



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (90)

### *2940-2944 East 22nd Avenue*

### **By-law No. 5343**

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

**Effective May 27, 1980**

*(Amended up to and including By-law No. 9674, dated June 24, 2008)*

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 **Uses**

The areas shown included within the heavy black outline on Schedule “D” to this By-law and Schedule “A” of By-law No. 7943 shall be more particularly described as CD-1(90), and the only uses permitted within the outlined areas, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Community Care Facility - Class B; [9674; 08 06 24]
- (b) Office Uses, limited to Health Care Office and Health Enhancement Centre;
- (c) Retail Uses, limited to Grocery or Drug Store and Retail Store;
- (d) Service Uses, limited to Barber Shop or Beauty Salon, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B and Restaurant - Class 1;
- (e) Social Service Centre, limited to an adult day care providing drop-in or activity space; and
- (f) Accessory Uses customarily ancillary to the above uses.

[7944; 98 11 03]

3 **Floor Space Ratio**

The floor space ratio shall not exceed 1.50, subject to the following:

- (a) the floor area in retail uses, service uses, and social service centre combined shall not exceed 320 m<sup>2</sup>.

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

- (b) all floors having a minimum ceiling height of 1.219 m (4 ft.) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (c) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar to a maximum total area of 8 percent of the permitted floor area;
- (b) patios and roof gardens provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;

[7944; 98 11 03]

- (d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 **Height** - not to exceed 12.0 m as measured from the average curb level of East 22nd Avenue to the highest point of the roof surface.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5343 or provides an explanatory note.*

- 5 Off-Street Parking and Loading  
 Parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:
- (a) a minimum of one space for every 6 sleeping units must be provided for staff parking;
  - (b) a minimum of one space for every 10 sleeping units must be provided for visitor parking;  
and
  - (c) of the total number of parking spaces provided a minimum of three spaces shall be suitable as disability spaces.

[7944; 98 11 03]

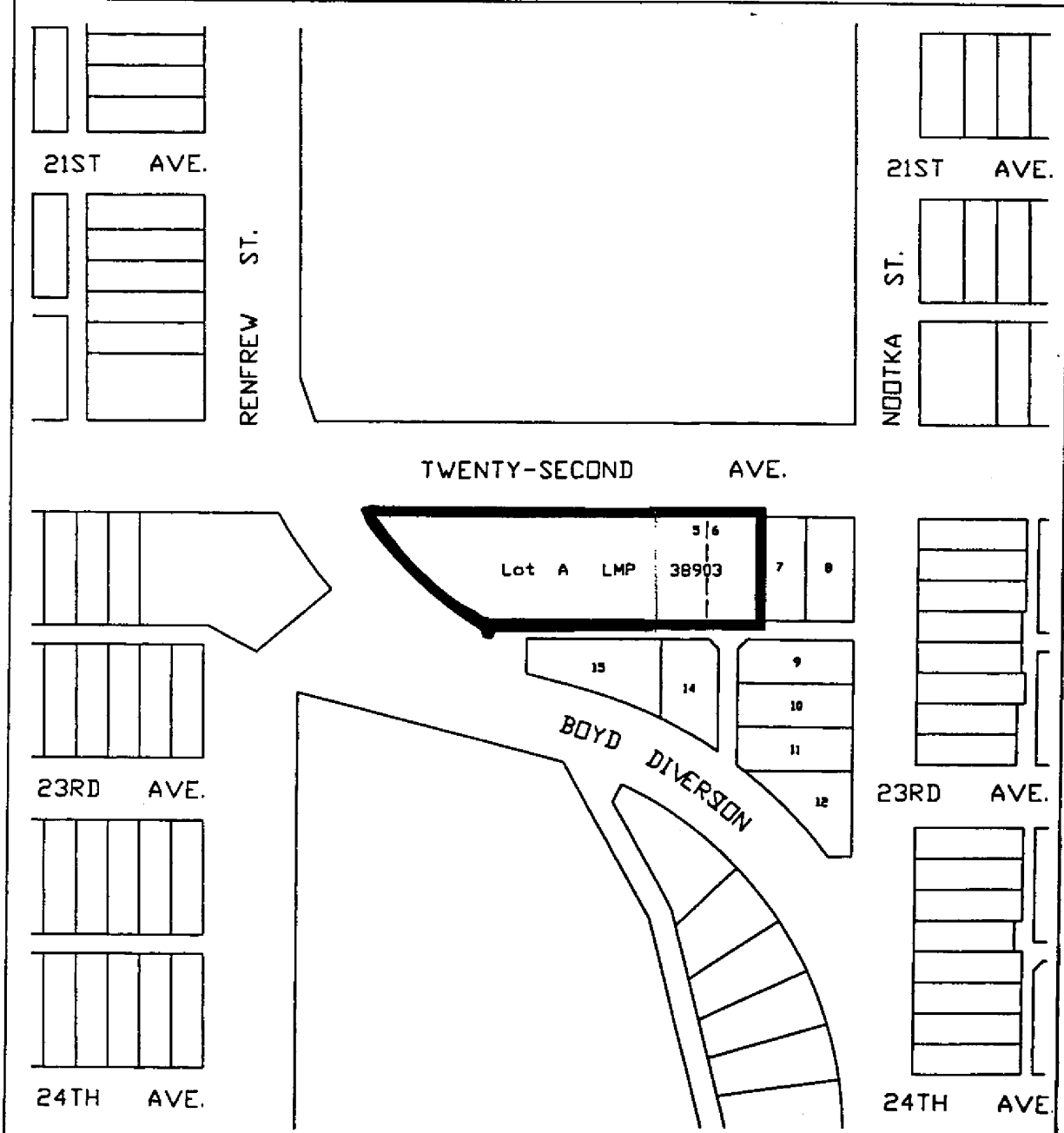
- 6 Acoustics  
 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed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

