



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (137)

835-865 and 925-985 West 10th Avenue ***By-law No. 5373***

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

Effective July 29, 1980

(Amended up to and including By-law No. 8298, dated February 20, 2001)

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.] [5797; 84 07 24] [5859; 85 01 08]*

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:

Uses

- apartment building; [5750; 84 03 13]
- hospital related uses including medical and dental offices, and related laboratory facilities;
- accessory uses customarily ancillary to the above including off-street parking and loading;
- any other uses which the Director of Planning considers similar to the above providing they are consistent with the development of the 12th Avenue Precinct;

subject to such conditions as Council may be resolution prescribe.

3 **Floor Space Ratio**
Not to exceed 1.70.

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

- all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of eight percent of the permitted floor area;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing;
- 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. [8298; 01 02 20]

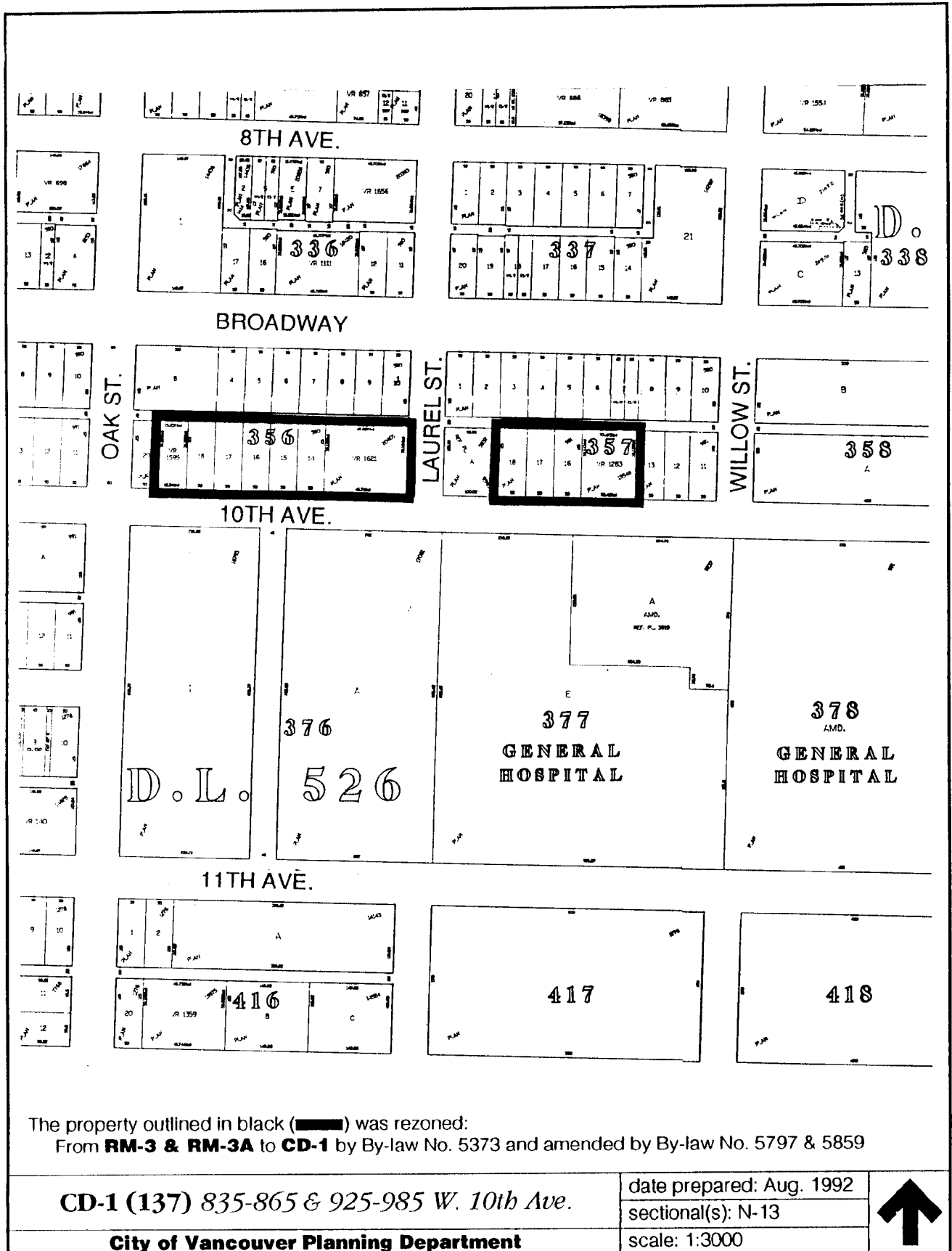
4 **Height**
The height of any building shall not exceed 10.668 m (35 ft.) measured from the average grade of West 10th Avenue as determined by the City Engineer.

5 **Front Yard**
A front yard with a minimum depth of 6.096 m (20 ft.) shall be provided, except that the Director of Planning may relax this requirement in those instances where the new development is built as an addition to any building existing before July 29, 1980 and in no case shall the front yard be less than that maintained by the existing building. [6190; 87 08 11]

6 **Side Yard**
A side yard shall be provided with a minimum width of 1.524 m (5 ft.) provided that the Director of Planning may relax this side yard requirement in those instances where development on adjoining lands has been altered or removed thereby deleting the necessity to provide adequate daylight access to the adjoining development, or for parking structures providing that floors used for off-street parking and loading are at or below the base surface. [6190; 87 08 11]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5373 or provides an explanatory note.*

- 7 **Parking and Loading**
Off-street parking and loading shall be provided and maintained in strict accordance with Section 12 of Zoning and Development By-law No. 3575.
- 8 **Vehicular Access**
Vehicular ingress and egress is to be principally provided from the lane adjoining the site on the north.
- 9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



835-45 West 10th Avenue
985 West 10th Avenue

File

#137

BY-LAW NO. 5373

835-45 W. 10th Ave.

985 W. 10th Ave.

701-725 W 10th AVE

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

855-875 W 10
935-975 W 10

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-241 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:

USES:

- hospital related uses including medical and dental offices, and related laboratory facilities;
- *Apartment Building* (March 13, 1984)
- accessory uses customarily ancillary to the above including off-street parking and loading;
- any other uses which the Director of Planning considers similar to the above providing they are consistent with the development of the 12th Avenue Precinct;

subject to such conditions as Council may be resolution prescribe.

3. FLOOR SPACE RATIO: Not to exceed 1.70.

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

- all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of eight percent of the permitted floor area;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing.

4. HEIGHT:

The height of any building shall not exceed 10.668 m (35 ft.) measured from the average grade of West 10th Avenue as determined by the City Engineer.

5. FRONT YARD:

A front yard with a minimum depth of 6.096 m (20 ft.) shall be provided.

6. SIDE YARD:

A side yard shall be provided with a minimum width of 1.524 m (5 ft.) provided that the Director of Planning may relax this side yard requirement in those instances where development on adjoining lands has been altered or removed thereby deleting the necessity to provide adequate daylight access to the adjoining development.

