indicated on the Site Plan where privacy is protected by the siting of buildings.

View corridors to the south through the development from the existing houses should be provided.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

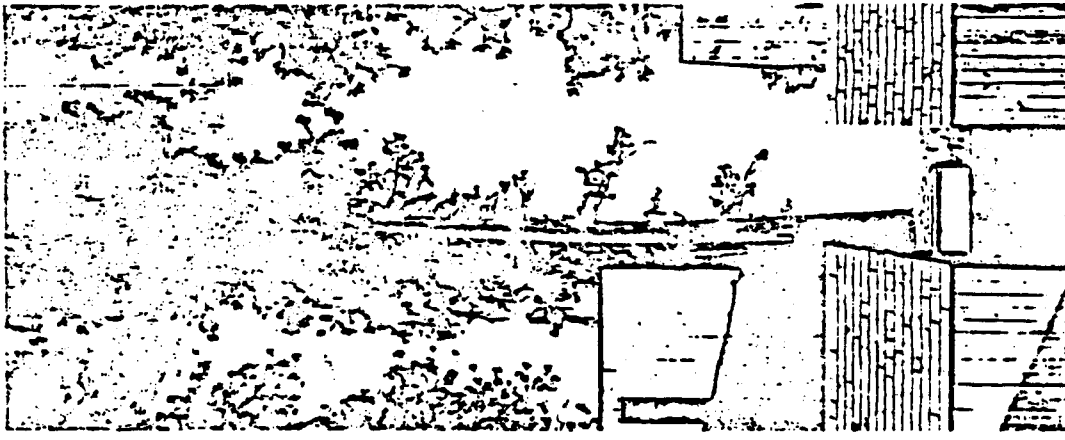
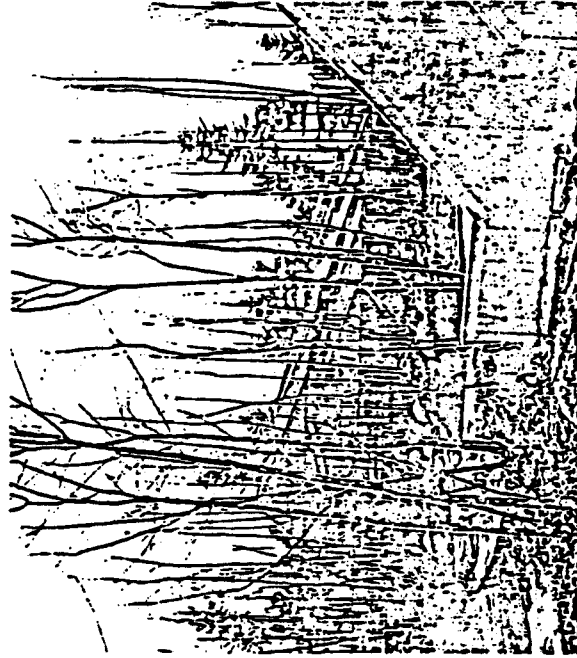
## Fences and Walls

Fences and walls should be used to define private territory, ensure privacy and integrate the buildings with the landscape.

## Special Features

Special site development features should include lot lots integrated with landscaped areas and the pedestrian network. Tot lots should serve ten to fifteen adjacent units and be overlooked by the units for security.

The existing larger coniferous tree windbreak rows divide Parcel Two into distinct areas and also dominate the site frontage along Tyne Street and the west end of Arlington Street. These existing features should be incorporated within any new development.





# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Ground Surfaces

All paved areas within Parcel One should be designed for multi-purpose use; no area should appear to be for the exclusive use of the automobile.

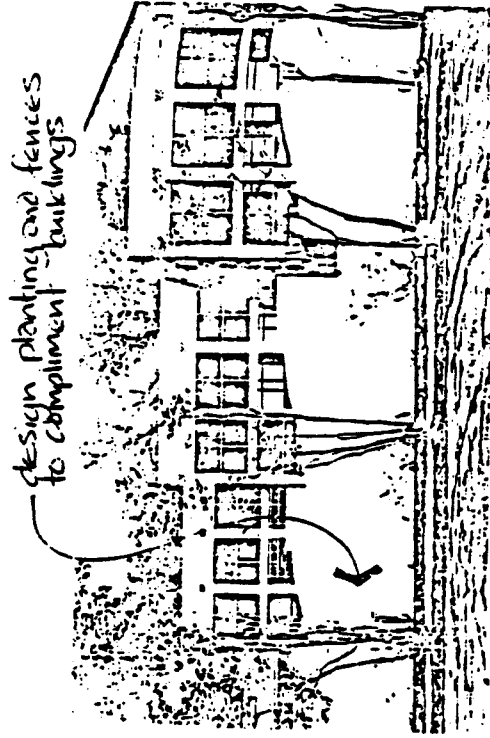
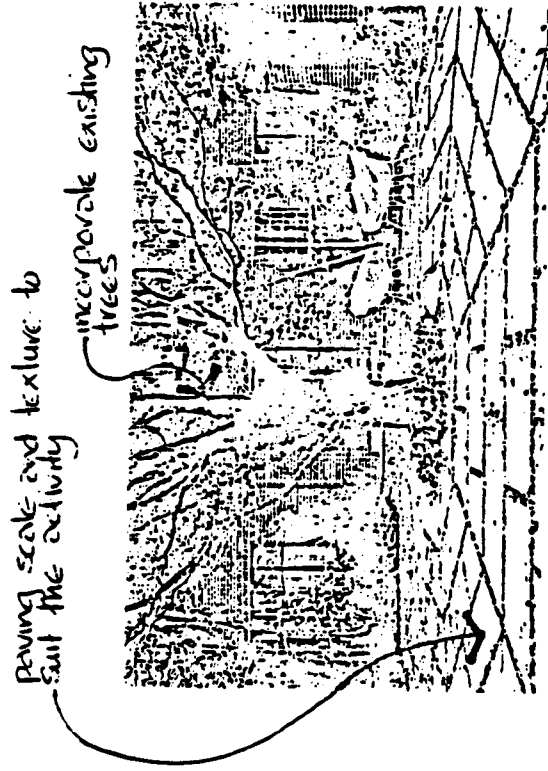
Parking, driveway and patio surfaces should be patterned and textured to avoid monotony. Smooth light coloured surfaces which produce glare in direct sunlight should also be avoided. Exposed aggregate or small scale paving units should be used in preference to smooth concrete or black top.

## Fences and Walls

Fences and walls should be used in conjunction with landscaping to separate the public and private realm and to separate private spaces between units. The design of these built landscape elements should relate to the scale, materials and architectural detailing of the ground floor of the dwelling unit.