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7944; 98 11 03]

- 7 By-law No. 4789 is repealed.
- 8 *[Section 8 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.]*

By-law No. 7943 being a By-law to amend By-law No. 3575  
 being the Zoning & Development By-law



The property outlined in black ( **█** ) is rezoned:  
 From **CD-1 & C-1** to **CD-1**

**Z-463(b)**

**RZ - 2956-2970 East 22nd Avenue**

map:1 of 1  
 scale:1: 2000



**City of Vancouver**

S.E. Corner E. 22nd Ave.  
and Renfrew Street

BY-LAW NO. 5343

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

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

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-237 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 the following:

USES:

- (a) intermediate care facility comprising a maximum of 76 bed-units;
- (b) customarily ancillary uses including office space, meeting rooms and chapel, lounges, dining area, physiotherapy rooms, and off-street parking and loading;

subject to such conditions as Council may by resolution prescribe.

3. FLOOR SPACE RATIO:

The floor space ratio shall not exceed 1.24.

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

- (i) all floors having a minimum ceiling height of 1.219 m (4 ft.) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;

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

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

- (i) balconies, canopies, sundecks and other features which the Director of Planning considers similar to a maximum total area of 8 percent of the permitted floor area;
  - (ii) patios and roof gardens provided that the Director of Planning first approves the design of sunroofs and walls;
  - (iii) parking areas, the floors of which are at or below the highest point of the finished grade around the building.
4. HEIGHT: - not to exceed 9.754 m (32 ft.) as measured from the average curb level of East 22nd Avenue to the highest point of the roof surface.

5. OFF-STREET PARKING AND LOADING:

Off-street parking spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575 with the exception of the number of spaces which shall be provided on a minimum basis of one space for every 3.5 bed-units. Of the total number of parking spaces provided a minimum of three spaces shall be of sufficient width and conveniently located to meet the requirement for parking for the physically disabled.

A minimum of one off-street loading space shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.

6. By-law No. 4789 is repealed.

7. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 27th day of May, 1980.

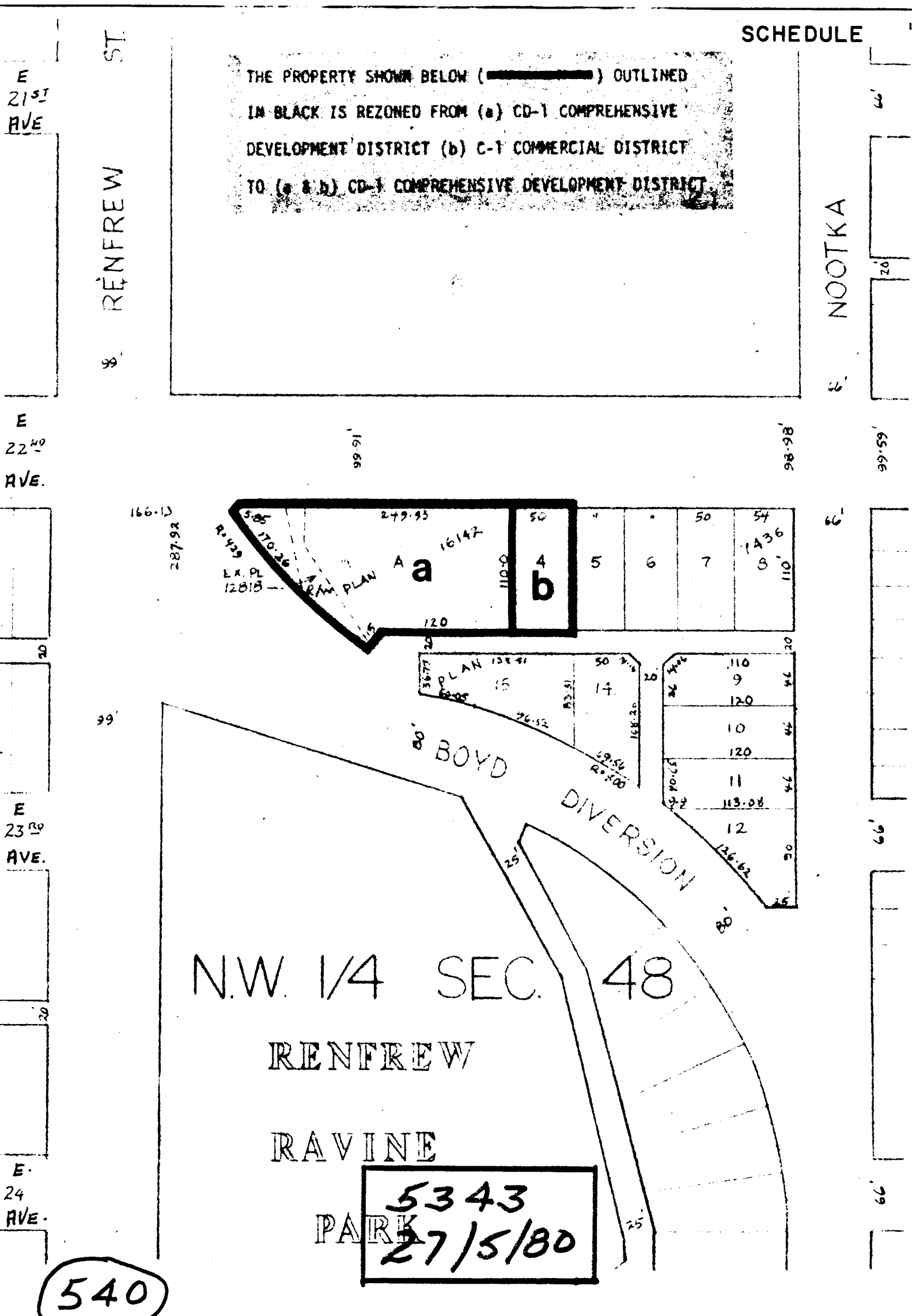
(signed) John J. Volrich  
\_\_\_\_\_  
Mayor

(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 27th day of May, 1980, and numbered 5343.