7. PARKING AND LOADING:

Off-street parking and loading shall be provided and maintained in strict accordance with Section 12 of Zoning and Development By-law No. 3575.

8. VEHICULAR ACCESS:

Vehicular ingress and egress is to be principally provided from the lane adjoining the site on the north.

9. 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 29th day of July, 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 29th day of July, 1980, and numbered 5373.

CITY CLERK"

Northwest Corner of Pacific & Burrard and
Southwest Corner of Harwood & Burrard (cont'd)

The memorandum also referred to the second item in condition (a) respecting phasing of the development, noting that since an increase in non-residential floor area would be provided as a bonus for provision of residential floor area, it is important to ensure that the residential space is in fact developed. Following discussion with the Law Department it was considered more appropriate to insert this item as a provision in the CD-1 By-law itself. Therefore, it was recommended that the item be deleted from condition (a) and the following provision be inserted into the draft CD-1 By-law as Section 3, with subsequent sections re-numbered accordingly:

"3. CONDITIONS OF USE

No portion of Site B shall be used or occupied by a use permitted in Section 2(b) unless and until the residential development for Site A, as shown on the form of development approved by Council, is completed and has been issued an occupancy permit."

The Deputy Mayor called for speakers for or against the application. There being no one present wishing to address Council, it was

MOVED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

2. Text Amendment - CD-1 By-law No. 5373
Pertaining to sites at 985 West 10th Avenue

The Council considered an application by Mr. William Rhone, Architect, on behalf of the owners, as follows:

TEXT AMENDMENT: CD-1 BY-LAW NO. 5373 PERTAINING TO SITES AT 985 WEST 10TH AVENUE (Lot 19, Block 356, D.L. 526, Plan 590) AND 835-845 WEST 10TH AVENUE (Lots 14 and 15, Block 357, D.L. 526, Plan 590)

- (i) The proposed text amendment, if approved, would insert "apartment building" as a permitted use, retaining all other provisions of By-law No. 5373;
- (ii) Any consequential amendments.

Cont'd....

Text Amendment - CD-1 By-law No. 5373
Pertaining to Sites at 985 West 10th Avenue (Cont'd)

The Director of Planning recommended the application be approved subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the detailed scheme of development in a development permit application is to be approved by the Development Permit Board after receiving advice from the Urban Design Panel, having particular regard to the following:
 - the overall design and its relationship to existing development.
 - pedestrian circulation within and vehicular circulation to/from the site; the accessibility, safety, and security of off-street parking facilities;
 - the provision and maintenance of landscaping and lighting; and
 - the provision, location, and screening of garbage facilities;
- (b) That the approved form of development on Lot 19, Blk. 356, D.L. 526, Plan 590 be generally as presented in the drawings prepared by William Rhone, Architect, stamped "Received, City Planning Department, October 12, 1983", provided that the Development Permit Board may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above;
- (c) That the site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

Mr. R. Scobie, Zoning Division, advised Council there was considerable developer interest in the 800 and 900 blocks West 10th Avenue and he anticipated further rezoning applications for the north side of these two blocks.

The Deputy Mayor called for speakers for or against the application. There being no one present who wished to address Council, it was

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

* * * * *

At this point in the proceedings, Alderman Yorke joined the meeting.

* * * * *

4. 835 and 845 West 10th Avenue
and 985 West 10th Avenue
Lots 14, 15 except the West 44 feet,
and 15, Block 357, and Lot 19,
Block 356, all in D.L. 526, Plan 991

A rezoning application has been received from Mr. W. Rhone, Architect (835 and 845 West 10th Avenue) and Ammand Burton-Brown, Architects (985 West 10th Avenue) as follows:

FROM: RM-3A Multiple Dwelling District
(835 and 845 West 10th Avenue)
RM-3 Multiple Dwelling District
(985 West 10th Avenue)

TO: CD-1 Comprehensive Development District.

The proposed CD-1 By-law amending Zoning and Development By-law No. 3575 would restrict the use of this site as follows:

- office buildings for medical, dental or other hospital related uses;
- accessory uses customarily ancillary to the above including off-street parking and loading;

and subject to such conditions as Council may by resolution prescribe; any consequential amendments; and amendments to the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommends approval of the application.

The Mayor called upon speakers for or against the application and no one came forward.

MOVED by Ald. Little,

THAT the rezoning application be approved subject to the conditions set out above.

- CARRIED UNANIMOUSLY

5. Text Amendment -
Extend the Jurisdiction of
the Development Permit Board

An application has been received from the Director of Planning for a text amendment to extend the jurisdiction of the Development Board.

The jurisdiction of the Development Permit Board presently extends to include those areas within the City of Vancouver considered to be within the City of Vancouver considered to be within the Central Area. The proposed text amendments, if approved, would extend the jurisdiction of the Development Permit Board to include consideration of development permit applications for lands throughout the City which presently require the special approval of the Director of Planning.

In order to effect this change, text amendments to the following By-laws are proposed:

- Zoning and Development By-law No. 3575;
- By-law No. 4812, being the Official Development Plan By-law for the False Creek Comprehensive Development District (FCCDD);

cont'd.....

BY-LAW NO. 5750

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

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

1. Section 2 of By-law No. 5373 is amended by in-
serting as the first entry under the word "USES" the following:

"-apartment building;"

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

DONE AND PASSED in open Council this 13th day
of March , 1984.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of
a By-law passed by the Council of the City of Vancouver
on the 13th day of March, 1984, and numbered 5750.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

CO-1 # 137

From: CITY CLERK

Date: 16th May 1984

To: CITY MANAGER
DIRECTOR OF PLANNING
ASSOCIATE DIRECTOR - ZONING
CLERK, PUBLIC HEARING

Refer File: 5308

5-12-84
F 3312
Dmed
RJS

Subject: PROPOSED REZONING OF VARIOUS LANDS ON THE NORTH
SIDE OF THE 800 AND 900 BLOCKS WEST 10TH AVENUE

Please be advised that City Council, at its meeting on Tuesday, May 15, 1984, approved the recommendation of the City Manager as contained in the attached clause of his report dated May 11, 1984, with regard to the above matter.

R. Henry
CITY CLERK *ex*

GLEvine:mfm
Att.

Also sent to:

- Mrs. Rose Youngson (733-0481) 1069 West 29th Avenue V6H 2E4
- Mr. Peter Bakonyi (668-5037), 3951 Hudson Street V6H 3B2
- Mr. Herman Genschorek, 967 West 10th Avenue V5Z 1L9
- Mr. A. Siemens (325-1868), 884 East 53rd Avenue V5X 1H5
- Mrs. S. Smordin, 4433 West 10th Avenue V6R 2H8
- Canadian Arthritis & Rheumatism Society (879-7511), 895 West 10th Avenue V5Z 1
Attention: Mr. William Preston
- Mr. John McLay, c/o Mrs. D. Kelly, 107 Hendon Avenue, Willowdale, ONTARIO

Clause No. 3 Continued

BACKGROUND

In 1979, a rezoning proposal was received for property at 985 West 10th Avenue requesting a rezoning to CD-1 to construct a three-storey medical office building. A similar application was received at 835-45 West 10th Avenue. In July, 1980, following a Public Hearing, both applications were approved and the sites were subsequently rezoned to CD-1 to permit hospital-related uses, including medical offices and laboratories.

