



# **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 (99)

### *605-695 Southeast Marine Drive*

### *By-law No. 4238 and 4860*

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

***Effective April 5, 1966 and May 6, 1975***

*(Amended up to and including By-law No. 9391, dated November 28, 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 included within the heavy black outline on Diagram 1, below, which consists of an area rezoned to CD-1 by By-law No. 4238 and an area rezoned to CD-1 by section 1 of this By-law, shall hereafter be collectively and more particularly described as CD-1 (99). The only uses permitted with the said area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:
- (a) Dwelling Uses limited to Dwelling Units in conjunction with other permitted uses and Multiple Dwellings;
  - (b) Office Uses limited to Financial Institution, General Office, and Health Care Office;
  - (c) Retail Uses limited to Retail Store;
  - (d) Service Uses limited to Barber Shop or Beauty Salon, Hotel, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, and Repair Shop – Class B; and
  - (e) Accessory Uses customarily ancillary to the uses listed in this section 2.

**Conditions of use**

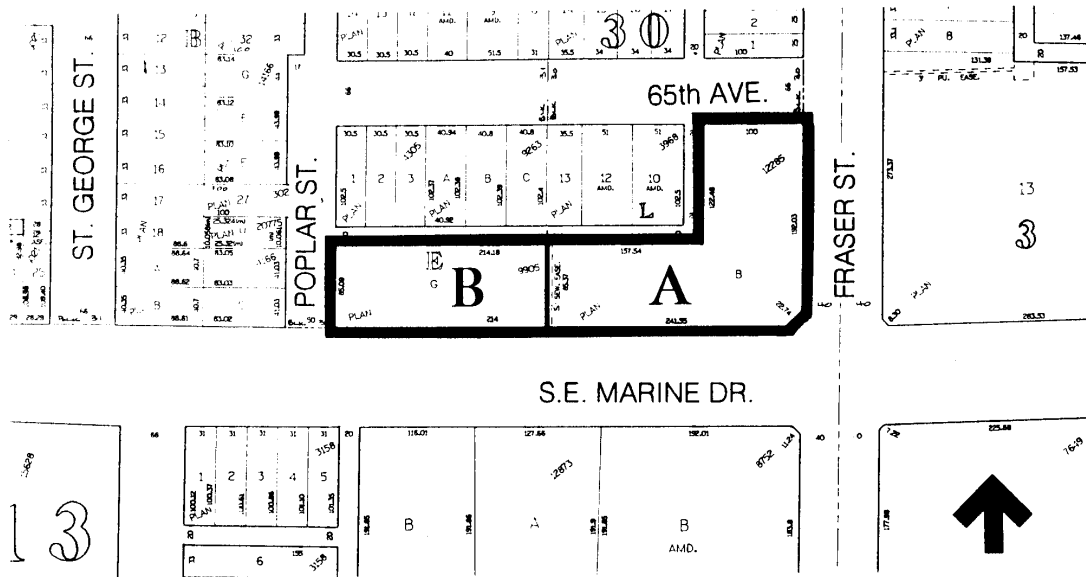
- 2A A barber shop or beauty salon, financial institution, general office, health care office, laundromat or dry cleaning establishment, photofinishing or photography studio, repair shop – class B, or retail store:
- (a) is permissible only on the ground floor of a building located in that area shown as “A” in Diagram 1 of this By-law; and
  - (b) must not exceed a floor area of 520 m<sup>2</sup>.
- [9391; 06 11 28]

