



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 (139)

Champlain Heights South

By-law No. 5381

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

Effective August 12, 1980

(Amended up to and including By-law No. 8169, dated March 14, 2000)

Guidelines:

1. *Champlain Heights South*
CD-1 Guidelines (Sub-Areas 2-5)
2. *Champlain Heights South*
CD-1 Guidelines (Sub-Area 1, Church Site)
3. *Fraser Lands*
Champlain Heights South
Guidelines for CD-1

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area, the only uses for which development permits will be issued, and the regulations pertaining to those uses, are as set out in the attached Schedule; subject to such conditions as Council may by resolution prescribe.
- 3 *[Section 3 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's Signatures to pass the by-law and to certify the by-law number and date of enactment.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5381 or provides an explanatory note.*

Schedule
Champlain Heights South
[6537; 89 08 01]

1 Intent

The intent of this By-law is to facilitate the development of a medium-density residential district with a mixture of housing forms and tenures in a manner that is compatible with the adjacent industrial and residential district. In addition, this By-law accommodates a significant buffer area, a neighbourhood park and a church site.

2 Definitions

For the purpose of this By-law:

- a “townhouse” means a dwelling unit in a building containing 3 or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway; a “stacked townhouse” means a unit having its principal living area above or below another townhouse;
- an apartment” means a dwelling unit with its principal living area above or below another dwelling unit and which is located in a building containing 3 or more dwelling units where no unit has its principal exterior access at or near grade; and
- notwithstanding section 2 of the Zoning and Development By-law, a “site” includes a strata lot.

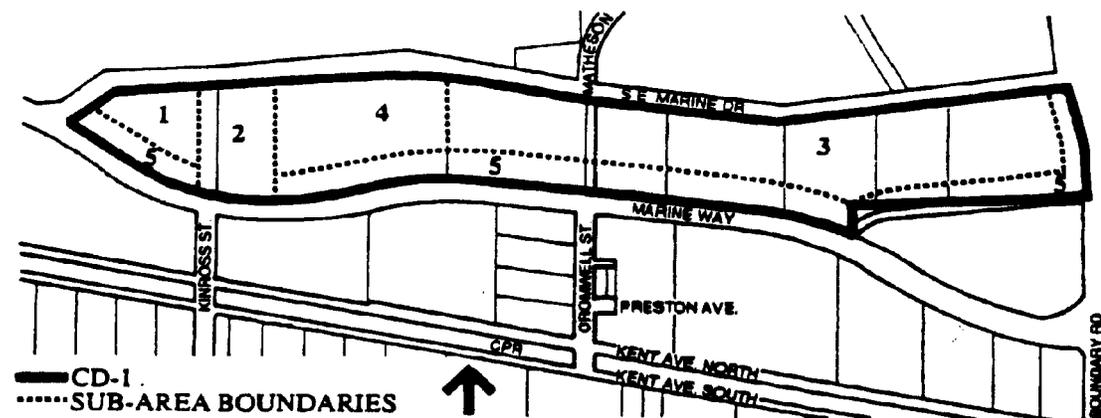
3 Uses

3.1 The only uses permitted within the areas shown included within the heavy black outline on Schedule “D”, subject to section 3.3 and 3.4 and such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued, are:

- townhouse, including stacked townhouses;
- apartments;
- church;
- child day care facility; [7923; 98 07 21]
- park or playground;
- accessory uses and buildings customarily ancillary to the foregoing.

3.2 The areas shown outlined on Schedule “D” shall consist of 5 subareas as delineated by dotted lines in Diagram 1 below:

Diagram 1



[6682; 90 06 19]

3.3 Within sub-areas 1, 2, 3 and 4, as referred to in section 3.2, the uses permitted shall be as illustrated in Table 1 below:

Table 1

| Permitted Uses | Sub-areas | | | |
|-------------------------|-----------|---|---|---|
| | 1 | 2 | 3 | 4 |
| Townhouse | | | x | x |
| Stacked Townhouse | | | x | x |
| Apartment | | | x | x |
| Church | x | | | |
| Child Day Care Facility | x | | | |
| Park | | x | | |
| Accessory buildings | x | | x | x |
| Accessory uses | x | | x | x |

[6702; 90 07 31] [7923; 98 07 21]

3.4 Sub-area 5 shall consist of a setback/buffer area extending northerly 30.48 m (100 ft.) perpendicularly or radially distant from the Marine Way property line and from the north property line of the lane north of Marine Way for sub-areas 1, 3 and 4, and extending westerly 21.33 m (70 ft.) perpendicularly distant from the Boundary Road property line for sub-area 3. No portion of the setback/buffer area shall be used in the calculation of site area, floor space ratio, site coverage, or dwelling unit density calculations for any development in sub-areas 1, 3 or 4. [6682; 90 06 19]

4 Regulations

4.1 Maximum Use Percentage

4.1.1 Within sub-areas 3 and 4, stacked townhouses and apartments shall together not exceed a maximum of 50 percent of the total number of dwelling units on a site.