CITY CLERK"

1 NO 5343 BEING A BY-LAW TO AMEND BY-LAW NO 3575.  
 BEING THE ZONING AND DEVELOPMENT BY-LAW.



(iii)the recommendation of the Director of Central Area Planning on behalf of Land Use and Development to approve, subject to conditions contained in Appendix B; and

(iv)subject to Council CONSIDERATION of the following minimum unit sizes for this project only:

(a)that minimum unit sizes be established at 21.0 m<sup>2</sup> (226 sq. ft.) for single occupancy congregate units and 30.7 m<sup>2</sup> (330 sq. ft.) for double occupancy, as recommended by the Manager of the Housing Centre;

OR

(b)that minimum unit sizes be established at 25.0 m<sup>2</sup> (269 sq. ft.) for single occupancy congregate units and 42.0 m<sup>2</sup> (452 sq. ft.) for double occupancy, as recommended by the Director of Social Planning and the Vancouver/Richmond Health Board (with a possible relaxation to 23.3 m<sup>2</sup>/251 sq. ft. for "affordable" single occupancy units).

AND THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law for consideration at Public Hearing.

- CARRIED UNANIMOUSLY

3. CD-1 Rezoning - 6112-6138 Cambie Street RECOMMENDATION APPROVED

**BY-LAWS**

1.A By-law to amend By-law No. 7630 being the Oakridge/Langara Development Cost Levy By-law APPROVED BY-LAW #7942

2.A By-law to amend By-law No. 3575, being the Zoning and Development By-law (Rezoning C1 to CD-1: 2956-2970 East 22nd Avenue) APPROVED BY-LAW #7943

3.A By-law to amend By-law No. 5343, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (2940-2970 East 22nd Avenue) APPROVED BY-LAW #7944

90

**MOTIONS**

A.Closing of volumetric portions of East Georgia Street and Heatley Avenue adjacent to 679 East Georgia Street APPROVED

B.Establishing Road, West Side Knight Street, North of 41st Avenue, adjacent to 5569 Knight Street APPROVED

**NOTICE OF MOTION**

**Sam Kee Building - Waiver of Encroachment Fees**

MOVED by Cllr. Don Lee,

SECONDED by Cllr. Bellamy,

WHEREAS the City has a policy of uniformly charging for all encroachments of



BY-LAW NO. 7944

A By-law to amend  
By-law No. 5343,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 5343 is deleted and the following substituted therefor:

“2. USES

The areas shown included within the heavy black outline on Schedule “D” to this By-law and Schedule “A” of By-law No. 7943 shall be more particularly described as CD-1(70), and the only uses permitted within the outlined areas, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Special Needs Residential Facility - Community Care - Class B,
- (b) Office Uses, limited to Health Care Office and Health Enhancement Centre,
- (c) Retail Uses, limited to Grocery or Drug Store and Retail Store,
- (d) Service Uses, limited to Barber Shop or Beauty Salon, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B and Restaurant - Class 1,
- (e) Social Service Centre, limited to an adult day care providing drop-in or activity space, and
- (f) Accessory Uses customarily ancillary to the above uses.”

2. Section 3 is amended by deleting the first sentence and replacing it with the following:

“The floor space ratio shall not exceed 1.50, subject to the following:

(a) the floor area in retail uses, service uses, and social service centre combined shall not exceed 320 m<sup>2</sup>.”

3. Section 4 is amended by deleting the words “9.754 m (32 ft.)” and substituting the new word “12.0 m”.

4. Section 5 is deleted and replaced by the following:

“5. OFF-STREET PARKING AND LOADING:

Parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that

(a) a minimum of one space for every 6 sleeping units must be provided for staff parking,

(b) a minimum of one space for every 10 sleeping units must be provided for visitor parking, and

(c) of the total number of parking spaces provided a minimum of three spaces shall be suitable as disability spaces.”

5. Sections 6 and 7 are renumbered as Sections 7 and 8 respectively, and the following new Section 6 is inserted:

“6. ACOUSTICS

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

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

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

DONE AND PASSED in open Council this 3rd day of November  
1998.

(Sgd) Philip W. Owen  
Mayor

(Sgd) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 3rd day of November 1998, and numbered 7944.

CITY CLERK"

## **EXPLANATION**

**Zoning and Development By-law  
Text Amendment to By-law No. 5343  
2940-2970 East 22nd Avenue**

**Following a public hearing on March 25, 1997 Council approved an application, as noted above. The Director of Central Area Planning on behalf of Land Use and Development has advised that the prior-to conditions have been fulfilled. The attached by-law can now therefore be enacted to implement Council's resolution.**

**Director of Legal Services  
3 November 1998**

## EXPLANATION

Zoning and Development By-law  
Rezoning - C-1 to CD-1  
2956-2970 East 22nd Avenue

Following a public hearing on March 25, 1997 Council approved an application, as noted above. The Director of Central Area Planning on behalf of Land Use and Development has advised that the prior-to conditions have been fulfilled. The attached by-law can now therefore be enacted to implement Council's resolution.