3 Floor Space Ratio

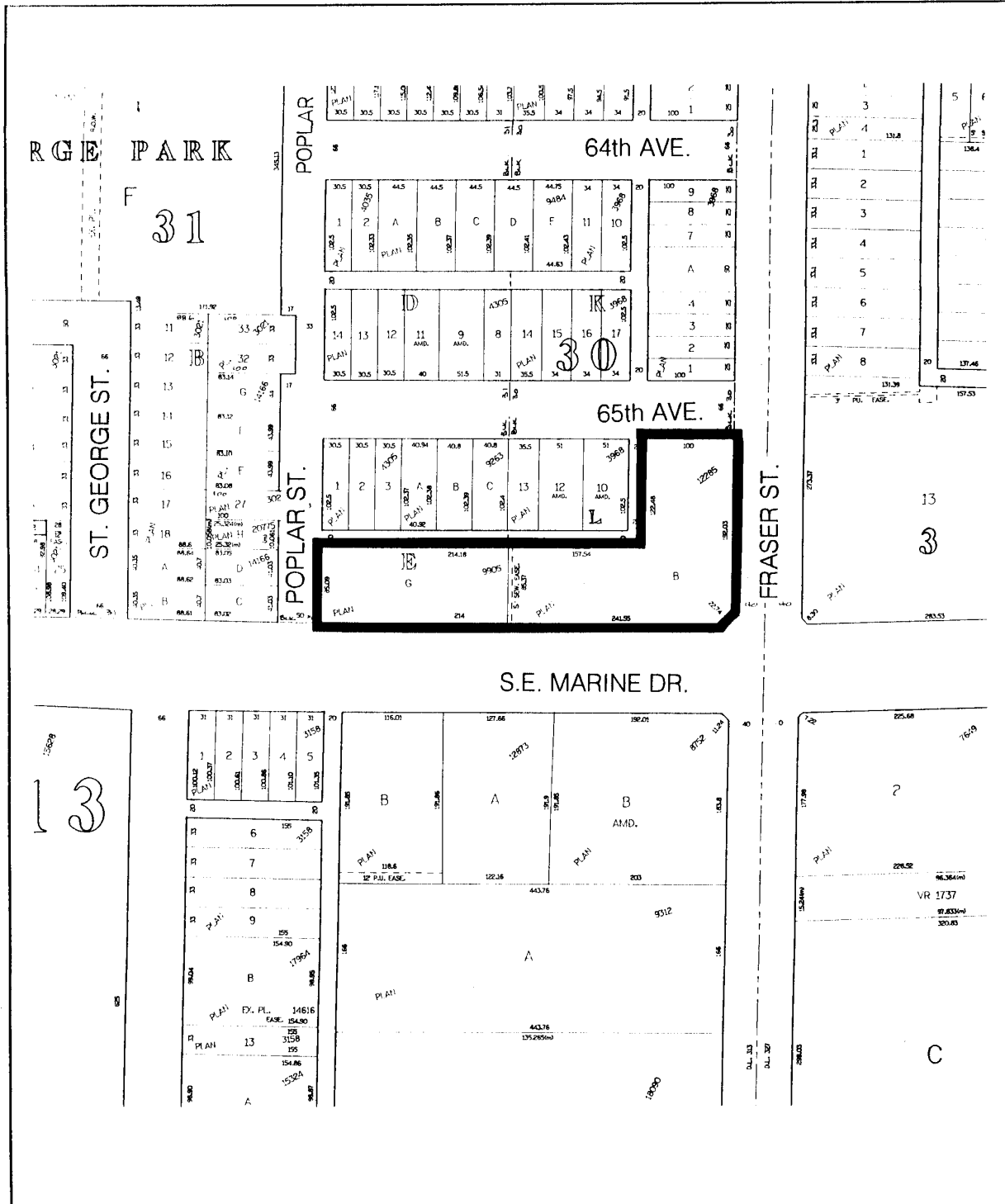
- 3.1 The floor space ratio shall not exceed 1.40 for development in the area shown as “A” in Diagram 1 below, or 1.20 for development in the area shown as “B” in Diagram 1 below.
- 3.2 The floor space ratio shall be measured on all floors from the outer limits of the building, excluding open balconies not to exceed 8 percent of the total floor area and parking located in the cellar. In addition, the floor area of any enclosed balcony facing an arterial street shall be excluded in the computation of floor space ratio. [7179; 93 09 28]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4238 and 4860 or provides an explanatory note.*


**Diagram 1**



- 3.3** Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4** Height  
The maximum building height measured above the average building grade shall be 7.32 m and the building shall not extend beyond 2 storeys plus a cellar. [7179; 93 09 28]
- 5** Parking, loading, and bicycle spaces  
Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law. [9391; 061128]
- 5.1** A minimum of 89 off-street parking spaces shall be provided, of which 7 shall be designated for use of retail stores.
- 5.2** A minimum of 1 off-street loading space shall be provided. [7179; 93 09 28]
- 6** *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



The property outlined in black (■) was rezoned:  
 From **C-1** to **CD-1** by By-laws No. 4238 and 4860

<b>CD-1 (99) 605-695 S.E. Marine Dr.</b> <b>City of Vancouver Planning Department</b>	date prepared: Sept. 1993	
	sectional(s): Q-24	
scale: 1:2000		

## CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 20, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 20, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy,  
Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
SECONDED by Ald. Bowers,

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

- CARRIED UNANIMOUSLY

1. N/S of S.E. Marine Drive between  
Fraser and Poplar Streets

An application was received from W.R. Lort, Architect, to rezone Lot G, Subdivision of Lots 13-15 and D-F of E, Block 30, D.L. 313, being the north side of S.E. Marine Drive between Fraser and Poplar Streets. The present zoning is C-1 Commercial District and the requested zoning is CD-1 Comprehensive Development District.