In assessing the appropriateness of rezoning these sites in 1980, it was acknowledged that the north side of the 800- and 900-blocks West 10th was a transition area between the commercial area along Broadway and the Vancouver General Hospital uses, generally located south of 10th Avenue. It was also contemplated that when future rezoning initiatives came forward for other sites in these blocks, these sites would warrant similar CD-1 zoning.

Development permit applications were subsequently filed and approved separately to construct medical offices on 985 and 835-45 West 10th Avenue, respectively. The offices at 835-45 West 10th were constructed, but due to economic reasons those at 985 West 10th were not.

At a Public Hearing on February 23, 1984, Council approved a text amendment to CD-1 By-law No. 5373 applying to properties at 985 and 835-45 West 10th Avenue, permitting apartment building as a use. Council was advised that there was considerable interest in extending this amended CD-1 to several of the remaining RM-3/RM-3A zoned properties on the 800- and 900-blocks West 10th. The Planning Department has contacted all owners in the 800- and 900-blocks West 10th Avenue. All but two owners (2596 Oak and 821 West 10th) have agreed to be included in a rezoning application for consideration at this time. These two owners indicate that redevelopment of their properties is not contemplated in the near future. Eight parcels are the subject of the rezoning before Council.

ANALYSIS AND ASSESSMENT

In the earlier assessment of the CD-1 rezoning initiatives in the 800- and 900-blocks West 10th Avenue in 1979, the extent to which hospital-related uses might naturally expand within these blocks was uncertain. A mixed-use land use situation now exists in these blocks and it is evident that either residential or medical-related uses are appropriate.

The existing RM-3 and RM-3A zoning on those blocks is recognized as somewhat of an anomaly, being located between the commercial area along Broadway and hospital uses on the south side of West 10th. It is acknowledged that residential uses, although existing in the 800-block, may not be the most suitable use at this location by virtue of the character of the adjacent hospital development on the south side of the street. Hospital-oriented uses may be more suitable in this instance. In any event, individual proposals would be assessed on a site-specific basis under development permit application, should the rezoning to CD-1 be approved.

As previously acknowledged, the extension of CD-1 By-law No. 5373 (amended by By-law No. 5750), permitting apartments and medical-related uses, is supported for properties included in the application on the north side of the 800- and 900-blocks West 10th Avenue. Development permit applications for redevelopment would be reported to Council for Council approval of the form of development. The two properties on the 800- and 900-blocks not presently included (2596 Oak and 821 West 10th) would be considered for rezoning to CD-1 under By-law No. 5373 when these owners choose to redevelop in the future. Furthermore, those properties which now require Board of Variance approvals for continued office use, granted for limited periods of time, would become conforming under the CD-1 zoning and appeals to the Board would no longer be required.

3. Proposed Rezoning of Various Lands on the North Side of the 800 and 900 Blocks West 10th Avenue

The Director of Planning reports as follows:

" PURPOSE

This report is an assessment of an application received from Mrs. Rose Youngson, owner of 955 West 10th Avenue, as amended by various owners on the north side of the 800- and 900-blocks of West 10th Avenue, requesting to rezone the lands as follows:

Present Zoning: RM-3 Multiple Dwelling District (Lots 14-18, Block 356, D.L. 526, Plan 590 - 935-975 West 10th Avenue); and
 RM-3A Multiple Dwelling District (Lots 16-18, Block 357, D.L. 526, Plan 991 - 855-875 West 10th Avenue).

Requested Zoning: CD-1 Comprehensive Development District under By-law No 5373, amended by By-law No. 5750.

Stated Purpose: To give the flexibility to these properties to redevelop either with apartment buildings or hospital-related uses, including medical and dental offices.

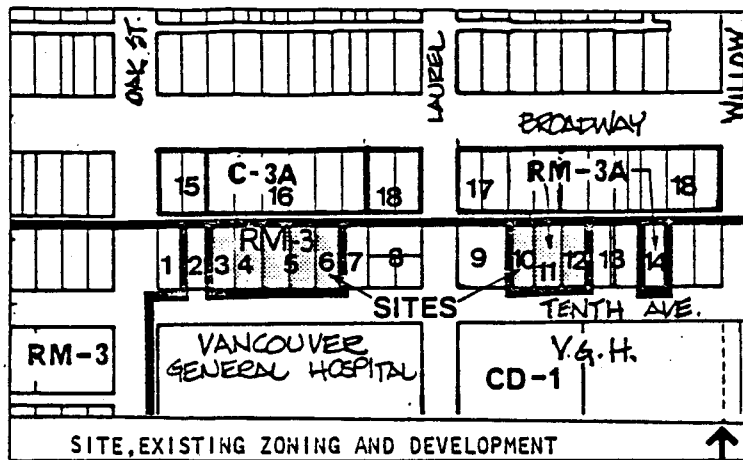
The Director of Planning supports this application.

SITE, EXISTING ZONING AND DEVELOPMENT

The total rezoning site involves eight parcels on the north side of the 800- and 900-blocks West 10th Avenue which comprise 0.46 ha (1.15 ac.) of RM-3A and RM-3 zoned lands. These parcels are developed with two and three-storey early-1950s-style apartment buildings in fair to good condition, some of which are used for offices under Board of Variance approvals.

Existing zoning and development are illustrated in Diagram 1 below.

Diagram 1



KEY

- | | |
|---|---|
| 1. Three-storey apt. bldg. | 11. Apt. bldg. used for offices) B.o.V. |
| 2. Older 2½ storey m.c.d.(CD-1 Bylaw #5373) | 12. Apt. bldg. used for offices) Approval |
| 3. Two-storey apt. bldg. | 13. New office bldg. (CD-1 Bylaw #5373) |
| 4. Two-storey apt. bldg. | 14. Three-storey apt. bldg. |
| 5. Two-storey apt. bldg. | 15. Auto Sales |
| 6. Two-storey apt. bldg. | 16. Auto Sales (8-storey office approved) |
| 7. Hospital-oriented uses) | 17. Centennial Motor Hotel (12 storeys) |
| 8. Hospital-oriented uses)V.G.H. CD-1 | 18. Commercial uses |
| 9. Can. Arthritis Society) | |
| 10. Three-storey apt. bldg. | |

Clause No. 3 Continued

RECOMMENDATION

The Director of Planning recommends the following be received and referred directly to Public Hearing:

That this application to rezone various properties in the 800- and 900-blocks West 10th Avenue to CD-1, under By-law No. 5373 (amended by By-law No. 5750) be approved. "

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

APPROVED. COUNCIL, May 15, 1984.