## Special Features

Special features such as existing specimen trees, or groups of trees or large boulders should be retained and integrated into the design.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Roofscape

Sloping roof forms should be prominent.

Roof form should unify dwellings within a building and relate separate buildings to ensure a comprehensive development with a strong community entity.

Roofs should be of residential scale materials with more than one colour to add interest and to avoid the "housing project" look.

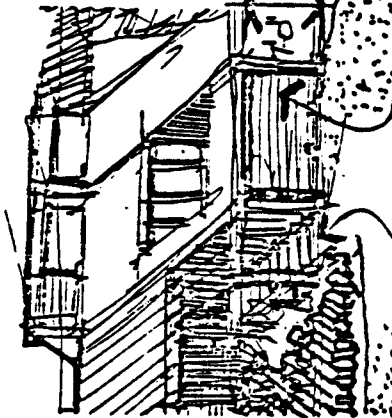
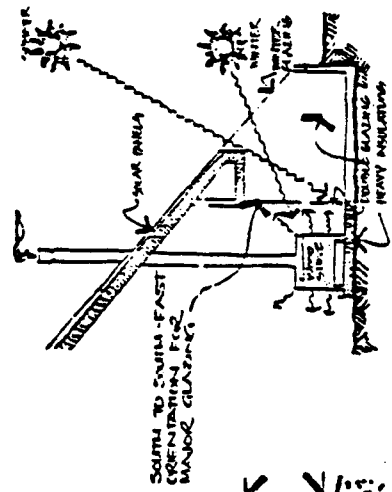
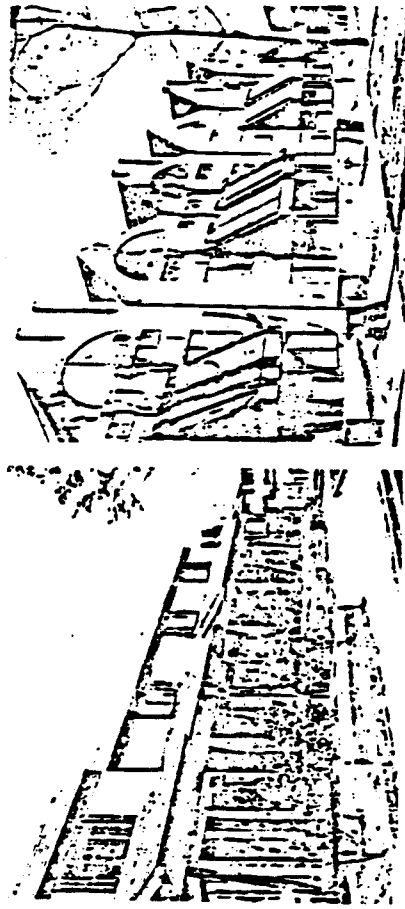
## Entrances and Openings

Entrances should be covered and legible from the on-site roads. Canopies, recesses in plan, entrance courts and other appropriate architectural elements should be employed to signal address.

Wall openings should form a pattern to unify building facades and promote a distinctive character for the development.

Detailing should express a thickness to the building envelope. Flush glazing and doors with no reveals are to be avoided. Windows should be wood with trim or aluminum with wood trim.

Windows should be positioned and proportioned to take advantage of passive solar gain and views, and be positioned to suit internal activity and privacy requirements.



SOUTH TO SOUTH-EAST ORIENTATIONS FOR MAXIMUM GLAZING

REDUCE IMPACT OF GARAGE ON STREET FRONT CONSPICUOUS AND PROTECTED ENTRY FOR EACH UNIT

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

Roofscape

All houses must have roof forms which relate to a total site composition but which also express residential use and individual dwellings.

Openings and Entrances

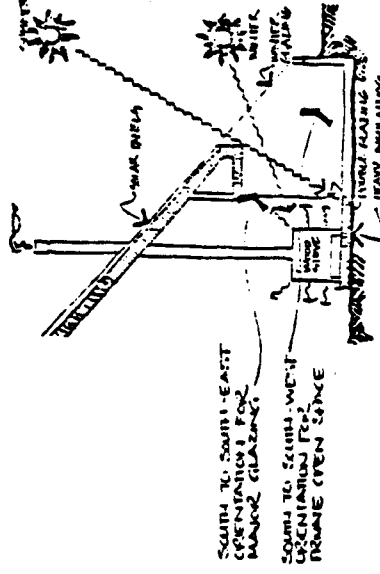
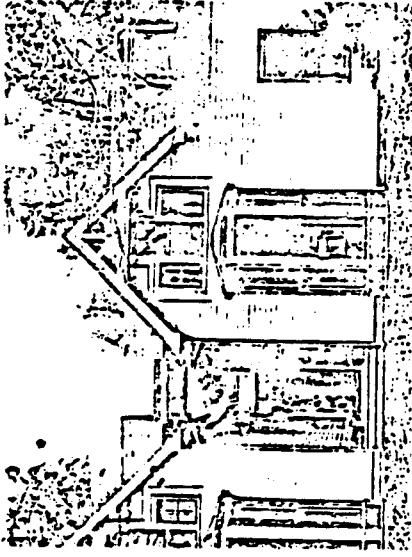
Sloping roof forms should be predominant and roofs should slope down to the ceiling level of the first floor on at least one side of each house.

Entrances should be covered and legible. Canopies, recesses in plan, entrance courts and other appropriate architectural elements should be employed to signal address. Covered access should be provided between dwellings and garages.

Wall openings should form a pattern to unify building facades and promote a distinctive character for the development while maintaining visual interest and individuality for each unit.

Detailing should express thickness of the building skin. Finish glazing and doors with no reveals are to be avoided. Windows should be wood with trim or aluminum with wood trim.

Windows should be located to take advantage of passive solar gain and views, and be positioned to suit internal activity and privacy requirements.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Floor Space Ratio

The total floor space ratio for the entire parcel shall not exceed 0.50.

The floor space ratio shall be calculated including all floors and crawl spaces with a ceiling height of 4 feet or more, and shall be measured to the extreme outer limits of the building except that a floor space ratio bonus will be applied to cellars with a ceiling not more than one foot above the base surface and with a floor area not exceeding the permitted site coverage for the dwelling. The bonus allows for each square foot of measured cellar area to be included in the floor space ratio calculation as 0.1 square foot.