Director of Legal Services  
3 November 1998

2956-2970 East 22nd Avenue

BY-LAW NO. 7943

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 "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-463(b) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 3rd day of November  
1998.

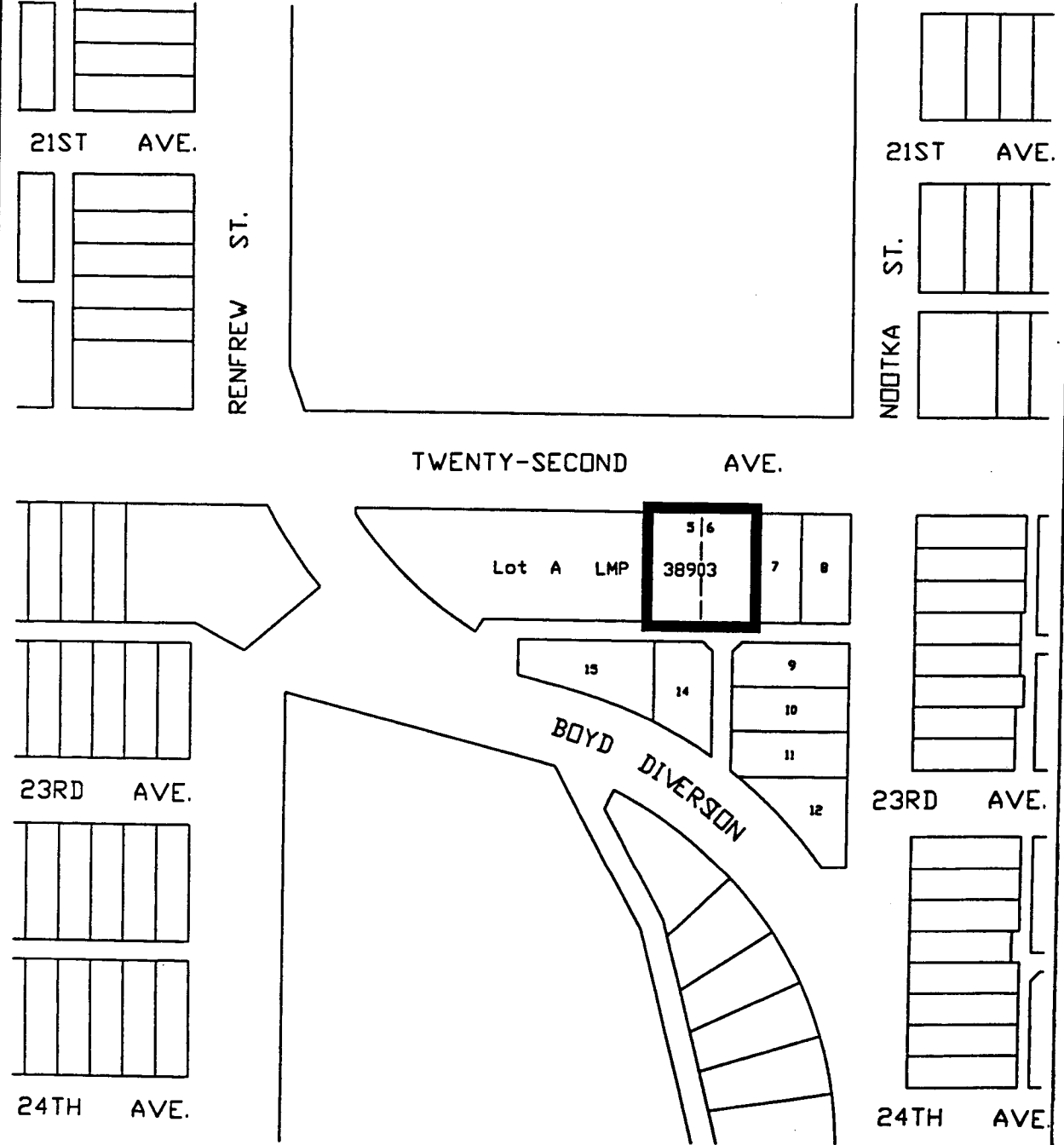
(Sgd) Philip W. Owen  
Mayor

(Sgd) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 3rd day of November 1998, and numbered 7943.

CITY CLERK"

By-law No. 7943 being a By-law to amend By-law No. 3575  
being the Zoning & Development By-law



The property outlined in black ( ——— ) is rezoned:  
From **C-1** to **CD-1**

**Z-463(b)**

RZ - 2956-2970 East 22nd Avenue

map:1 of 1  
scale:1:2000



City of Vancouver

## ADMINISTRATIVE REPORT

Date: January 8, 1999  
Author/Local: B.Boons/7678  
RTS No.00435  
CC File No. 2609

TO: Vancouver City Council  
FROM: Director of Community Planning,  
on behalf of Land Use and Development  
SUBJECT: Form of Development: 2934 East 22nd Avenue  
DE403702 - CD-1 By-law Number 5343  
Owner of Development: Three Links Care Centre

CD-1 (90)

### RECOMMENDATION

*THAT the form of development for the CD-1 zoned site known as 2940-2970 East 22nd Avenue (2934 East 22nd Avenue being the application address) be approved generally as illustrated in the Development Application Number DE403702, prepared by Buttjes & Gordon Architects and stamped "Received, City Planning Department "November 2, 1998, 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 form of development for the above-noted CD-1 zoned site.