4.2 Site Area

4.2.1 The minimum site area for an apartment building shall be 900 m² (9,688 sq. ft.).

4.2.2 The minimum site area for a townhouse or stacked townhouse building shall be 675 m² (7,266 sq. ft.).

4.3 Floor Space Ratio

4.3.1 The floor space ratio shall not exceed:

- (a) 0.61 for sub-area 1, and [7923; 98 07 21]
- (b) 0.77 for sub-areas 3 and 4. [7139; 93 07 06]

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

- all floors having a minimum ceiling height of 1.22 m (4 ft.) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;

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

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

- open balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, to a maximum exclusion for a parking space of 24 feet in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, to a maximum exclusion for a parking space of 24 feet in length;
- amenity areas, including day care facilities, recreational facilities and meeting rooms, to a maximum total of 5 percent of the total allowable floor area;
- areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 m (4 ft.), and to which there is no permanent means of access other than a hatch.
- where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4.3.4 The Director of Planning may permit a covered entranceway to be excluded in the computation of floor space ratio in sub-area 1, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and that he approves the design of the covered entranceway, and provided further that the total area excluded does not exceed 185. [7120; 93 06 08]

4.4 Site Coverage

4.4.1 The maximum site coverage for buildings shall be:

- (a) 50 percent of the site area for sub-area 1; and [7923; 98 07 21]
- (b) 50 percent of the site area for sub-areas 3 and 4.

4.4.2 For the purpose of section 4.4.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.4.3 The maximum site coverage for off-street parking, off-street loading and associated vehicular maneuvering aisles shall be:

- (a) 30 percent of the site area for sub-area 1; and
- (b) 20 percent of the site area for sub-areas 3 and 4. [6702; 90 07 31]

4.4.4 The Director of Planning may relax the maximum site coverage provision of section 4.4.3 up to a maximum site coverage of 40 percent for sub-area 1 and 30 percent for sub-areas 3 and 4 where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision he has regard to any applicable policies or guidelines approved by Council. [6702; 90 07 31]

4.5 Dwelling Unit Density

4.5.1 For sub-areas 3 and 4 the dwelling unit density shall not exceed 60 units per hectare (24.3 units per acre). [7139; 93 07 06]

4.6 Off-Street Parking and Loading

4.6.1 Off-street parking shall be provided and maintained in accordance with the Parking By-law, except as otherwise set out in this section.

4.6.2 For sub-area 1 the minimum number of parking spaces will be:

- (a) for Church, a minimum of 1 space for each 9.3 m² of floor area used for assembly purposes, except that where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning may require parking for only the largest of these areas;
- (b) for all other uses, including accessory uses to Church, a minimum of 1 space for each 35 m² of gross floor area exceeding the first 750 m², except that the Director of Planning, in consultation with the City Engineer and taking into account the time-varying demand of uses, may deem that one or more parking spaces simultaneously may be applied to meet the separate requirements for more than one accessory use in the development.
[7923; 98 07 21]

4.6.3 For sub-areas 3 and 4 the minimum number of parking spaces, including visitor parking, shall be 1.40 spaces per dwelling unit for sites designated for low income, non-market family housing under the National Housing Act and 1.75 spaces per dwelling unit for all other residential uses.
[6853; 91 06 25] [7923; 98 07 21]

4.6.4 Vehicle access shall not be provided from Marine Way or Boundary Road. [7923; 98 07 21]

4.7 Building Envelope

4.7.1 The maximum permitted height for any building, measured in accordance with provisions of the Zoning and Development By-law, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, shall be as follows:

- (a) townhouse, stacked townhouses or apartments within sub-areas 3 and 4: 10 m (32.8 ft.) or 3 storeys, whichever is the lesser;
- (b) accessory buildings: 3.66 m (12 ft.); and
- (c) church: 10.67 m (35 ft.), except that the Director of Planning may permit:
 - (i) for any portion of the building located within 24.4 m (80 ft.) of the northerly boundary of the setback/buffer area for sub-area 5 required by section 3.4, an increase in the maximum height of up to 15.0 m (50 ft.), provided he first considers:
 - (A) the height, bulk and location of the building and its effects on the site, surrounding buildings, adjacent properties and streets, and existing views;
 - (B) the amount of open space, and the effects of the overall design on the general amenity of the area;
 - (C) the intent of this By-law, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby park lands; and
 - (D) the submission of any advisory group, property owner or tenant; and
 - (ii) religious symbolic structures, such as spires or towers, within 10.67 m (35 ft.) of the church building provided that:
 - (A) he is satisfied that the structure is compatible with the overall appearance of the building;
 - (B) the height of such structure shall not exceed 21.34 m (70 ft.); and
 - (C) the width of such structure shall not exceed 20 percent of the width of the church measured on any elevation drawing;

and shall be subject to the following: [7923; 98 07 21]