The following items may be excluded from the floor space ratio calculations:

- balconies, canopies and sundecks to a maximum total area of 8% of the permitted floor area
- patios and roof gardens designed in accordance with the Guidelines
- parking areas with floors not more than 6 inches above the finished grade of adjacent buildings

## Height

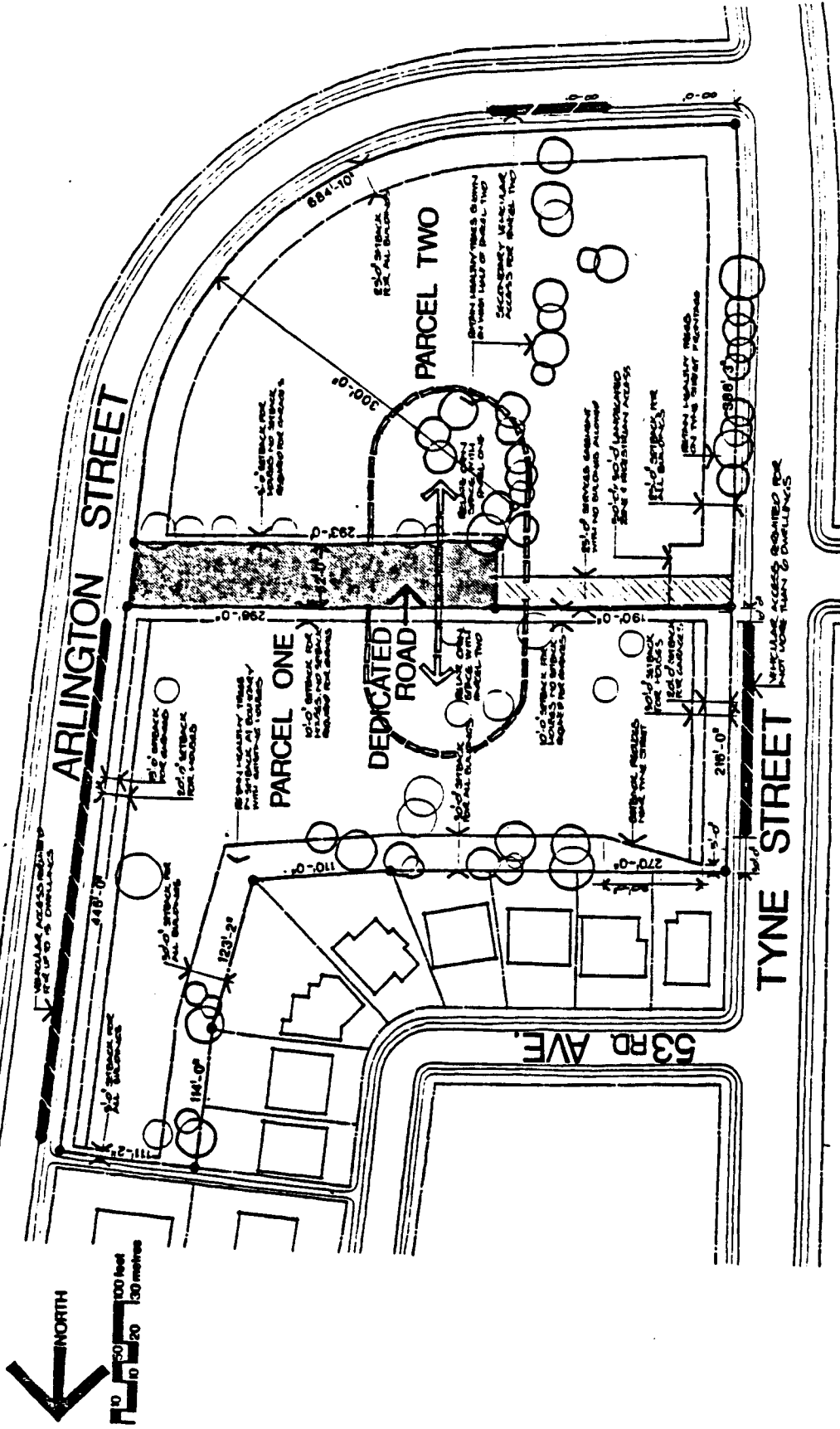
The maximum height of any building shall be 35 feet, and not more than 2½ storeys, measured in accordance with the provisions of the City of Vancouver Zoning and Development By-Law.

## Parking

Off-street parking shall be provided with 1.7 car parking spaces per dwelling. One car park per dwelling shall be covered and located adjacent to each dwelling.

Parking spaces shall be developed and maintained in accordance with the relevant provisions of Section 12 of the Zoning and Development By-Law, except that spaces reserved for the physically handicapped shall have a minimum width of 10 feet if located adjacent to a similar space, and a minimum width of 13 feet in other locations.

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL



# Site Plan

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Design Guidelines - Parcel Two Access and Circulation

### Access to Site

There must be a second access from Arlington Street through Parcel Two and connecting with the dedicated road on the 54th Street right-of-way. The intent of second entry is to ensure emergency vehicle access or exit in the event of a blockage in the on-site road system or at one of the entry points to the site. The on-side road layout should use existing landmarks for pedestrian and motorist orientation.

### Vehicular Movement

Access to individual units must be from roads within Parcel Two and not direct from Tyne or Arlington Streets.

Site lines at garage entrances, road intersections and parking areas should be carefully considered in view of the intent for multi-purpose use at grade.

Diffusion of traffic throughout the site to avoid concentration of cars should be encouraged.

Single loaded access roads are recommended to reduce traffic volumes and promote narrow pavements suitable for mixed vehicle and pedestrian use.

Each unit should have one adjacent covered parking space which is screened from the street. Carports or garages should accommodate a maximum of two cars.

Visitor parking should be dispersed throughout the site in two to four car groupings.

Visitor parking spaces can form part of the open space system and should be paved with materials compatible with the design of buildings and landscaping.

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Pedestrian Movement

Pedestrian circulation should occur on secondary access roads as well as on the landscaped open space network within the site. The intent being to create an overlap of functions at grade and to reduce the impact of paved surfaces and curbs.

## Unit Access

Unit address and pedestrian access should be from the car-oriented public side of the dwelling

At-grade access is encouraged for as many units as possible to accommodate handicapped occupants and to emphasize individual dwelling entrances.

## Service Access

Service functions should be unit oriented and as small scale as possible without losing the opportunities for a sense of community.

Garbage pick-up areas and containers should be landscaped and screened, and should be designed for convenient use and maintenance.

The preferred solution is for individual garbage collection for each unit, with individual dwelling occupants responsible for cleaning and maintenance.

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Open Space

### Public Open Space

There is an opportunity to locate the main central open space in Parcel Two in conjunction with an access court in Parcel One to form a unified central space for the site. Recognition of the existing landscape and the opportunities of creating an "entrance through the forest" should be considered in the site plan.

Play areas for young children should be provided. These lots may coincide with pedestrian nodal areas and should be overlooked by adjacent units for security. They should be planned in concert with a minimum of units.