855-875 & 935-975 W.10th Ave.

BY-LAW NO. 5797

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

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

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

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

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

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

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

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

(signed) Michael Harcourt

Mayor

(signed) R. Henry

City Clerk


"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 24th day of July, 1984, and numbered 5797.

CITY CLERK"

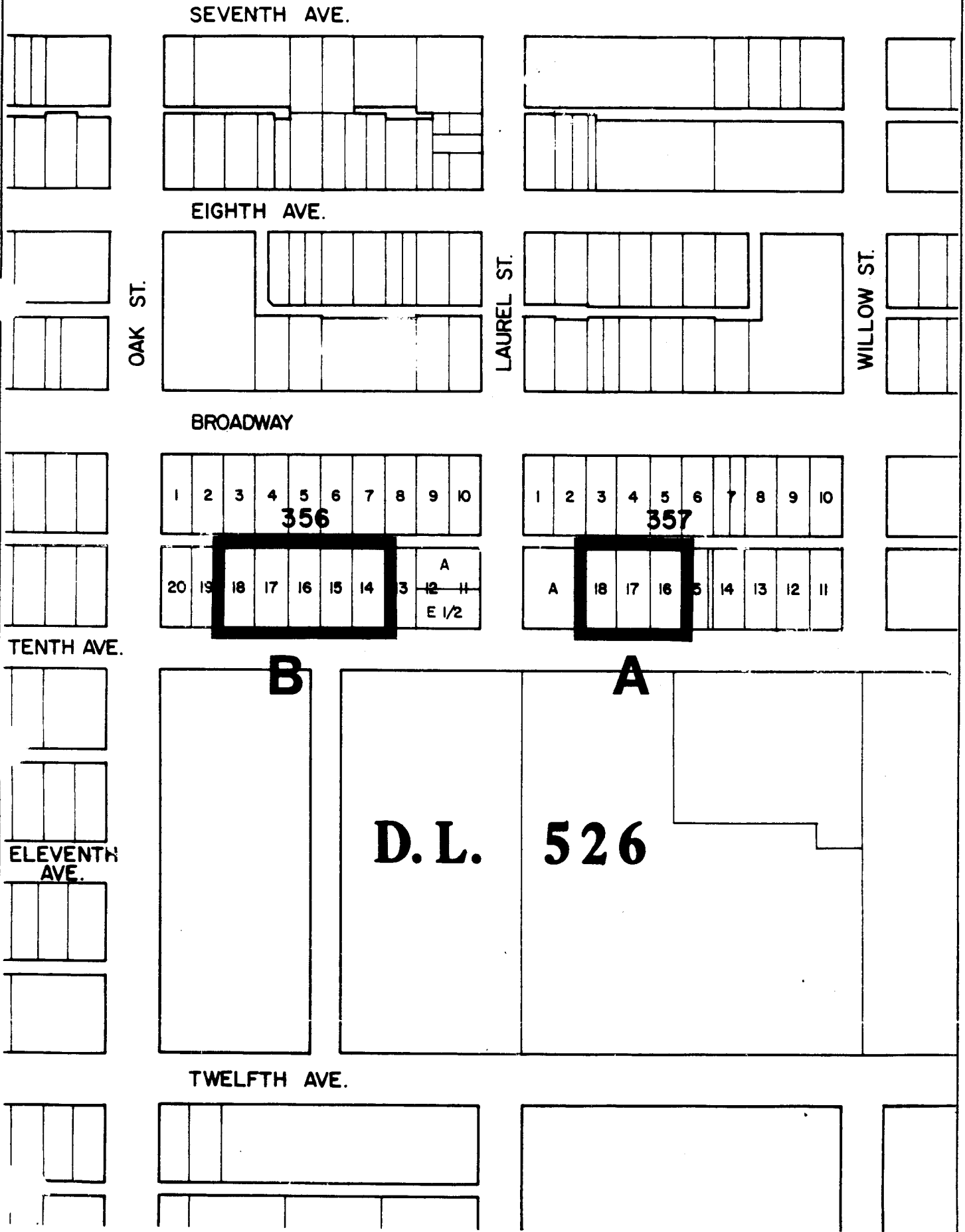
A 127(a)

BY-LAW No. 5197 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

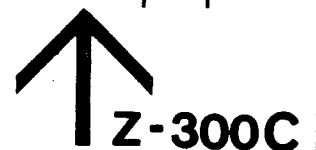
THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

FROM **RM-3A (A),** TO **CD-1**
RM-3 (B)



SCALE 1" = 200'

FILE No. RZ 855-875 & 935-975 W. 10th Ave.



CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 24th October 1984

To: CITY MANAGER
DIRECTOR OF PLANNING/ASSOCIATE DIRECTOR - ZONING
CLERK, PUBLIC HEARING

Refer File: 5308

Subject: REZONING APPLICATION: 901-925 WEST 10TH AVENUE

F 6017
Dmcd
RJS

Please be advised that City Council at its meeting on Tuesday, October 23, 1984, approved the recommendation of the City Manager as contained in his attached report dated October 19, 1984, with regard to the above matter.

[Handwritten Signature]
CITY CLERK
[Handwritten Initials]

GLevine:mfm
Att.

Also sent to:

Mr. Brian T. Schmidt, Director of Planning, Children's Hospital
4480 Oak Street V6H 3V4

4. Rezoning Application: 901-925 West 10th Avenue

The Director of Planning reports as follows:

" PURPOSE

This report is an assessment of an application received from the Children's Hospital requesting to rezone 901-925 West 10th Avenue (South Half of Lots 11 and 12, Parcel "A" of Lots 11 and 12, and Lot 13, Block 356, D.L. 526, Plan 991) as follows:

- Present Zoning: CD-1 Comprehensive Development District under By-law No. 4472 (V.G.H. lands)
 Requested Zoning: CD-1 Comprehensive Development District under By-law No. 5373, amended by By-law Nos. 5750 and 5797
 Stated Purpose: To permit the construction of a residential development at a maximum floor space ratio of 1.70.