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

(a) Uses - Hotel  
Motel

(b) Floor Space Ratio - not to exceed 1.20. In computing the floor space ratio, the floor area of the building shall be measured on all floors from the outer limits of the building (excluding balconies not to exceed 8% of the total floor area, and parking located in the cellar.)

(c) Height - not to exceed 2 storeys plus a cellar nor 24 feet above the average building grade on S.E. Marine Drive as established by the City Engineer.

And subject to the following:

That the detailed scheme of development be first approved by the Director of Planning after having advice from the Urban Design Panel, having particular regard to surrounding properties, suitable design, suitable treatment of all open spaces, adequate off-street parking (40 spaces are required, either on-site or retain parking garage at corner of 65th Avenue and Fraser Street) and suitable means of vehicular ingress and egress.

The application was also approved by the Vancouver City Planning Commission.

The Deputy Director of Planning advised that the Design Panel recommended that this development not be approved. He also advised that the previous problems with respect to height, etc., have been resolved to the satisfaction of the Director of Planning.

cont'd....

Special Council (Public Hearing), March 20, 1975 . . . . . 3

Area bounded by Kingsway, Nanaimo,  
30th Avenue and Baldwin (continued)

Mr. Dukowski, part owner of the Eagle Motel on Kingsway spoke in favour of the proposed development.

Mr. Belcourt, 2296 East 30th Avenue requested that if Council approves this proposed development, resident-only parking zones be created in the vicinity of this development.

Two other residents of the area spoke against the development for the same reasons as the other objectors.

MOVED by Ald. Marzari,  
THAT this application be approved subject to the foregoing restrictions.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,  
THAT the City Engineer report to the next meeting of the Official Traffic Commission on the establishment of resident-only parking zones in the vicinity of East 30th Avenue and Baldwin and also in the residential areas adjacent to the Eldorado Motor Hotel.

- CARRIED UNANIMOUSLY

3. Amendment to the Zoning and  
Development By-law No. 3575

An application has been received from the Director of Planning to amend the text of the Zoning and Development By-law No. 3575, by striking out the words 'Vancouver City Planning Commission' where they appear throughout the By-law, and consequential amendments related thereto.

MOVED by Ald. Bird,  
THAT this application be approved.

- CARRIED UNANIMOUSLY

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
SECONDED by Ald. Marzari,  
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 8:30 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of March 20, 1975, adopted on April 8, 1975.

A. Phillips  
MAYOR

R. N. Little  
CITY CLERK

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-168A 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 an hotel and a motel, subject to such conditions as Council may by resolution prescribe.
3. The height shall not exceed 2 storeys plus a cellar nor 24 feet above the average building grade on S.E. Marine Drive as established by the City Engineer.
4. The floor space ratio shall not exceed 1.20 and shall be measured on all floors from the outer limits of the building (excluding balconies not to exceed 8% of the total floor area), and parking located in the cellar.)
5. 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 6th day  
of May, 1975.