### Semi Private Open Space

The semi-private open space will usually occur adjacent to the dwelling unit on the public side. It should act as a buffer overlooked from the main floor of the adjacent dwelling units and have an architectural or landscape element at the public edge to signal the change from public to "defended space".

### Private Open Space

A private open space should be adjacent to each unit with a patio area of 100 square feet. This area should have a sunny aspect, be overlooked from at least the main floor of the dwelling, be screened from windows in adjacent units and be well separated from public zones by physical means such as fences, hedges and height differences.

### View Corridors

Axial or radial views to the central open space are encouraged.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Open Space



Public Open Space

Public open space in Parcel One should relate to the on-site road system, the dedicated road, and public open space in Parcel Two. It is important that major open spaces on Parcels One and Two are coordinated to unite two adjacent developments and to form a comprehensive sequence of open space through the entire site. The recommended planning solution is to provide an access court forming a cul-de-sac with the dedicated road. The character of this space should be that of a multi-function garden court with major existing trees retained in the center. The surrounding houses should form the boundary and give definition to the edge. No other public space would be required for Parcel One.

Semi-Private Open Space

A sequence of spaces starting at the road and culminating at the door of the house should be programmed into the design of each lot. Demarcation of the change from public to semi-private to private space should be designed into the landscape and grading of the lot. The definition of each zone should be clear to eliminate the "no man's land" syndrome.

Private Open Space

All houses should have a private outdoor space. This space should be located away from the street, be screened from adjacent gardens and have both sunny and shaded areas.

# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Landscaping

### Existing Vegetation

Site planning and building form in Parcel Two must be sensitive to the existing north-south windbreak tree rows and the central area tree grouping. The site was an orchard at one time, a legacy which may be useful in offering clues as to the form of the new development.

### New Planting

New planting should help define the hierarchy of public and private zones. Planting could be used for screening private areas. Planting should provide shade and solar protection in summer and allow solar penetration in winter.

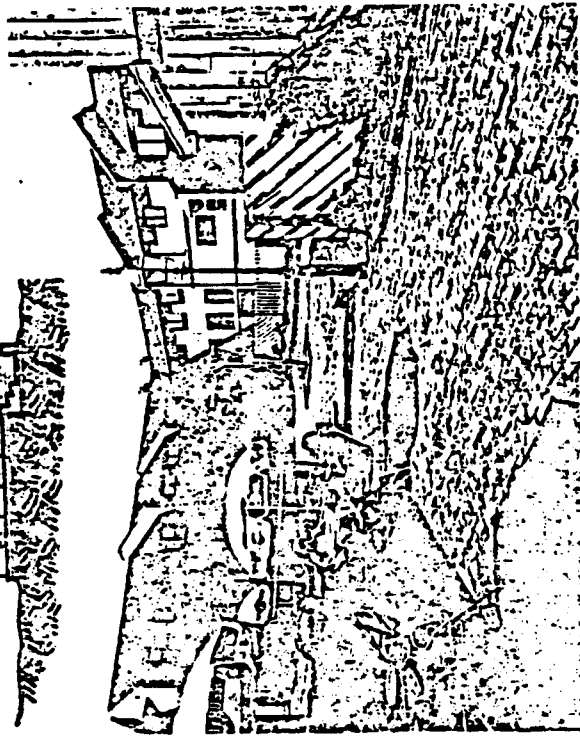
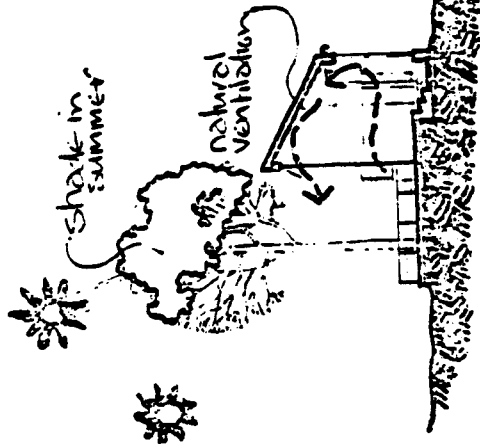
Trees in new landscaping work should be 3" caliper for maximum adaptability.

### Ground Surfaces

Grade level surfaces should be designed of durable materials suitable for multi purpose use appropriate to light traffic residential areas.

Avoid breaking up the ground plane with small planting beds and a complexity of hard and soft surfaces which do not blend visually or functionally.

Driveway and patio surfaces should be patterned and featured to avoid monotony and smooth light coloured surfaces which produce glare in direct sunlight.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Landscaping

### Existing Vegetation

Existing vegetation should be retained where possible in the building set back from the existing houses to the north. New landscaping should reinforce the existing treescape in the area.

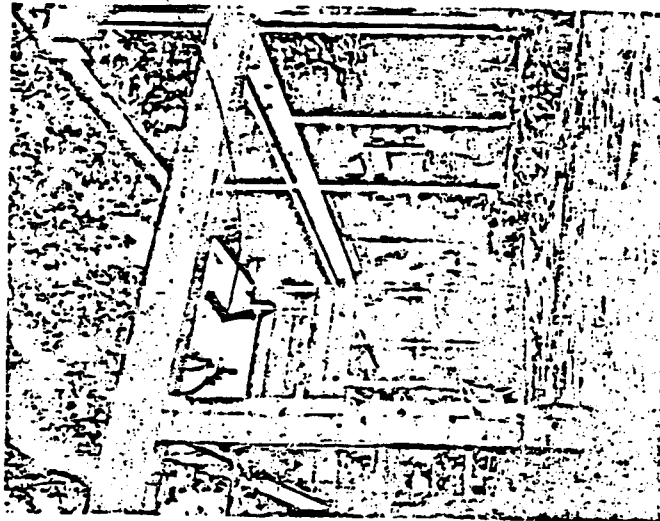
Existing specimen trees should be accurately located and designed into the project.

### New Planting

New landscaping should be used to define the transition from public to semi private to private zones.

Layering of landscaping or the blending of multiple levels of vegetation from roadside to dwelling unit should be used for spatial definition as well as solar control. Layering may also serve as a device to increase the perceived depth of yards. Private spaces should be screened with hedges and/or a combination of walls and planting. Planting around private spaces should also be designed to achieve a sense of enclosure without interfering with sun penetration into the gardens.

Trees should be 3" caliper or larger enough to resist vandalism and small enough to be easily adaptable to their new environment when transplanted.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Buildings

Massing

Unit identity is important within the context of the overall form. Massing should reflect the existing street form and take advantage of the strong spatial legacy of the windbreaks from the original farm driveway. The townhouse format gives an opportunity for large scale form without sacrificing unity identity.