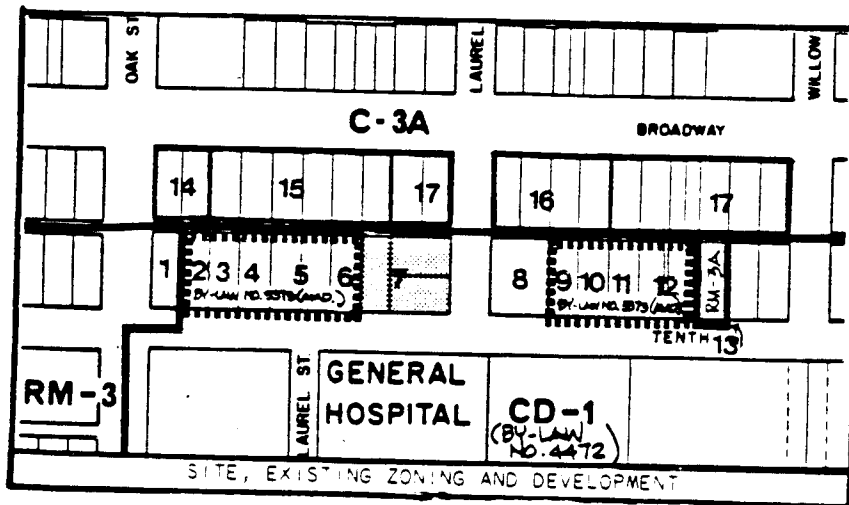
The Director of Planning supports this application.

SITE, EXISTING ZONING AND DEVELOPMENT

The site comprises an area of 1 741.93 m² (18,750 sq. ft.) and is now vacant.

Existing zoning and development in the area is illustrated on Diagram 1 below.

Diagram 1



KEY

- | | |
|--|---|
| 1. Three-storey apartment building | 8. Canadian Arthritis Society |
| 2. Development Permit issued for apartment building (4-storey) | 9. Three-storey apartment building |
| 3. Two-storey apartment building | 10. Medical offices |
| 4. Two-storey apartment building | 11. Medical offices |
| 5. Two-storey apartment building | 12. New medical office building |
| 6. Two-storey apartment building | 13. Three-storey apartment building |
| 7. Vacant | 14. Auto sales |
| | 15. Auto sales (8-storey office approval) |
| | 16. Centennial Motor Hotel (12-stories) |
| | 17. Commercial uses |

BACKGROUND

Various sites on the north side of the 800- and 900-blocks West 10th Avenue have been the subject of rezoning applications since 1979.

The original CD-1 By-law No. 5373 applied to sites at 835-845 (site 12 on Diagram 1) and 985 (site 2 on Diagram 1) West 10th Avenue and permitted medical/dental offices. A medical office building at 835-45 West 10th was constructed in accordance with the CD-1 By-law but development at 985 West 10th did not proceed due to economic reasons.

2

Clause No. 4 Continued

There have been two amendments to CD-1 By-law No. 5373. In February 1984, a text amendment to the CD-1 By-law to allow "apartment building" as a permitted use was approved. A development permit was subsequently issued for 985 West 10th permitting a four-storey apartment building at a floor space ratio of 1.7.

Following this action, several property owners on the north side of the 800- and 900-blocks West 10th indicated an interest in having their properties rezoned to this amended CD-1 which allows medical/dental offices or an apartment building as permitted uses. In June 1984, Council approved an amendment to the original boundaries of CD-1 By-law No. 5373 (Amended) to include properties at 855-875 (sites 9 to 11 on Diagram 1) and 935-975 West 10th Avenue (sites 3 to 6 on Diagram 1).

ANALYSIS AND ASSESSMENT

In assessing the appropriateness of rezoning 835-845 and 985 West 10th to CD-1, it was acknowledged that the north side of the 800- and 900-blocks West 10th formed a transition from the Central Broadway commercial area to hospital uses. As a transition area, a floor space ratio of 1.7 and building height of four storeys were considered appropriate.

In considering the original text amendment to permit an apartment buildings as well as medical/dental offices, the same development statistics were found to be compatible and generally reflected the existing, predominant use and development on the north side of these blocks. Either use could be an appropriate transition and individual proposals would be assessed on a site-specific basis under development permit application.

Table 1 below illustrates the development potential of the subject site under CD-1 By-law No. 5373 (Amended):

Table 1

	DEVELOPMENT POTENTIAL UNDER CD-1 BY-LAW NO. 5373 (AMENDED)
SITE AREA	1 741.93 m ² (18,750 sq.ft.)
USES	- medical or dental offices; - apartment building
FLOOR SPACE RATIO	1.70
FLOOR AREA	2 961.3 m ² (31,875 sq.ft.)
HEIGHT	10.67 m (35.0 ft.)
FRONT YARD	6.096 m (20.0 ft.)
SIDE YARD	1.524 m (5.0 ft.)
PARKING	In accordance with Section 12 of the Zoning and Development By-law

Clause No. 4 Continued

The applicants indicate that the site is intended for an apartment building. Given the above development statistics, approximately 40 units could result on the subject site with ancillary underground parking. As this is a corner site, based on site dimensions, Laurel Street would technically be the frontage, however this may be determined by the Director of Planning. As adjacent existing apartment buildings maintain 10th Avenue frontage with appropriate setbacks, 10th Avenue is more appropriate as the frontage for this site.

EFFECT ON CD-1 BY-LAW NO. 4472 GOVERNING VANCOUVER GENERAL HOSPITAL LANDS

The Vancouver General hospital lands are zoned CD-1 under By-law No. 4472. Conditions of development for the site were adopted by Council resolution. These included conditions for floor space ratio and site coverage and have been amended as redevelopment occurred. In July 1984, a Council resolution altered the floor space ratio from 2.4 to 2.338 to accommodate an altered site area.

The following table summarizes calculations for the existing V.G.H. development and the effect exclusion of this site would have on the approved Council resolutions:

Table 2

V.G.H. CD-1 ZONE BOUNDARY ADJUSTMENTS	EXISTING V.G.H. CD-1 REGULATIONS ADOPTED BY COUNCIL RESOLUTION	EXCLUSION OF NORTHWEST CORNER OF 10TH AVENUE AND LAUREL SITE
SITE AREA	1,452,732 sq. ft.	1,430,490.8 sq. ft.
EXISTING BUILT AREA	680,049 sq. ft.	680,049 sq. ft.
EXISTING SITE COVERAGE %	46.8	47.54
PRESENT SITE COVERAGE LIMITATION	51.9	51.9
EXISTING FLOOR AREA	2,674,546 sq. ft.	2,674,546 sq. ft.
EXISTING F.S.R.	1.841	1.870
MAXIMUM PERMITTED FLOOR SPACE	3,396,487 sq. ft.	3,344,487 sq. ft.
MAXIMUM PERMITTED F.S.R.	2.338*	2.338

* Amended by Council resolution dated 1984 07 24

A separate report to Council will deal with amendments to resolutions to accommodate the hospital expansion. Alterations to floor space ratio and site coverage conditions will be dealt with when that report goes forward and will accommodate exclusion of this site area from the total V.G.H. site area.

4

Clause No. 4 Continued

CONCLUSION

The rezoning of the vacant site from the CD-1 By-law No. 4472 (V.G.H. lands) to CD-1 By-law No. 5373 (Amended) is supported and would further serve to contain V.G.H. uses generally to the south of 10th Avenue.

The exclusion of this site from the V.G.H. zoning will necessitate amendments to development conditions for site coverage and floor space ratio, adopted by resolution of Council, but these alterations will be part of a future report on the larger hospital expansion.