(Sgnd.) A. Phillips

MAYOR

(Sgnd.) D. H. Little

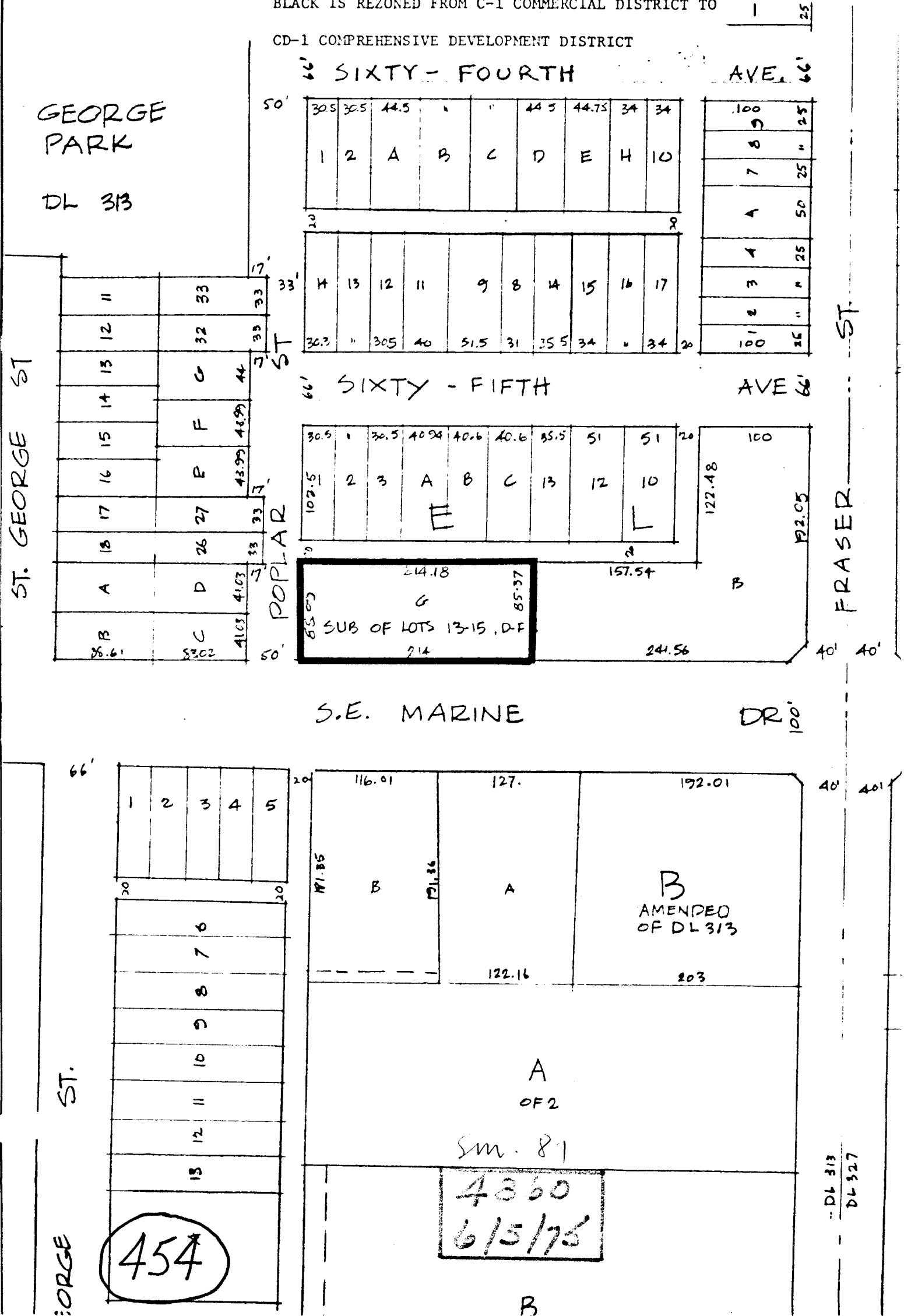
CITY CLERK

"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 6th day of May, 1975, and numbered 4860.

CITY CLERK"

BY - LAW NO 4860 BEING A BY - LAW TO AMEND BY  
 NO 3575 . BEING THE ZONING AND DEVELOPMENT BY

THE PROPERTY SHOWN BELOW (  ) OUTLINED IN  
 BLACK IS REZONED FROM C-1 COMMERCIAL DISTRICT TO  
 CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT



GEORGE  
 PARK  
 DL 313

ST. GEORGE ST

POPLAR ST

S.E. MARINE DR

FRASER ST

SIXTY-FOUR AVE

SIXTY-FIFTH AVE

454

4860  
 6/5/75

DL 313  
 DL 327





City of Vancouver

**PLANNING DEPARTMENT**

453 West 12th Ave., Vancouver,  
British Columbia, Canada V5Y 1V4,  
TEL: (604) 873-7344 FAX: (604) 873-7060

T. H. FLETCHER, Director

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1990 05 10

Vohra Enterprises Ltd.  
695 S.E. Marine Drive  
Vancouver, B.C.  
V5X 2T6

Dear Sir or Madam:

RE: 601-695 S.E. Marine Drive - Permitted Uses

In mid-March, we received an enquiry from a prospective tenant who wished to lease space at 671 S.E. Marine Drive to operate a beauty parlour and shiatsu clinic. We advised her that these uses could not be permitted under the provisions of the zoning for the site.

The purpose of this letter is to inform you what uses are permitted under the current zoning, and to advise you how to proceed should you wish to seek a zoning amendment to expand the permitted uses.

The north side of S.E. Marine Drive between Poplar and Fraser Streets is zoned CD-1 (Comprehensive Development District). Sites zoned CD-1 are regulated by their own CD-1 by-law and the specific form of development approved by City Council.

Two separate CD-1 by-laws pertain to 601-695 S.E. Marine Drive. By-law No. 4238 and its accompanying Council resolutions regulate development on the east half of the block (Lot B). Permitted uses on Lot B, approved by Council December 1966, are restricted to motel and five retail stores. By-law No. 4860, enacted May 1975, restricts uses on the west half of the block (Lot G) to hotel or motel.