Orientation

Main living spaces should relate to private open spaces.

Private gardens should have a sunny aspect.

Unit plans should reflect the public and private activities within and outside the dwellings.

Articulation

Unit identity should be achieved through the use of small scale elements within the format of a larger form consisting of up to eight units.

Articulation, without reason, should be avoided if no real design goal is achieved.

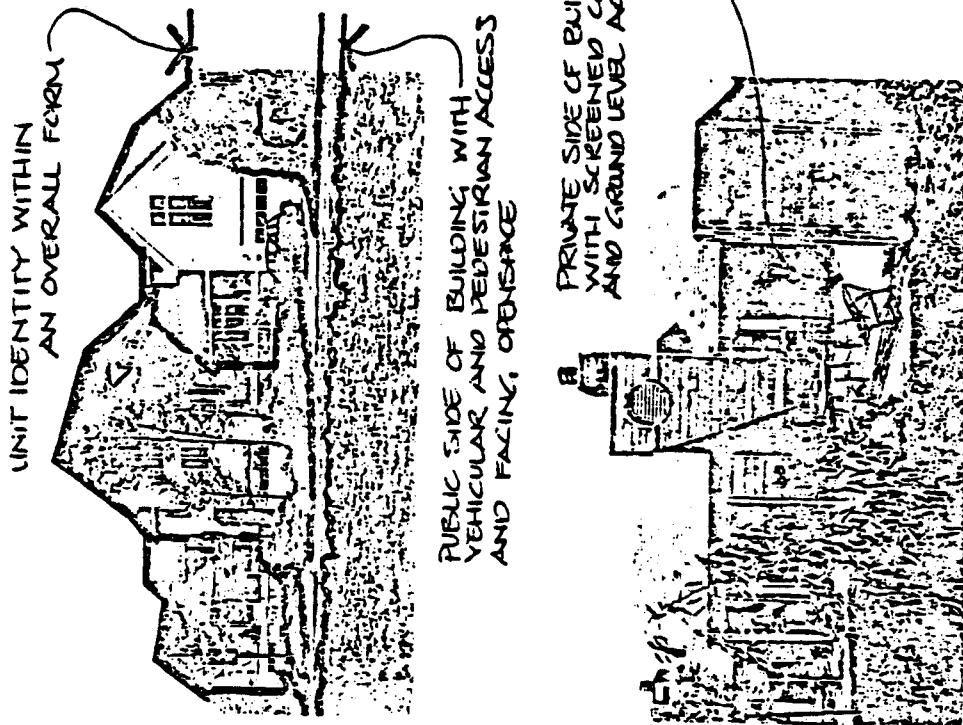
Facade

A clear expression of the public and private side of each building is important and could be achieved through fenestration design, entrance design, colour, landscaping and lighting.

Each unit should have a front or public facade relating to vehicular and pedestrian access, and a private facade relating to private outdoor activities.

The curved Arlington Street frontage should be emphasised with a continuous building facade or repeating elements.

The Tyne Street frontage should exploit the dominant row of existing trees on the boundary.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Buildings

Massing

Each house should be a clearly identifiable separate building form above the second floor. Dwelling units could appear to be joined at grade by garages and courtyard walls. At least one side of the roof form should spring from the first floor ceiling level (10 feet maximum above grade) to reduce the scale of buildings and allow sunlight into yards.

Individual units should read in a total massing scheme. The houses around the central space should relate to define the open space as a garden court.

Orientation

The geometry of the houses should generally be aligned with the east-west/north-south street grid. The form of the buildings and window location should allow for maximum sun penetration during winter months.

Articulation

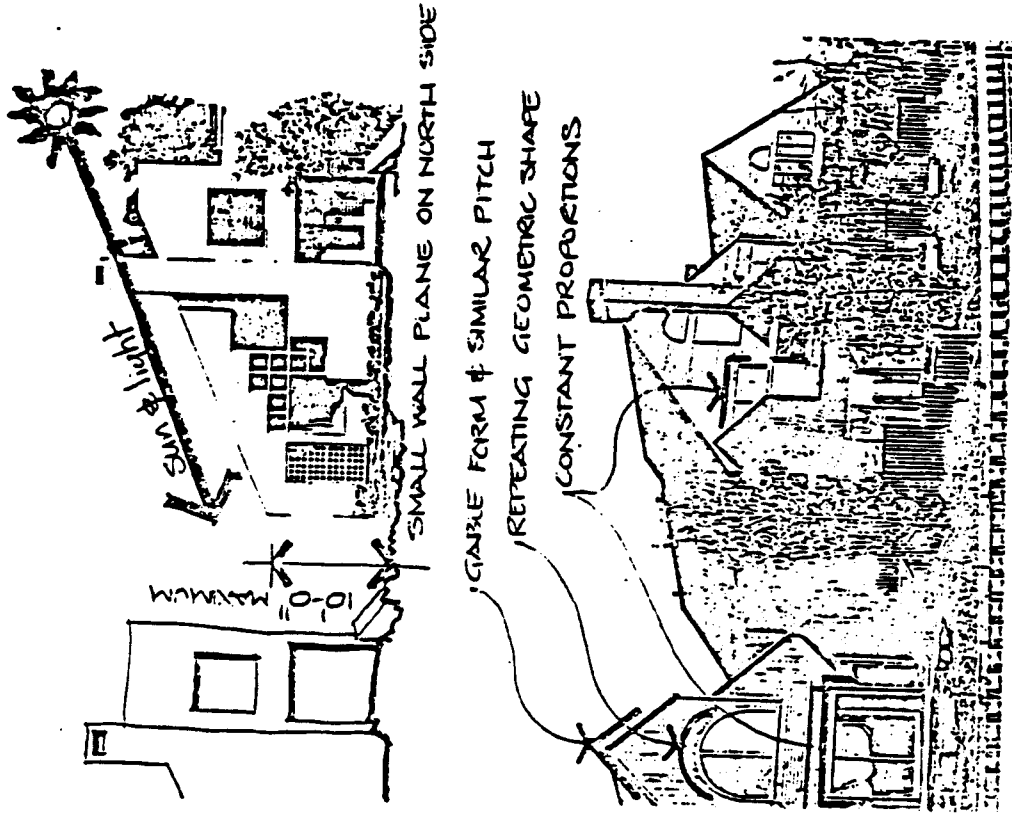
The expression of function should take on a variety of different forms in the housing units. Different house types and forms are desirable to avoid the sameness or project look that often comes from the re-use of similar plans and exterior materials in a large number of units.

Facade

Building setbacks from Arlington Street should be varied to avoid a row of garage doors or house fronts in the same plan. The full street frontage should be articulated to form a large open space rather than a series of small regular spaces.