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on January 17, 1980, City Council approved a rezoning of this site from CD-1 and C-1 Commercial District to CD-1 Comprehensive Development District. CD-1 By-law Number 5343 was enacted on May 27, 1980. A Special Needs Residential Facility was approved and constructed on the site in 1981 under Development Permit Number DE86046.

At a subsequent Public Hearing on March 25, 1997, City Council approved a text amendment and further rezoning of two lots to the east of the original site, to allow for expansion of this Care Facility. Council also approved in principle the form of development at that time. The amending By-law was enacted on November 3, 1998.

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE403702. 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

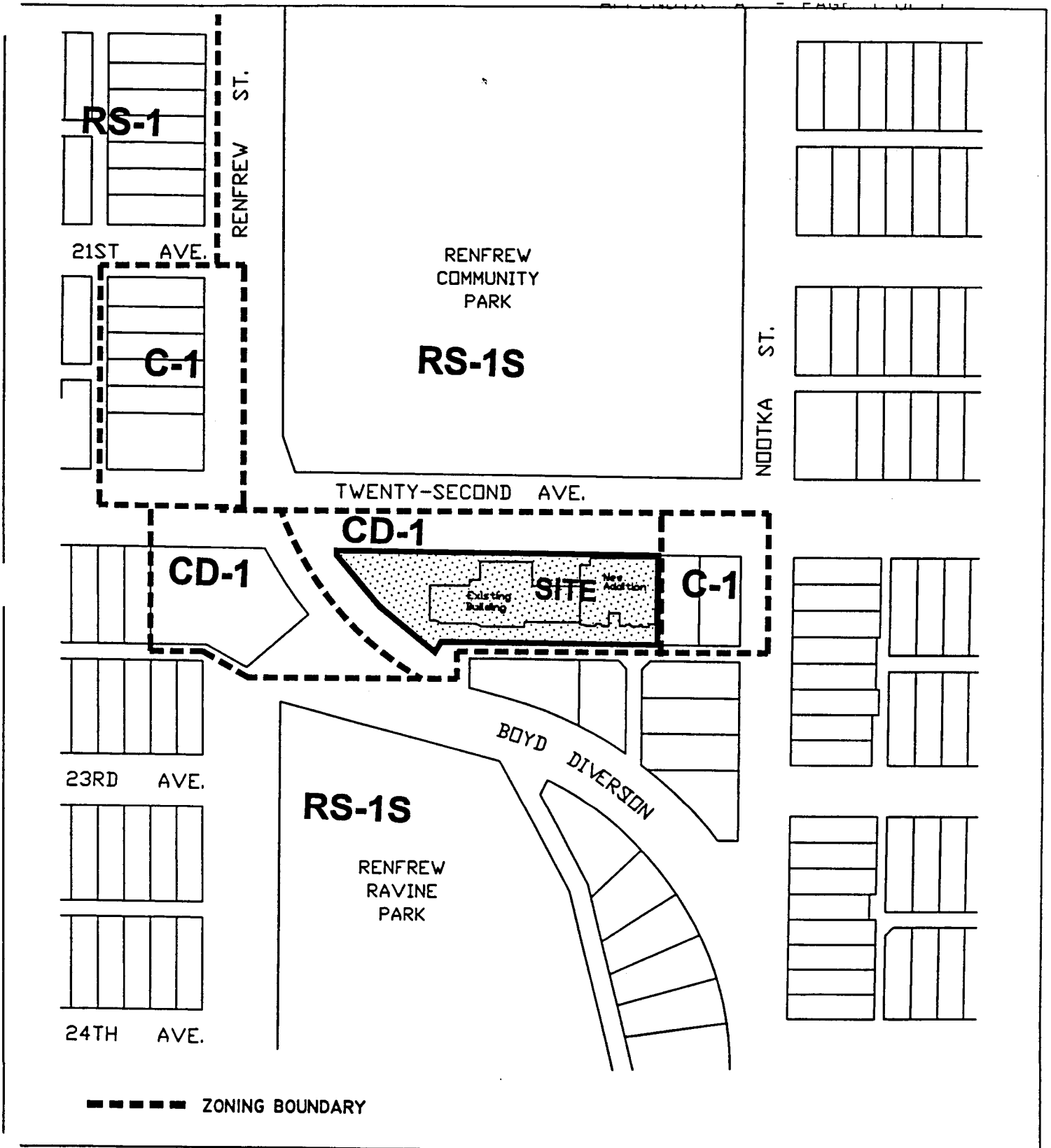
The proposal involves a three-storey plus one level of underground parking addition on the east side of the existing Special Needs Residential Facility - Community Care - Class-B on this site. The expanded facility will provide an additional 26 care beds and will also provide an Adult Daycare Facility on the ground floor and an additional 20 off-street parking spaces.