To understand the specific uses approvable as "retail store" on the east half of the block, it is necessary to refer to the Zoning and Development By-law as it existed in 1966, when the CD-1 by-law and form of development for the east half of the block were approved. Uses that are considered to be similar to retail and which were not separately listed uses in the Zoning and Development By-law in 1966 are approvable. These include a photofinishing or photography studio and a household or personal goods repair shop (other than shoe repair shop). Uses that were separately listed in 1966 and which are not approvable include bakery, barber shop or beauty salon, laundromat or dry cleaning establishment, and shoe repair shop. Office uses of any kind are not approvable.

The business license as "business office" for Budget Rent-A-Car at 685 S.E. Marine Drive was issued in error since this use does not comply with the zoning. While it is not our intention to initiate enforcement action, we would not approve other office uses on the site without a zoning amendment.

We recognize that the approvable uses for the site are unduly restrictive and would support zoning amendments to include the following uses which presently have the same or similar parking standards as retail store:

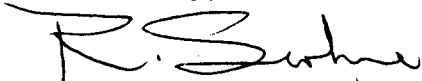
- General Office
- Financial Institution
- Barber Shop or Beauty Salon
- Laundromat or Dry Cleaning Establishment
- Print Shop
- Repair Shop - Class B (includes shoe repair)
- Retail Store, which now includes small-scale bakeries and rental establishments such as video stores.

I should caution you that the zoning amendment process is both expensive and time-consuming and would need to be initiated by you. The CD-1 by-law for the site does not conform to current standards in that it does not include permitted uses, nor maximum height and floor space ratio, and required parking. Should you wish to initiate an amendment, the current application fee would be \$3,000.00. Six sets of plans would be required as well as additional material, as set out in the attached brochure on Rezoning Procedures. The rezoning process is presently taking a minimum of six months. It would be our preference for Lot G, the west half of the block, to be included in the amendment with the objective of creating one new CD-1 by-law applicable to both sites. The application fee would rise to approximately \$3,320.00 should both sites be included on one application.

I recognize that given the age of the development, and the rezoning process involved, you may not wish to initiate the amendment. However, I wanted to share with you the implications of the current zoning, insofar as it affects your ability to lease the space approved as retail store.

Please call Pat Johnston at 873-7461 if you wish to discuss this further or proceed with a zoning amendment.

Yours truly,



F. A. Scobie  
Associate Director  
Zoning Division

PAJ\aw\3

CC: A. R. Floyd, Manager, Development Permit Group  
R. V. Hebert, Director of Permits and Licenses

Attach.  
JOHP\003-159

CITY OF VANCOUVER  
MEMORANDUM

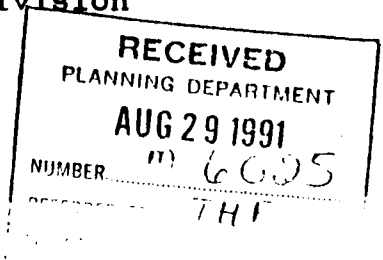
From: CITY CLERK

Date: August 27, 1991

To: City Manager  
→ Director of Planning  
Associate Director, Land Use & Development Division  
Director of Legal Services  
City Engineer  
Director of Permits & Licenses  
Medical Health Officer  
Clerk, Vancouver Heritage Advisory Committee

Subject: Public Hearing - August 15, 1991

Refer File: P.H. #251



I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of August 15, 1991.

Please note any items contained therein for your information.

CITY CLERK

NL:ci  
Att.

Also sent to: Applicants, and other interested parties

CITY OF VANCOUVER

3

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 15, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 7:35 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell  
Aldermen Bellamy, Chan, Davies,  
Eriksen, Owen, Price, Pull,  
Wilson and Yorke

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: N. Largent

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Pull,

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

- CARRIED UNANIMOUSLY

VARY AGENDA ORDER

MOVED by Ald. Bellamy,

THAT the order of the agenda be varied to deal with item 4 following item 6.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

4. Rezoning: 2034 West 11th Avenue

As earlier agreed, this item was deal with after item 6.

5. Text Amendment: CD-1 By-law Nos. 4238 and 4860  
(604-695 S.E. Marine Drive)

An application by Mr. Peter Vohra was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, NOS. 4238 and 4860 - 605-95 S.E. MARINE DRIVE (Lot B of L, Block 30, D.L. 313, Plan 12285 and Lot G of E, Block 31, D.L. 313, Plan 9905)

- (i) If approved, the proposed text amendment would permit the use and development of the site generally as follows to allow 119 motel/hotel units to be legitimately occupied as rental dwelling units:
  - hotel;
  - multiple dwelling;
  - dwelling units;
  - retail store limited to a maximum floor area of 520 m<sup>2</sup>;
  - maximum floor space ratio, set out on a sub-area basis, ranging from 1.20 to 1.40;
  - maximum height of 7.32 m; and
  - provisions regarding off-street parking and loading.
- (ii) Any consequential amendments, including amendments to Sign By-law, No. 6510.