Each house should have a front or public facade relating to vehicular and pedestrian access, and a private facade relating to private outdoor activities.

A clear expression of the public and private sides of the houses is important and could be achieved through fenestration design, entrance treatment, colour, landscaping and lighting.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Roofscape

All houses must have roof forms which relate to a total site composition but which also express residential use and individual dwellings.

Sloping roof forms should be predominant and roofs should slope down to the ceiling level of the first floor on at least one side of each house.

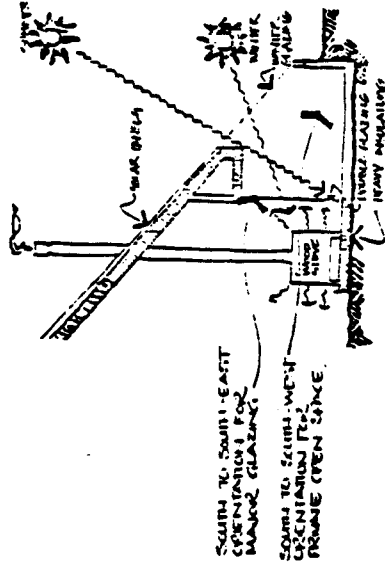
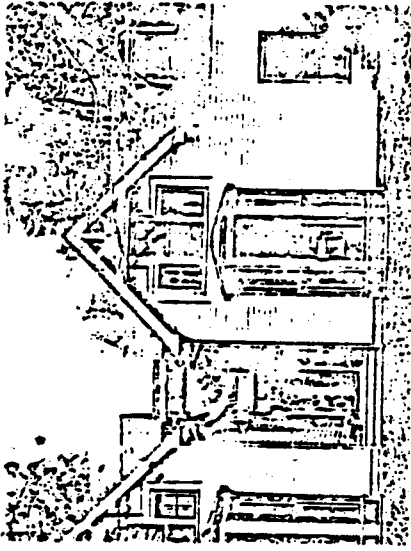
## Openings and Entrances

Entrances should be covered and legible. Canopies, recesses in plan, entrance courts and other appropriate architectural elements should be employed to signal address. Covered access should be provided between dwellings and garages.

Wall openings should form a pattern to unify building facades and promote a distinctive character for the development while maintaining visual interest and individuality for each unit.

Detailing should express thickness of the building skin. Finish glazing and doors with no reveals are to be avoided. Windows should be wood with trim or aluminum with wood trim.

Windows should be located to take advantage of passive solar gain and views, and be positioned to suit internal activity and privacy requirements.



# TYNE AND ARLINGTON DEVELOPMENT PROPOSAL

## Materials

Materials should be residential in character and appropriate to their context.

Materials and architectural detailing should promote durability and easy maintenance, and should take account of natural weathering processes.

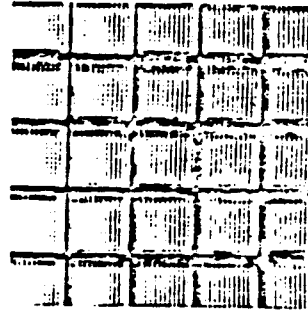
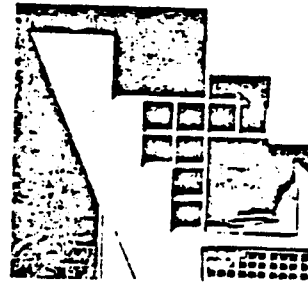
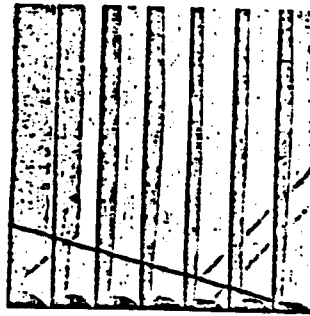
A palette of colours within a similar tonal range should be used throughout the development. Colours should be appropriate for the proposed design and must be compatible with existing buildings in the area. Colour variation should express individual dwellings without losing the strength of the overall form of the development.

The following guide for materials is suggested:

**Walls:** 3" or 4" bevelled siding stained.  
Vertical boarding stained  
Wood shingles stained  
Sand float stucco painted  
Brick

**Roofs:** Asphalt shingles  
Wood shingles or shakes  
Flat roofs with 1-1/2" river rock ballast

**Windows:** Wood frames with wood trim  
Aluminum frames with wood trim  
Glass block



PROPOSED CONDITIONS OF DEVELOPMENT - MEDIUM DENSITY HIGH-RISE  
APARTMENT SITES

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The scheme of development for each site shall be guided by the conditions set out in the (RM-2) Schedule of the Zoning and Development By-law, subject also to the following:

1. The minimum height of an apartment building shall be not less than 75 feet.
2. Deletion of Subsection J of Section 1 - maximum site area regulation.



PROPOSED CONDITIONS OF DEVELOPMENT - HIGH DENSITY GARDEN  
APARTMENT AND TOWN HOUSE SITES (SEE APPENDICES 2, 8 & 9)

The scheme of development for each site shall be guided by the following conditions:

1. Uses:

The only principal uses permitted on each site shall be garden apartments and/or town houses.

2. Composition of Housing Types and Dwelling Types:

Not less than 60 percent of the dwelling units shall be in town houses and not less than 80 percent of the dwelling units shall be two or more bedrooms.

3. Height:

The buildings shall not exceed two storeys in height and the main floor shall not exceed two feet above the finished grade; provided, however, for buildings containing up to 20% of the total floor space one additional storey may be added.

4. Site Coverage:

The maximum site coverage by surface parking areas, carports, manoeuvring aisles, driveways, loading areas, other vehicular facilities and buildings shall be 38 percent of the net site area; coverage shall be measured in accordance with the RM-3 Schedule of the Zoning By-law.

5. Density: (Approximately 20 units per gross acre)

The maximum floor space ratio shall be 0.75 provided all parking is located underground (or within buildings), except for an amount not exceeding 10% of the required parking which may be open surface parking for guests. In calculating floor space ratio the floor area shall be measured in accordance with the RM-3 Schedule of the Zoning By-law and site area shall be taken as 75% of the gross area of the site measured to the centre line of adjoining streets, or lanes, or otherwise to property lines.

6. Parking:

There shall be not less than one parking space for every 725 square feet of gross floor area of all the buildings.

7. Utilities:

All services shall be located underground including such things as transformers.

8. Other:

All other matters including setbacks, spacing of buildings, daylighting, design, landscaping, provision of outdoor living space, childrens' play areas, etc., shall be subject to approval of the Technical Planning Board after advice from the Design Panel.