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

## CONCLUSION

The Director of Planning has approved Development Application Number DE403702, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*



----- ZONING BOUNDARY

2934 EAST 22ND AVE. DE 403702

DATE 1998 12 23

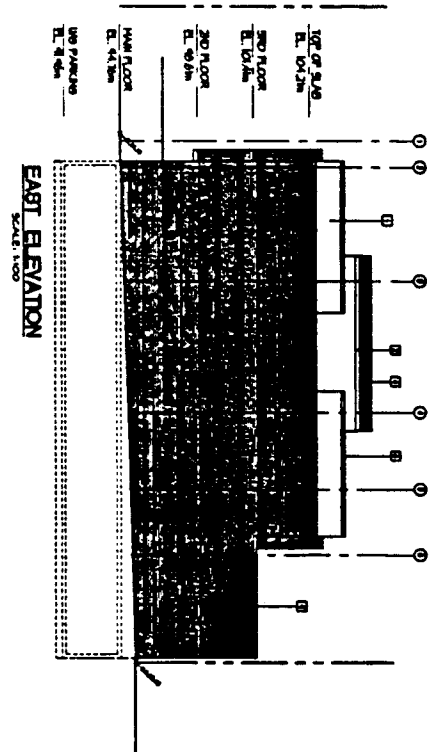
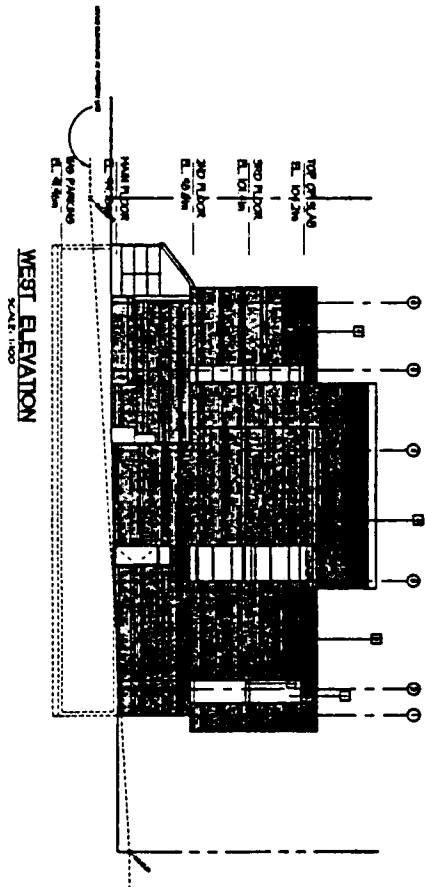
DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT


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1. ALL DIMENSIONS ARE IN METERS  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED  
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 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/10/10	...	...
2	ISSUED FOR PERMIT	10/10/10	...	...
3	ISSUED FOR PERMIT	10/10/10	...	...
4	ISSUED FOR PERMIT	10/10/10	...	...
5	ISSUED FOR PERMIT	10/10/10	...	...
6	ISSUED FOR PERMIT	10/10/10	...	...
7	ISSUED FOR PERMIT	10/10/10	...	...
8	ISSUED FOR PERMIT	10/10/10	...	...
9	ISSUED FOR PERMIT	10/10/10	...	...
10	ISSUED FOR PERMIT	10/10/10	...	...