Cont'd

Clause No. 5 cont'd

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

- (a) That, prior to enactment of the amending CD-1 by-law, the registered owner shall, at no cost to the City:
  - (i) execute a Section 215 Covenant, which Covenant shall be to the satisfaction of the Director of Legal Services, that in the event of future site redevelopment involving demolition, excavation and construction, a soils analysis site characterization will be completed by a professional recognized in this field, who will identify either that there is no unacceptable hazard for the proposed use of this site resulting from potential contamination of soil or building materials, or that a remediation program, concurred with by the B.C. Ministry of Environment as being adequate to eliminate such a hazard, will be completed, as certified by such a professional, such completion to be secured to the satisfaction of the Director of Legal Services. The above agreement is to be Tendered, at the option of the Director of Legal Services, for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, and shall be granted priority over all other charges.
  - (ii) submit and implement a landscape plan, to the satisfaction of the Director of Planning, for the front yard setbacks facing both Fraser Street and S.E. Marine Drive;
  - (iii) execute a Section 215 Covenant, to the satisfaction of the Director of Legal Services, to ensure that the owner of the rental residential buildings at 605 and 695 S.E. Marine Drive shall not strata title any of these units; and
  - (iv) execute a Section 215 Covenant with the City in registrable form, to provide that occupancy or possession of any dwelling unit shall not be denied to families with children, to be held by the Director of Legal Services pending further Council direction regarding such covenants.

Cont'd

Clause No. 5 cont'd

**SUMMARY OF PROPOSED CHANGES**

	CURRENT STATUS	PROPOSED AMENDMENT (IF APPROVED)
ZONE	CD-1	CD-1
USES	<ul style="list-style-type: none"> <li>• hotel</li> <li>• motel</li> </ul>	<ul style="list-style-type: none"> <li>• hotel</li> <li>• multiple dwelling</li> <li>• dwelling units in conjunction with other listed uses</li> <li>• retail store</li> </ul>

Mr. J. Coates, Senior Planner, reviewed the application, noting the motel addition referenced is already in use as residential accommodation. The accommodation now provided is not seriously below by-law standards, and would be upgraded as a condition of rezoning. There would be significant public benefit in legitimizing and ensuring the future availability of the 119 rental units. Landscaping of the front yard setbacks would also provide a public benefit.

Mr. Peter Vohra, applicant, expressed concern with respect to condition (a)(ii), the requirement to submit and implement a landscape plan. Plans have been submitted for approval, but will require \$10,000 worth of landscaping. Mr. Vohra proposed the City allow him one year to complete implementation.

Mr. Coates clarified the time frame with respect to implementation of such conditions.

The Mayor ascertained there were no speakers for or against this application.

MOVED by Ald. Bellamy,

THAT the application be approved, subject to the conditions proposed by the Director of Planning, as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

**BY-LAW NO. 7179**

**A By-law to amend  
By-law No. 4860, being a  
By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1  
and to provide uses and regulations  
for an area rezoned to CD-1  
by By-law No. 4238**

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

1. By-law No. 4860 is amended:
  - (a) by renumbering section 5 as section 6; and
  - (b) by deleting sections 2, 3 and 4 and substituting therefor the following:

"2. The area shown included within the heavy black outline on Diagram 1, below, which consists of an area rezoned to CD-1 by By-law No. 4238 and an area rezoned to CD-1 by section 1 of this By-law, shall hereafter be collectively and more particularly described as CD-1(99). The only uses permitted with the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