PROPOSED CONDITIONS OF DEVELOPMENT  
- FIVE LARGE LOW DENSITY TOWN HOUSE SITES

Sites: (6.2 acres, 10.0 acres, 6.6 acres, 8.0 acres and 7.0 acres located as shown on Appendix 9)

The scheme of development for each of the above sites shall be guided by the following conditions:

1. Uses:

The only principal use permitted shall be town houses (i.e. row, town, patio or courtyard types).

2. Height:

The buildings shall not exceed two storeys in height and the main floor shall not exceed two feet above the finished grade.

3. Dwelling Unit Type:

On each site every dwelling unit shall provide not less than two bedrooms, and not less than 75 percent of all dwelling units shall be at least three bedrooms.

4. Coverage:

The maximum site coverage by surface parking areas, carports, manoeuvring aisles, driveways, loading areas, other vehicular facilities and buildings shall be 38 percent of the net site area; coverage shall be measured in accordance with the RM-3 Schedule of the Zoning By-law.

5. Density: (Approximately 8-12 units per gross acre)

The maximum floor space ratio shall be 0.50 provided not less than 50% of the required parking is located underground or within buildings. In calculating floor space ratio the floor area shall be measured in accordance with the RM-3 Schedule of the Zoning By-law and site area shall be taken as 75% of the gross area of the site measured to the centre line of adjoining streets, lanes or otherwise to property lines.

6. Parking:

There shall be not less than one parking space for every 725 square feet of gross floor area of all the buildings.

7. Utilities:

All services shall be located underground including such things as transformers.

8. Other:

All other matters including setbacks, spacing of buildings, daylighting, design, landscaping, provision of private outdoor living space, childrens' play areas, etc. shall be subject to approval of the Technical Planning Board after advice from the Design Panel.

PROPOSED CONDITIONS OF DEVELOPMENT  
- FIVE LONGITUDINAL LOW DENSITY TOWN HOUSE SITES

(location: 3 sites on s/s of eastern extension of Rosemont Dr. (Appendix 8) & 2 sites on the w/s of the local collector west of the proposed school-park site (Appendix 9))

The scheme of development for each of the above sites shall be guided by the following conditions:

1. Uses:

The only principal use permitted shall be town houses (i.e. row, town, patio or courtyard types).

2. Height:

The buildings shall not exceed two storeys in height and the main floor shall not exceed two feet above the finished grade.

3. Coverage:

The maximum site coverage by surface parking, carports, manoeuvring aisles, driveways, and any other vehicular facilities and buildings shall be 55 percent of the site area; coverage shall be measured in accordance with the RM-3 Schedule of the Zoning By-law.

4. Density:

The maximum floor space ratio shall be 0.45. In calculating floor space ratio the floor area shall be measured in accordance with the RM-3 Schedule of the Zoning By-law and site area shall be taken as the net site area.

5. Parking:

There shall be not less than two parking spaces for each dwelling unit; such parking spaces, and access thereto, may be located in front of each unit subject to the setbacks and landscaping being approved by the Technical Planning Board.

6. Utilities:

All services shall be located underground including such things as transformers.

7. Other:

All other matters including setbacks, spacing of buildings, daylighting, design, landscaping, provision of private outdoor living space, childrens' play areas, etc. shall be subject to approval of the Technical Planning Board after advice from the Design Panel.

PROPOSED CONDITIONS OF DEVELOPMENT - SENIOR CITIZENS' SITE  
(1.3 ACRES EAST SIDE KERR STREET AT 56TH AVENUE)

The scheme of development for this site shall be guided by the following conditions:

1. Uses:

The use of the site shall be for garden apartment or town-house type dwellings for senior citizens.

2. Height:

The buildings shall not exceed two storeys in height and the main floor shall not exceed two feet above the finished grade.

3. Site Coverage:

The maximum site coverage by surface parking areas, carports, manoeuvring aisles, driveways, loading areas, other vehicular facilities and buildings shall be 38 percent of the net site area; coverage shall be measured in accordance with the RM-3 Schedule of the Zoning By-law.

4. Density: (Approximately 35 units per gross acre)

The maximum floor space ratio shall be 0.6. In calculating floor space ratio the floor area shall be measured in accordance with the RM-3 Schedule of the Zoning By-law and site area shall be taken as 75% of the gross area of the site measured to the centre line of adjoining streets, or lanes, or otherwise to property lines.

5. Parking:

Off-street parking spaces shall be provided in a ratio of one for every six sleeping and dwelling units.

6. Utilities:

All services shall be located underground including such things as transformers.

7. Other:

All other matters including setbacks, spacing of buildings, daylighting, design, landscaping, etc., shall be subject to approval of the Technical Planning Board after advice from the Design Panel.

PROPOSED CONDITIONS OF DEVELOPMENT -  
13 ACRE "DISTRICT" SHOPPING CENTRE - 54TH AVE. AND KERR ST.

1. The scheme of development for the B. A. Service Station site (including the proposed extension) shall be in accordance with the City Council's resolution of October 5, 1961, which reads as follows:

"The scheme of development being first approved by the Technical Planning Board having regard to adequate landscaping and to integration of the gasoline filling station with the ultimate shopping centre development."

2. The scheme of development for the balance of the proposed commercial area shall be guided by the following conditions:

- (1) Uses:

The following commercial establishments, catering to the daily and occasional shopping needs of residents of several neighbourhoods, or a "district" of the City, shall be permitted:

- (a) Retail establishments, including large supermarkets, apparel, shoe, appliance stores, large variety store and other similar convenience and shopping goods uses.
    - (b) Service establishments, including barber or beauty shops, health spa, cleaning and dyeing shops (collection and delivery only), launderette, or coin operated dry cleaning, restaurants (excluding drive-ins), shoe repair, tailor or dressmaking, optical, watch or electrical appliance repair shops or other similar service type uses.
    - (c) Gasoline service station.
    - (d) Offices serving the South East Sector "District" of the City only.
    - (e) Public assembly or entertainment uses, including billiard and pool hall, bowling alley, auditorium or theatre or other similar assembly or entertainment type uses.

- (2) Gross Floor Area:

The floor space ratio shall not exceed 0.25. For the purpose of this calculation, gross floor area shall include the total area of all floors of all buildings (including malls), except for areas used for parking purposes, and cellars used for ancillary storage or heating.

- (3) Parking:

Vehicular parking spaces with suitable access thereto shall be provided and maintained to a standard of not less than 6.5 spaces per 1,000 sq. ft. of "gross leaseable area", of which 1.2

spaces per 1,000 sq. ft. of "gross leaseable area" shall be reserved and designated for employee parking at all times. ("Gross leaseable area" shall be taken to include the total gross floor area excluding parking and loading areas, and malls.)