RECOMMENDATION

The Director of Planning recommends the following be received and referred directly to Public Hearing:

That the application to rezone 901-925 West 10th Avenue from CD-1 By-law No. 4472 to CD-1 By-law No. 5373 (Amended) be approved. "

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Planning.

APPROVED. COUNCIL, October 23, 1984.

DISTRIBUTED MONDAY

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 13, 1984, in the Council Chamber, third floor, City Hall, at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Bellamy (Presiding Officer)
Aldermen Brown, Campbell, Davies, Eriksen,
Ford, Puil, Rankin and Yee

ABSENT: Mayor Harcourt

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

1. Southwest Corner East Hastings and Glen/ Northwest Corner East Pender and Glen

The Council considered the following application of Davidson/Yuen Partners, Architects:

LOCATION: SOUTHWEST CORNER EAST HASTINGS AND GLEN/NORTHWEST CORNER EAST PENDER AND GLEN (Lots 4-13, Block 64, D.L. 181, Plan 196)

Present Zoning: M-1 Industrial District and
RT-3 Two-Family Dwelling District

Requested Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
- A maximum of three one-family dwellings;
 - A maximum of 48 dwelling units, comprising multiple dwellings, eligible for funding under Section 56.1 of the National Housing Act;
 - Accessory uses customarily ancillary to the above uses;
 - A maximum floor space ratio of 1.34;
 - A maximum height of 11.500 m (37.73 ft.);
 - Provisions regarding off-street parking.
- (ii) Any consequential amendments.

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

cont'd....

S.W. Corner East Hastings and Glen/N.W. Corner
East Pender and Glen (cont'd)

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having particular regard to the following:
 - the overall design and its relationship to adjacent development, the rail right-of-way, and Hastings Viaduct;
 - noise abatement measures for all new units in accordance with CMHC Acoustic Standards;
 - pedestrian circulation within and to/from the site;
 - the provision and maintenance of landscaping and surface treatment;
 - the accessibility, safety and security of off-street parking facilities;
 - the provision, location, and screening of garbage facilities; and
 - the provision of suitable outdoor lighting.
- (b) That the approved form of development be generally as presented in the drawings prepared by Davidson/Yuen Partners, Architects stamped "Received, City Planning Department, July 12, 1984", provided that the Director of Planning may allow minor alterations to this approved form of development as outlined in resolution (a) above.
- (c) That subdivision plans showing the consolidation of Lots 4-8, Block 64, D.L. 181, Plan 196 into one parcel and Lots 10-13, Block 64, D.L. 181, Plan 196 into one parcel be registered in the Land Title Office.
- (d) That the applicant enter an agreement to the satisfaction of the Director of Legal Services and City Engineer for sewer servicing, the costs of which are to be borne by the developer.
- (e) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

Ms. D. Whiting, Zoning Division, reviewed the application noting a Manager's report dated November 28, 1984, in which the Medical Health Officer, in response to a Council direction of November 6, 1984, submitted a report on the potential for environmental hazard from traffic fumes at the subject site. The Medical Health Officer concluded that based on existing standards/guidelines and scientific knowledge of the effects of various concentrations of lead and carbon monoxide on children, the environment in the vicinity of Glen and Hastings does not present a significant public health hazard.

Mr. R. Yuen, applicant, indicated the general form of the proposed housing project.

The Deputy Mayor called for speakers for or against the application and the following addressed Council:

- Andrea Kinsman, 1024 Keefer, circulated a brief expressing concern about the suitability of the site for housing and urging it be retained for industrial use.
- Jim Green, DERA, spoke in support.

S.W. Corner East Hastings and Glen/
N.W. Corner East Pender and Glen (cont'd)

- Dean Toye, 852 East Hastings, circulated a petition (on file) signed by the owners of 49 properties opposing any further social housing in the East Hastings area.
- Jean Rivard, General Manager, Vancouver Indian Centre, referred to the need for housing in the City to accommodate native Indian families, singles and the elderly. There were no problems at the ninety-seven units currently operated by the Indian Centre Housing Society and it was felt neighbourhood fears about property values and increased crime were totally unfounded.
- Dennis Maracle, President of the Indian Centre, stated there were 38,000 native Indians living in the City and there was a critical housing shortage.

MOVED by Ald. Eriksen,

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;

FURTHER THAT the Manager's report dated November 28, 1984, be received for information.

- CARRIED

(Alderman Puil opposed)

2. 901-925 West 10th Avenue

The following application was submitted by Mr. Brian Schmidt, on behalf of the Children's Hospital:

LOCATION: 901-925 WEST 10TH AVENUE (South Half of Lots 11 and 12, Parcel "A" of Lots 11 and 12, and Lot 13, Block 356, D.L. 526, Plan 991)

Present Zoning: CD-1 Comprehensive Development District, under By-law No. 4472

Requested Zoning: CD-1 Comprehensive Development District, Under By-law No. 5373 (Amended)

(i) The draft By-law, if approved, would permit the use and development of the site under the provisions of By-law No. 5373 (Amended), generally as follows:

- Medical or dental offices;
- Apartment building;
- Accessory uses customarily ancillary to the above;
- A maximum floor space ratio of 1.70;
- Provisions regarding height, yards, off-street parking and access to parking.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against the application.

MOVED by Ald. Campbell,

THAT the application of Mr. Brian Schmidt be approved.

- CARRIED UNANIMOUSLY

3. 3488 Kingsway

The Council considered an application from Mr. John Currie, Architect, as follows:

LOCATION: 3488 Kingsway (Lot "B", Block 10, D.L. 36 and 49, Plan 7245)

Present Zoning: RS-1 One-Family Dwelling District and
RT-2 Two-Family Dwelling District

Requested Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
- A maximum of 40 dwelling units, comprising multiple dwellings, eligible for funding under Section 56.1 of the National Housing Act;
 - A maximum of 185.806 m² (2,000.00 sq. ft.) of common use amenity area;
 - Commercial uses;
 - Accessory uses customarily ancillary to the above;
 - A maximum floor space ratio of 0.71, comprising a maximum floor space ratio of 0.09 for commercial uses;
 - Provisions regarding height, site coverage, and off-street parking.
- (ii) Any consequential amendments.

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having particular regard to the following:
- the overall design and its relationship to adjacent development, with particular regard to the southerly elevation and its relationship to adjacent single-family developments;
 - pedestrian and vehicular circulation within and to/from the site;
 - the provision and maintenance of landscaping and surface treatment with particular regard to buffering between private patios and the central open space and along 43rd Avenue;
 - an additional play area to serve the high percentage of family-oriented units;
 - the accessibility, safety and security of off-street parking facilities;
 - the provision, location and screening of garbage facilities; and
 - the provision of suitable outdoor lighting.
- (b) That the approved form of development be generally as presented in the drawings prepared by John Currie Architect stamped "Received, City Planning Department, September 18, 1984" and supplemented by drawings stamped "September 27, 1984".
- (c) That subdivision plans showing a dedication requirement of a portion of the northwest corner of Lot "B", Block 10, D.L. 36 and 49, Plan 7245 (sketch on file) is registered in the Land Title Office.
- (d) That the applicant enter an agreement to the satisfaction of the Director of Legal Services and City Engineer for water and hydro servicing, the costs of which are to be borne by the developer.
- (e) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

cont'd....