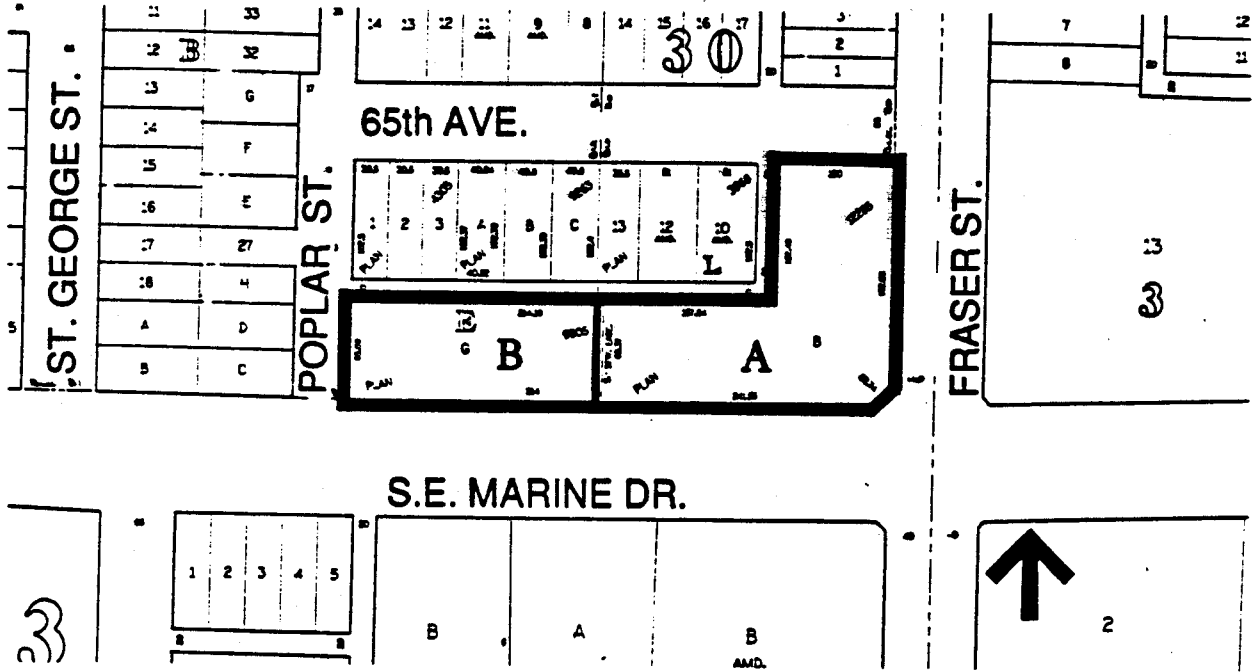
- (a) Hotel;
- (b) Multiple Dwelling;
- (c) Dwelling Units in conjunction with other listed uses;
- (d) Retail Store to a maximum floor area of 520 m<sup>2</sup> and
- (e) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 1.40 for development in the area shown as "A" in Diagram 1 below, or 1.20 for development in the area shown as "B" in Diagram 1 below.



Diagram 1



3.2 The floor space ratio shall be measured on all floors from the outer limits of the building, excluding open balconies not to exceed 8 percent of the total floor area and parking located in the cellar. In addition, the floor area of any enclosed balcony facing an arterial street shall be excluded in the computation of floor space ratio.

4. Height

The maximum building height measured above the average building grade shall be 7.32 m and the building shall not extend beyond 2 storeys plus a cellar.

5. Off-Street Parking and Loading

5.1 A minimum of 89 off-street parking spaces shall be provided, of which 7 shall be designated for use of retail stores.

5.2 A minimum of 1 off-street loading space shall be provided."

BY-LAW NO. 7250

A By-law to amend  
By-law No. 6510, being the  
Sign By-law

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

1. Schedule E to By-law No. 6510 is amended by adding the following:

605-695 S.E. Marine Drive	CD-1(99)	4238 and 4860 B	(C-1)
750 Burrard St.	CD-1(323)	7246	B(DD)
800-1100 Pacific Boulevard	CD-1(324)	7248	B(DD)
800 Beatty Street	CD-1(325)	7249	B(DD)"

2. Schedule E is further amended by:

(a) deleting the lines commencing with the words "1601 W. Georgia and 549 Cardero Sts." and "1701-1799 W. Georgia St."; and

(b) adding the following:

"1601-1799 W. Georgia and 549 Cardero Sts. CD-1(321) 7232 B(DD)"

3. 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, 1993.

(signed) Philip Owen  
\_\_\_\_\_  
Mayor

(signed) Maria C. Kinsella  
\_\_\_\_\_  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of December 1993, and numbered 7250.

CITY CLERK"

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

DONE AND PASSED in open Council this 28th day of  
September , 1993.

"(signed) Gordon Campbell"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 28th day of September 1993, and numbered 7179.