(4) Loading:

Vehicular loading spaces with suitable access thereto shall be provided and maintained in a ratio satisfactory to the Technical Planning Board.

(5) Subdivision:

Exclusive of the B. A. Service Station site on the corner of 54th Avenue and Kerr Street, the balance of the site to be developed as one parcel, under one ownership.

(6) Height:

No building shall exceed two storeys or 30 feet in height.

(7) Signs and Advertisements:

There shall be not more than one free-standing sign not exceeding 25 feet in height to identify the shopping centre. All other signs shall be of the fascia type; all signs shall be non-flashing; no advertising signs or lettering shall project above the level of the roof; all signs shall be subject to the approval of the Technical Planning Board.

(8) Access and Egress:

All points of vehicular and pedestrian access and egress to and from the site shall be subject to the approval of the City Engineer and Director of Planning.

(9) Other:

All other matters including setbacks, spacing of buildings, design, landscaping, etc. shall be subject to the approval of the Technical Planning Board after advice from the Design Panel.

PROPOSED CONDITIONS OF DEVELOPMENT AND SALE  
- B. C. HYDRO SUBSTATION SITE

1. The conditions of sale to B. C. Hydro are proposed as follows:
  - (1) An agreement shall be entered into with the City that B. C. Hydro will purchase all remaining private lands within the proposed site.
  - (2) Submission of a scheme of development satisfactory to the Technical Planning Board, which scheme of development will include a suitable timing for the removal of existing buildings.

Secondary suites

BY-LAW NO. 9414

A By-law to amend CD-1 By-law No.'s 4670, 4918, 5028, 5416, 5937, 5950, 6169, 6312, 6313, 6315, 6316, 6318, 6319, 6320, 6321, 6322, 6323, 6361, 6362, 6363, 6528, 7405, and 7705

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

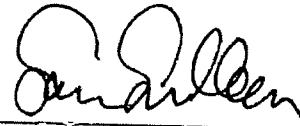
1. To section 2 of By-law No.'s 4670 and 4918, and to section 2(a) of By-law No.'s 5416, 5937, 5950 and 6528, after "dwellings", Council adds "or one-family dwellings with secondary suite".
2. In section 2 of By-law No. 5028, Council:
  - (a) after "dwellings", Council adds "or one-family dwellings with secondary suite"; and
  - (b) strikes out "dwelling units" each time it appears, and substitutes "one-family dwellings and one-family dwellings with secondary suite combined".
3. To section 2 of By-law No.'s 6312, 6315, 6316, 6318, 6319, 6320, 6321, 6322, 6323, 6361 and 6362, to subsections (a) and (b) of By-law No. 6363, and to section 2(b) of By-law No. 6313, after "One-family dwelling", Council adds "or one-family dwelling with secondary suite".
4. In By-law No. 6169, Council:
  - (a) from section 2(a), strikes out "dwelling", and substitutes "dwellings or one-family dwellings with secondary suite"; and
  - (b) from section 8, strikes out "dwelling unit", and substitutes "one-family dwelling or one-family dwelling with secondary suite".
5. To section 2(a) of By-law No. 7405, after "One-Family Dwellings", Council adds "or One-Family Dwellings with Secondary Suite".
6. To section 2(d) of By-law No. 7705, after "One-Family Dwelling", Council adds "or One-Family Dwelling with Secondary Suite".
7. To section 3.1 of By-law No.'s 6315, 6321, 6322, 6323 and 6362, to section 3.2 of By-law No.'s 6316, 6318, 6319, 6320 and 6361, to section 6.1 of By-law No.'s 6321, 6322 and 6323, and to sections 6.3 and 7.1 of By-law No. 6362, after "one-family dwelling", Council adds "or one-family dwelling with secondary suite".



8. In By-law No. 4918, Council repeals:
  - (a) section 4, and substitutes:
    - “4. The number of one-family dwellings and one-family dwellings with secondary suite, combined, must not exceed eight per acre.”;
  - (b) section 5, and substitutes:
    - “5. The height of any one-family dwelling or one-family dwelling with secondary suite must not exceed two storeys and a cellar or one storey and a basement.”; and
  - (c) section 6, and substitutes:
    - “6. Each one-family dwelling or one-family dwelling with secondary suite must have 1.5 off-street parking spaces except for a building constructed after April 20, 2004 which must have at least two off-street parking spaces.”.
9. In By-law No. 5028, Council repeals section 5, and substitutes:
  - “5. Each one-family dwelling or one-family dwelling with secondary suite must have two off-street parking spaces.”.
10. In By-law No. 5416, Council:
  - (a) repeals the first sentence of section 7, and substitutes:
    - “Each one-family dwelling or one-family dwelling with secondary suite must have at least two off-street parking spaces with access from the lane.”; and
  - (b) repeals section 9.
11. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

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

ENACTED by Council this 12<sup>th</sup> day of December, 2006



\_\_\_\_\_  
Mayor



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

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Ladner

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Anton  
SECONDED by Councillor Chow

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

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Louie  
SECONDED by Councillor Cadman

THAT Council enact the by-laws before them at this meeting as numbers 1 and 2, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend various CD-1 By-laws re secondary suites (By-law No. 9414)
2. A By-law to amend the Zoning and Development By-law re retail and wholesale uses (By-law No. 9415)

The Special Council adjourned at 8:20 p.m.

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**2. TEXT AMENDMENT: Secondary Suites: Amendments to Various CD-1 By-laws**

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

**Summary:** To amend various CD-1 By-laws to allow "one-family dwelling with secondary suite" as a use in CD-1s that currently permit one-family dwellings.

The Director of Planning recommended approval.

**Staff Comments**

Joyce Uyesugi, Planner, CityPlans, was present to respond to questions.

**Summary of Correspondence**

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

**Speakers**

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

**Council Decision**

MOVED by Councillor Capri

THAT the application to amend the applicable sections of various CD-1 By-laws to permit one-family dwellings with a secondary suite, generally in accordance with Appendix A to the Administrative Report, "Secondary Suites: Amendments to Various CD-1 By-laws" dated October 17, 2006 be approved.

CARRIED UNANIMOUSLY



**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**  
**DECEMBER 12, 2006**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 2006, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development and Sign By-laws.

**PRESENT:**

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

**CITY CLERK'S OFFICE:** Denise Salmon, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Ladner  
 SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

**1. TEXT AMENDMENT: Retail and Wholesale Definitions**

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

Summary: To amend Section 2 of the Zoning and Development By-law to improve and clarify the differentiation between retail and wholesale functions.

The Director of Planning, in consultation with the Director of Legal Services, recommended approval.