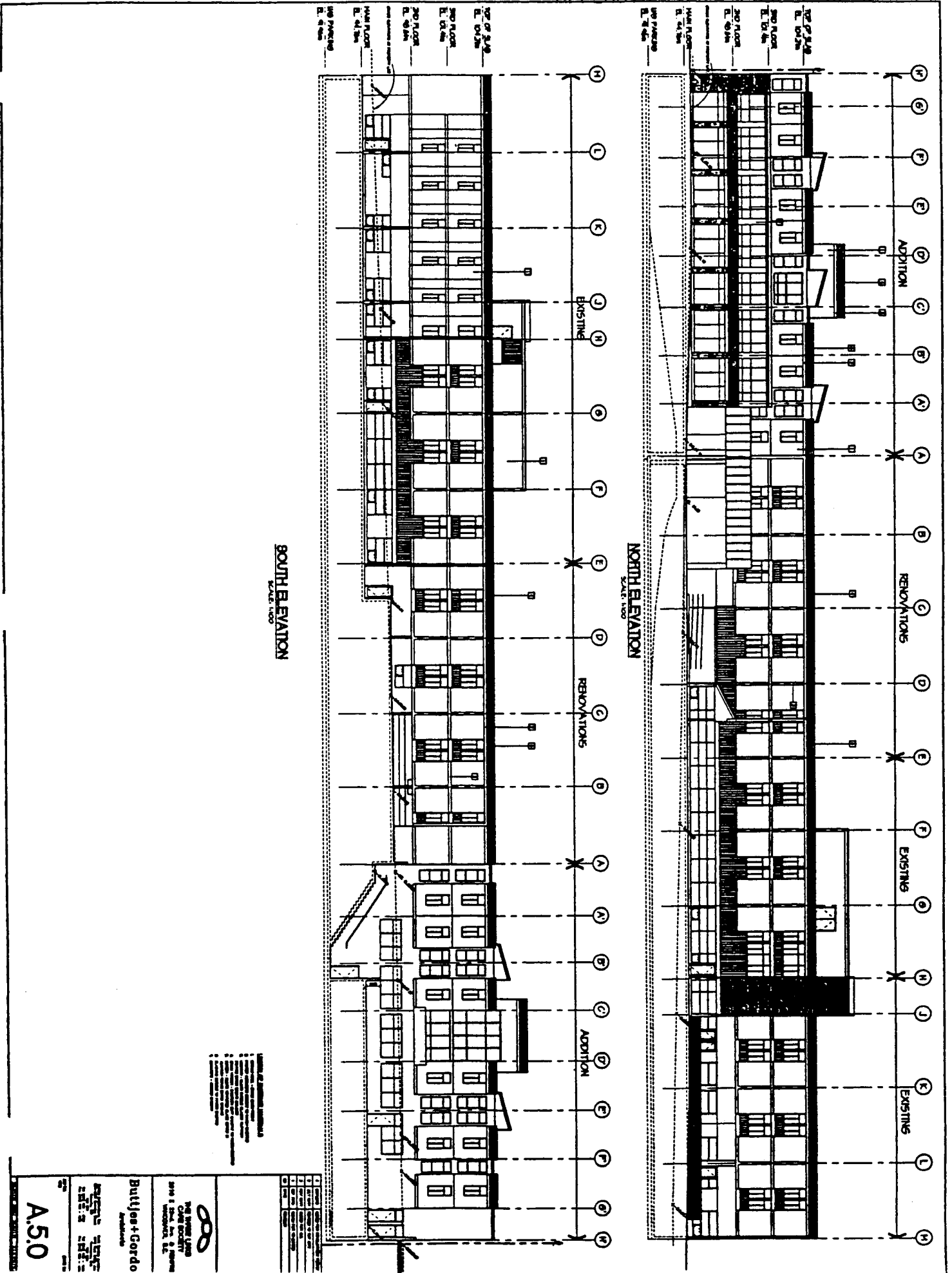
  
**THE BUILDING CENTRE**  
 CIVIL SOCIETY  
 200 E. 20th Ave. & Avenue  
 WASHINGTON, D.C.

**Bullseye + Gordon**  
 Architects

200 E. 20th Ave. & Avenue  
 WASHINGTON, D.C.

**A.5.1**

LAND AND SITE ATTACHMENT



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.  
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S INTENT.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURE.  
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/1/2023
2	ISSUED FOR CONSTRUCTION	10/1/2023
3	ISSUED FOR CORRECTIONS	10/1/2023
4	ISSUED FOR FINAL REVIEW	10/1/2023

  
**THE STONE LANE GROUP, LLC**  
 ARCHITECTS  
 2110 S. WASHINGTON, S.E.  
 ATLANTA, GA 30333

**Butler+Gordo**  
 ARCHITECTS  
 1111 W. Peachtree Street, N.E.  
 Atlanta, GA 30309

**PROJECT NAME**  
 1111 W. Peachtree Street, N.E.  
 Atlanta, GA 30309

**A.5.0**  
 ARCHITECTURAL ELEVATIONS

**5. Form of Development: 2934 East 22nd Avenue File: 2609**

**DE403702 - CD-1 By-law Number 5343 RTS: 435**

**Owner of Development: Three Links Care Centre**

**January 8, 1999**

MOVED by Cllr. Herbert,

THAT the form of development for the CD-1 zoned site known as 2940-2970 East 22nd Avenue (2934 East 22nd Avenue being the application address) be approved generally as illustrated in the Development Application Number DE403702, prepared by Buttjes & Gordon Architects and stamped "Received, City Planning Department" November 2, 1998, 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

**ADMINISTRATIVE REPORTS (CONT'D)**

**6. Form of Development: 1601 West Georgia Street File: 2605**

**DE403684 - CD-1 By-law Number 7232 RTS: 453**

**Owner of Development: Aoki Corporation**

**January 8, 1999**

MOVED by Cllr. Clarke,

THAT the form of development for Sub-Area 4 of the CD-1 zoned site known as 1601 West Georgia Street be approved generally as illustrated in the Development Application Number DE403684, prepared by Downs Archambault & Partners Architects and stamped "Received, City Planning Department" October 7, 1998, 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

**7. Authority to Travel to Calgary, Alberta for the File: 1504**

**Urban Transportation Council Meeting -February 27-28, 1999 RTS: 467**

**January 14, 1999**

MOVED by Cllr. Sullivan,

THAT Council authorize Councillor Gordon Price to travel to Calgary, Alberta, for the Urban Transportation Council Meeting, February 27-28, 1999 at an estimated cost of \$736.37.

- CARRIED UNANIMOUSLY

(Councillor Price was absent for the vote)

**ADMINISTRATIVE REPORTS (CONT'D)**

Special needs residential facilities

BY-LAW NO. 9674

A By-law to amend CD-1 By-law No.'s 3869, 3897, 4271, 4580, 4634, 4671, 5343, 6041, 6070 6072, 6919, 7114, 7193, 7196, 7204, 7210, 7461, 7647, 7679, 7682, 7723, 7852, 8055, 8088, 8111, 8326, 8369, 8457, 8479, 8546, 8880, 9190, 9204, 9454, 9463, 9573, 9594, and 9600

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

- From each of the CD-1 by-laws listed in Column 1 of Table 1, Council strikes out, from each of the sections listed in Column 2, the words set out in Column 3, and variations of those words, and substitutes the words set out in Column 4:

Table 1

Column 1	Column 2	Column 3	Column 4
3869	2 (b) 5.1 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
3897	2 (c) 6 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
4271	2 (a)	special needs residential facility (Community Care Facility)	Community Care Facility
4580	3.1	Special Needs Residential Facility: Community Care Facility	Community Care Facility
4634	2 (e)	special needs residential facility (community care facility)	community care facility
	3 Table A	Special Needs Residential Facilities (Community Care Facilities)	Community Care Facilities
	4(c)	special needs residential facility	community care facility
4671	2.2 (a)	Special Needs Residential Facility - Community Care - Class B, and Special Needs Residential Facility - Group Living	Community Care Facility - Class B and Group Residence
5343	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