901-925 W.10th Ave.

BY-LAW NO. 5859

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

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

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

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

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

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

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

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

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

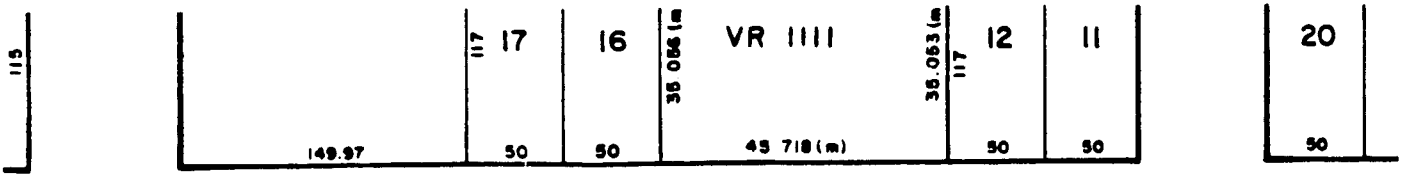
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 8th day of January, 1985, and numbered 5859.

CITY CLERK"

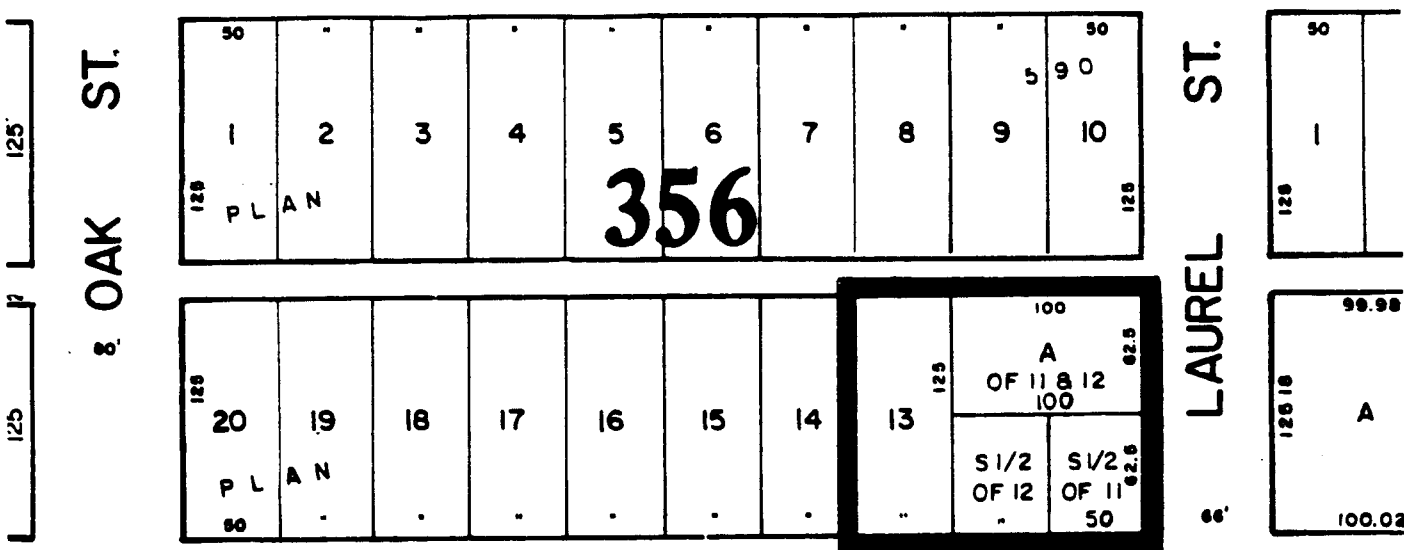
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BY-LAW No. 5859 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

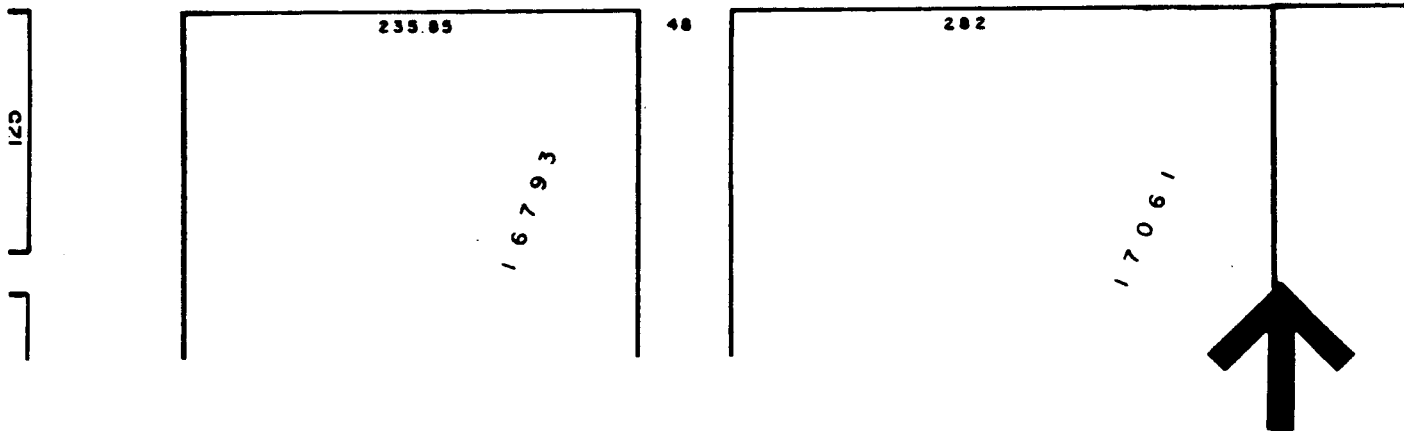
THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK SCHEDULE A
IS REZONED: FROM CD-1 (By-law 4472) TO CD-1 (By-law 5373)



BROADWAY



TENTH AVE.



SCALE 1" = 100'

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

Z-306 A

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 23, 1987 at Dunbar Community Centre, 4747 Dunbar Street, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Bellamy,
Boyce, Caravetta, Davies,
Eriksen, Owen, Price,
Puil, and Taylor

CLERK TO THE COUNCIL: Mrs. J. Walker

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

1. Text Amendment - RA-1 District Schedule

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

TEXT AMENDMENT: RA-1 DISTRICT SCHEDULE

- (i) The proposed text amendment, if approved, would change the RA-1 District Schedule as follows:
 - revise the intent statement to emphasize the maintenance and encouragement of a semi-rural, equestrian and limited-agricultural nature of the district to permit one-family dwellings and, in special circumstances, to permit infill one-family dwellings;
 - include strict limits on height, floor space, site coverage, building width and depth;
 - provide for caretakers' units, and limited retail use subject to strict conditions of use; and
 - adopt in principle design objectives to be used in conjunction with the RA-1 District Schedule. These draft guidelines plus a summary of the process and previous reports are included in a memo to Mayor and Council dated July 14, 1987, which follows the draft by-law in the agenda package.