CITY CLERK"

**BY-LAW NO. 9391**

**A By-law to amend CD-1 By-law No. 4860, being a by-law which amended Zoning and Development By-law No. 3575 by re-zoning an area to CD-1 and to provide for amended uses and regulations for an area re-zoned to CD-1 by CD-1 By-law No. 4238**

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

1. This By-law amends the indicated provisions of By-law No. 4860.
2. From section 2, Council repeals subsections (a), (b), (c), (d), and (e), and substitutes and adds the following:
  - “(a) Dwelling Uses limited to Dwelling Units in conjunction with other permitted uses and Multiple Dwellings;
  - (b) Office Uses limited to Financial Institution, General Office, and Health Care Office;
  - (c) Retail Uses limited to Retail Store;
  - (d) Service Uses limited to Barber Shop or Beauty Salon, Hotel, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, and Repair Shop - Class B; and
  - (e) Accessory Uses customarily ancillary to the uses listed in this section 2.

**Conditions of use**

2A. A barber shop or beauty salon, financial institution, general office, health care office, laundromat or dry cleaning establishment, photofinishing or photography studio, repair shop - class B, or retail store:

- (a) is permissible only on the ground floor of a building located in that area shown as “A” in Diagram 1 of this By-law; and
- (b) must not exceed a floor area of 520 m<sup>2</sup>.”

3. Council repeals section 5, and substitutes:

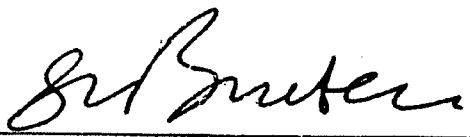
"5 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law."

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

ENACTED by Council this 28<sup>th</sup> day of November, 2006

  
\_\_\_\_\_  
Mayor

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



**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**  
**NOVEMBER 14, 2006**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 14, 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, Downtown Official Development Plan and Sign By-laws and to adopt the East Fraser Lands Official Development Plan.

**PRESENT:** Deputy Mayor Peter Ladner  
Councillor Suzanne Anton  
Councillor Elizabeth Ball  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor B.C. Lee  
\*Councillor Raymond Louie  
\*Councillor Tim Stevenson

**ABSENT:** Mayor Sam Sullivan (Leave of Absence - Civic Business)  
Councillor David Cadman (Leave of Absence)

**CITY MANAGER'S OFFICE:** Brent MacGregor, Deputy City Manager

**CITY CLERK'S OFFICE:** Lori Isfeld, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Capri  
SECONDED by Councillor Chow

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ladner in the Chair, to consider proposed amendments to the Zoning and Development, Downtown Official Development Plan and Sign By-laws and to adopt the East Fraser Lands Official Development Plan.

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

**2. TEXT AMENDMENT: 605-695 SE Marine Drive**

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

**Summary:** To amend existing CD-1 (Comprehensive Development District) By-law Nos. 4238 and 4860 to add General Office, Financial Institution, Health Care Office, Barber Shop or Beauty Salon, Laundromat or Drycleaning Establishment, Photofinishing or Photography Studio, and Repair Shop - Class B, as permitted uses.

The Director of Planning recommended approval.

**Staff Comments**

Desiree Drewitt, Planning Analyst, Rezoning Centre, was present to respond to questions.

**Summary of Correspondence**

Council received no correspondence on this application since it was referred to Public Hearing.

**Speakers**

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

**Council Decision**

MOVED by Councillor Capri

THAT the application to amend CD-1 By-law Nos. 4238 and 4860 for 605-695 South East Marine Drive to add to the list of permitted uses in accordance with Appendix A, to Policy Report "CD-1 Text Amendment: 605-695 South East Marine Drive" dated October 4, 2006, be approved.

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

**BY-LAWS**

MOVED by Councillor Ladner  
SECONDED by Councillor Anton

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 6 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Subdivision By-law No. 5208 regarding options to purchase portions of property for street (By-law No. 9386)
2. A By-law to amend Subdivision By-law No. 5208 (re 2084 West 42<sup>nd</sup> Avenue) (By-law No. 9387)
3. A By-law to amend the Electrical By-law regarding jurisdiction over electrical equipment in streets (By-law No. 9388)
4. A By-law to amend Zoning and Development By-law No. 3575 (re 1277 Melville Street) (By-law No. 9389)  
(Councillor Cadman and the Mayor ineligible to vote on By-law 4.)
5. A By-law to amend License By-law No. 4450 regarding 2007 fee increases for marina operators (By-law No. 9390)
6. A By-law to amend CD-1 By-law No. 4860, being a by-law which amended Zoning and Development By-law No. 3575 by re-zoning an area to CD-1 and to provide for amended uses and regulations for an area re-zoned to CD-1 by CD-1 By-law No. 4238 (By-law No. 9391)  
(Councillor Cadman and the Mayor ineligible to vote on By-law 6.)

**MOTIONS**

**A. Administrative Motions**

1. Closing a portion of lane east of Main Street, south from East Georgia Street, adjacent to 718 Main Street (VanRIMS No. 13-2000-30)

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;