6041	2 (c)	Special needs residential facility - community care - Class B	Community care facility - class B
6070	2 (a) (iii)	special - needs residential facility	community care facility or group residence
6072	2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
6919	2 (a)	Special Needs Residential Facility (Community Care Facility)	Community Care Facility
7114	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7193	2 (a)	Special Needs Residential Facility - Community Care	Community Care Facility
7196	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7204	10 (b) (iv)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7210	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7461	6.4 (b)	and special needs residential uses	community care facilities and group residences
7647	2.1 (a)	Special Needs Residential Facilities	of the following: Community Care Facilities or Group Residences
7679	4.1 (d)	and Special Needs Residential Facility	, Community Care Facility and Group Residence
7682	2 (e)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
	10 (d)	Special Needs Residential Facility	Community Care Facility
7723	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7852	2.1 (b)	Special Needs Residential Facility - Class B	Community Care Facility - Class B
	5	Special Needs Residential Facility	Community Care Facility
8055	2 (a)	Special Needs Residential Facility	Community Care Facility and Group Residence
8088	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B



8111	2 (a) 5.1	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8326	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8369	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8457	2 (b)	Special Needs Residential Facility - Community care - Class B	Community Care Facility - Class B
8479	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8546	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
8880	3	Special Needs Residential Facility	Community Care Facility, Group Residence
9190	3 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9204	3 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9454	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9463	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9573	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9594	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9600	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence

2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

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

ENACTED by Council this 24<sup>th</sup> day of June, 2008

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Mayor

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City Clerk

## EXPLANATION

### **A By-law to amend certain CD-1 By-laws re special needs residential facilities**

After the public hearing on June 10, 2008, Council resolved to amend certain CD-1 By-laws to refer to community care facilities rather than special needs residential facilities. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
June 24, 2008

17. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2978 West 5<sup>th</sup> Avenue) (By-law No. 9687)**  
(Councillors Ball, Cadman and Louie ineligible to vote)
18. **A By-law to designate certain real property as protected heritage property (re 2978 West 5<sup>th</sup> Avenue) (By-law No. 9688)**  
(Councillors Ball, Cadman and Louie ineligible to vote)

MOVED by Councillor Lee  
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 3 to 7, 9, 10 and 16, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

3. **A By-law to amend Zoning and Development By-law No. 3575 (re special needs residential facilities) (By-law No. 9673)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
4. **A By-law to amend certain CD-1 By-laws re special needs residential facilities (By-law No. 9674)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
5. **A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re special needs residential facilities) (By-law No. 9675)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
6. **A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re special needs residential facilities) (By-law No. 9676)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
7. **A By-law to amend By-law No. 9488 Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts (re special needs residential facilities) (By-law No. 9677)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
9. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 125 Boundary Road) (By-law No. 9679)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
10. **A By-law to designate certain real property as protected heritage property (re 125 Boundary Road) (By-law No. 9680)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Anton  
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1, 2, 8, 11, 12, 14, 15, 17 and 18, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

1. **A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$5,722.78 for certain local improvement lane lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9671)**
2. **A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$554,777.99 for certain local improvement street work projects, including pavement, curbs, trees and bulges, and lane pavement and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9672)**
8. **A By-law to amend Parking By-law No. 6059 (re special needs residential facilities) (By-law No. 9678)**
11. **A By-law to amend Subdivision By-law No. 5208 regarding miscellaneous amendments (By-law No. 9681)**
12. **A By-law to amend Parking By-law No. 6059 (re bicycle spaces) (By-law No. 9682)**
14. **A By-law to amend Subdivision By-law No. 5208 (re 5475 Dunbar Street and 3625 and 3641 West 39<sup>th</sup> Avenue) (By-law No. 9684)**
15. **A By-law to amend CD-1 By-law No. 8131 (re Great Northern Way Campus) (By-law No. 9685)**

#### **4. TEXT AMENDMENT: SNRF ZONING AND DEVELOPMENT BY-LAW REVISIONS**

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

**Summary:** To amend the definitions of Special Need Residential Facilities (SNRF) in the Zoning & Development By-law and make consequential changes to the Zoning & Development By-law and relevant CD-1 By-laws; amend references in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws; and amend the Parking By-law. These are housekeeping amendments to update the definitions.

The Directors of Social Planning, Planning, Development Services, Housing Centre, Legal Services, and General Manager of Engineering Services recommended approval.

Also before Council was a memorandum from Anne Kloppenborg, Social Planning, dated May 20, 2008, which noted an addition to Appendix B of the Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines" dated April 15, 2008, in order to conform with the draft By-laws prepared by staff.

#### **Staff Opening Comments**

Anne Kloppenborg, Social Planning, reviewed the application, including the memo distributed with the agenda package for the Public Hearing.

#### **Summary of Correspondence**

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

#### **Speakers**

Sister Elizabeth Kelliher and Johnn Olldym spoke in opposition to the application.

#### **Council Decision**

MOVED by Councillor Chow

- A. THAT the application to:
  - i) amend the definitions of Special Needs Residential Facilities in section 2 of the Zoning and Development By-law, and make the necessary consequential changes to the Zoning and Development By-law and to the CD-1 By-laws listed in Appendix A; and
  - ii) amend references to "Special Needs Residential Facilities" in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws,

generally in accordance with Appendix A and B to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008, be approved with the following changes to Appendix B noted in the Memorandum dated May 20, 2008, from Anne Kloppenborg, Social Planning:

In Section 1.1 of the Official Development Plan Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts, delete *special needs residential facility* and substitute *community care facility or group residence*; and in Section 2.5, delete the reference to *Special Needs Residential Facility Guidelines* and substitute *Community Care Facility and Group Residence Guidelines*.

- B. THAT Council approve amendments to the Parking By-law, generally in accordance with Appendix C to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.
- C. THAT if approved at Public Hearing, the by-laws be accompanied at the time of enactment by the Community Care Facilities and Group Residences Guidelines and the Application Procedures for Development Permits for Community Care Facilities and Group Residences, as outlined in Appendix D to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.

CARRIED UNANIMOUSLY