- (ii) Any consequential amendments.

Text Amendment - RA-1 District Schedule (Cont'd)

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

- (a) The approval in principle of the document entitled, "RA-1 Design Objectives". Following enactment of the rezoning, this document will be formally presented to Council for adoption by resolution.

Mr. R. Jenkins, Planner, spoke to a July 14, 1987, memorandum to Council (on file), the purpose of which was to:

- briefly summarize key goals and corresponding RA-1 District Schedule provisions which have been generated through the Southlands local area planning program;
- present the Design Objectives (Appendix I) which Council is requested to adopt in principle;
- present a letter recently received from the Agricultural Land Commission (Appendix II) indicating their continued support for the proposed amendments; and
- bring Council up-to-date on other regulatory matters related to the RA-1 district.

The memorandum detailed the RA-1 Schedule provisions and RA-1 Guidelines which respond to the following established goals for the area:

- retain semi-rural character;
- preserve and enhance equestrian and related activities;
- resolve the issue of floodproofing in Southlands without altering the character of the area.

The RA-1 Design Objectives, for approval in principle at this meeting, were discussed in detail in Appendix I attached to the memorandum.

The Mayor called for speakers for or against the application.

Mr. H. B. O'Toole, President, Blenheim Flats Ratepayers Association, registered his opposition to the by-law on the grounds it is too restrictive and strips away the owners' rights to use their properties as they wish. He asked why the 9,000 sq. ft. residential provision must be divided into 7,000 sq. ft. and 2,000 sq.ft., again stating that owners of large lots should be allowed to divide their properties as they wish within the 9,000 sq. ft. maximum.

The following spoke in support of the by-law:

- | | |
|------------------|---------------------|
| C.J. MacKenzie | Kirsty Johnstone |
| Ray Murray | Bernice Ramsay |
| Mrs. L. Bain | Dan Rurak |
| Janne Potter | Kathy Brydon |
| Jennifer Maynard | Mrs. R. Wright |
| Clare Maynard | Jennifer McGuinness |
| Jean Simpson | Marjorie Maddigen |
| Peggy Craig | Robert Falconer |

Cont'd....

200 200 W 101
Amended Council

#137

BY-LAW NO. 6190

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

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

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

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

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

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

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

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

(signed) Gordon Campbell
Mayor

(signed) Maria Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a
By-law passed by the Council of the City of Vancouver on
the 11th day of August 1987, and numbered 6190.

CITY CLERK"

Rezoning Application - South Side of
1300 Block Alberni Street (Cont'd)

(b) That the approved form of development is generally as prepared by Eng & Wright Partners, Architects, and stamped "Received City Planning Department, March 27, 1987", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development, as outlined in resolution (a) above.

Mr. L. Beasley, Associate Director of Planning, briefly reviewed the application and responded to questions. He advised the maximum height restriction should be amended to read 300 ft. and not 315 ft. as shown in the draft by-laws.

The Mayor called for speakers for or against the application and the following persons addressed Council:

- Mr. M. Ivanda suggested the f.s.r. be reduced from 6.00 to 3.00 or 4.00, as the major portion will be used for residential purposes.
- Mr. R. Pacheco (Arthur Erickson, Architects) asked that the relationship to his client's project on Georgia Street be considered a major concern in the approval of this application.
- Mr. G. Eng (applicant) requested the 6.00 f.s.r. be maintained for residential use as it will provide more expendability with respect to views. The project will contain only 85 units, each of which will be sold with an average of two parking spaces. Mr. Eng noted his company is co-operating with Arthur Erickson, Architects, in an effort to ensure compatibilty of their developments.

Mr. Beasley acknowledged the importance of the relationship between the two projects, noting that any minor adjustments can be dealt with through the Development Permit process.

MOVED by Ald. Owen,

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

- CARRIED UNANIMOUSLY

3. Text Amendment: North Park
Official Development Plan - Interim Uses

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

TEXT AMENDMENT: NORTH PARK OFFICIAL DEVELOPMENT PLAN - INTERIM USES

- (i) The proposed text amendment, if approved, would permit short-term interim uses in the North Park Area provided that the Development Permit Board is satisfied that these uses are compatible with adjacent permanent development, and are intended to be replaced in accordance with the overall objectives of the Plan. It is also recommended that development permits be limited to a maximum of three years.
- (ii) Any consequential amendments.

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

The Director of Planning recommended approval.

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

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

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

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

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

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

- (i) The proposed text amendment, if approved, would permit a relaxation of the front yard setback to allow building additions to line up with buildings existing prior to the adoption of the by-law on July 29, 1980. An additional amendment would allow for a relaxation of the side yard requirement for parking levels which are at or below the base surface.
- (ii) Any consequential amendments.

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

- (a) That the form of development for 875 West 10th Avenue, generally in accordance with the development statistics presented and plans received on May 19, 1987, be approved.
- (b) That the change to the form of development for 895 West 10th Avenue (the Arthritis Centre), generally in accordance with the development statistics presented and plans received on May 19, 1987, be approved.

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

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

PRESENT: Mayor Philip Owen

- Councillor Fred Bass
- Councillor Don Lee
- Councillor McCormick
- Councillor Gordon Price
- Councillor George Puil
- Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Civic Business)

- Councillor Lynne Kennedy (Civic Business)
- Councillor Daniel Lee (Sick Leave)
- Councillor Tim Louis (Leave of Absence)

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
SECONDED by Cllr. Sullivan,

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

Staff Comments

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

Summary of Correspondence

There was no correspondence received on this application since the date it was referred to Public Hearing.

Clause No. 2 (cont'd)

Speakers

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

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

3. Text Amendments: 1299 West Hastings Street (501 Bute Street)

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

Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,
being by-laws which amended the Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
 - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
 - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
 - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
 - (d) by adding the following new clause;

"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - 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."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 are each amended in Section 3 by adding the following section:
- "3.1 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 from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting a semi-colon and by adding the following clause:
- "(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."
8. By-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting a semi-colon and by adding the following clause:
- "(k) 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."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) 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."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(g) 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."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" and by adding the following clause:

"(e) 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."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(f) 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."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) 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."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(g) 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."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(g) 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."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) 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."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(g) 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."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) 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."

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

DONE AND PASSED in open Council this 20th day of February ,
2001.

(Signed) Philip W. Owen
Mayor

(Signed) 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 20th day of February 2001, and numbered 8298.

CITY CLERK"