- (d) the northerly boundary of sub-area 5 shall, where applicable, be used as a boundary of the site for the purpose of determining corners and establishing the base surface; and
- (e) the Director of Planning may, after considering the intent of this by-law, the recommendations of any advisory groups and any applicable policies or guidelines approved by Council, prescribe an average existing grade where there exists an abnormality in the existing grade at a specific location. [6682; 90 06 19]

4.7.2 A landscaped setback shall be provided as follows:

- (a) a minimum of 8 m (26.2 ft.) from all property boundaries and the northerly limit of sub-area 5, except as provided in 4.7.2(b) below; and
- (b) a minimum of 3 m (9.8 ft.) from all public pedestrian walkways, from the west limit of sub-area 2 and from S.E. Marine Drive; [6702; 90 07 31]

and shall be subject to the following:

- (c) no building or structure of any kind, shall be permitted above the base surface within the setback area;
- (d) except for walkways, driveways or areas for parking which in the opinion of the Director of Planning may be required to provide direct access to a building on the site, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (e) the Director of Planning may relax the landscaped setback requirement of section 4.7.2(a), (b), (c) and (d) after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

4.8 Acoustics

4.8.1 All Development Permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units or church use area: [6702; 90 07 31]

| Portion of Dwelling Unit or Church Use Area [6702; 90 07 31] | Noise Level* |
|---|---------------------|
| (a) Bedrooms | 35 |
| (b) Living, dining, recreation rooms | 40 |
| (c) Kitchen, bathrooms, hallways | 45 |
| (d) Assembly spaces | 40 |
| (e) Office/Work areas | 40 |

[7515; 96 01 11] *A - weighted day - night average (Ldn)

4.8.2 For the purposes of the report and recommendations referred to in section 4.8.1, the calculation of noise levels from other properties shall be based on an assumed generation of noise at a level of 70 decibels continuous for 15 hours during the daytime and 65 decibels continuously during the nighttime emanating from the centre of any property that is used or zoned for commercial or industrial purposes but measured at its property line.

Proposed Rezoning Champlain Heights
Development Area (Cont'd.)

The following conditions are proposed for adoption
by Council resolution:

- (i) Any development approved is to be in accordance with the Concept Plan for the site as detailed in Appendices A-D inclusive of the City Manager's Report dated May 4th, 1979.
 - (a copy of this report is attached for Council consideration of the draft concept plan proposed)
 - (ii) Any development is to be first approved by the Director of Planning under a Development Permit Application. In considering such application, the Director of Planning shall, after having received advice from the Urban Design Panel, have due regard to the overall design, the Concept Plan and any other conditions of development as Council may by resolution prescribe.
- (b) Any consequential amendments.
 - (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Due to the lateness of the hour the Mayor called for speakers opposed to the application and the following delegation was heard:

- Mr. N. Davidowicz commented on the application and submitted that a proposed roadway through the new community centre site was not required and the community centre could be served by a simple driveway.

MOVED by Ald. Rankin,

THAT the application of the Director of Planning as submitted and described above, together with the relevant amendment to the Sign By-law #4810 and any consequential amendments, be approved.

FURTHER THAT the roadway servicing the community centre connecting Butler Street and Champlain Crescent be the subject of a report to the Standing Committee on Planning and Development.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Pull,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pull,

SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary By-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 11.20 p.m.

c) Materials (Continued)

- i) simple, durable but attractive:
 - control and vary 'simple' materials and soften/accent with strong use of warm and texturous i.e. cedar
 - supplement materials with soft warm colours and control complementary accents

d) Fittings:

- i) signs and graphics:
 - consistent and controlled
 - colour coded
 - strong and logical, supergraphic approach for major elements inside and out.
 - design integrally into building form and construction.

e) Site Works:

- i) Paved surfaces:
 - use masonry pavers and/or inter-lock blocks extensively for principal exterior 'people' walk areas i.e. mall.
 - vary surfaces to reinforce use:
 - main circulation - pavers
 - secondary use - concrete
 - service - asphalt
 - if fire truck access required at landscaped area use turf block or similar

- ii) fittings and furniture -
 - to be co-ordinated with and sympathetic to building form and character
 - to be durable and vandalproof

- iii) principal circulation, access ways and parking areas to be open, well-lit and psychologically secure.

f) Handicapped:

- i) buildings and facilities to be fully accessible to the handicapped

Construction Classification - N.B.C. 1977:

a) Use and occupancy:

- i) Division A 2 - Assembly Occupancy:
 - auditoria
 - community halls
 - daycare centres
 - gymnasia
 - schools and colleges
 - (indoor) swimming pools

BUILDING DESIGN GUIDELINES:

1. The building design is to be sympathetic to the configuration and slope of the site. The character of the complex is to be complementary to its suburban residential locale as well as reflective of the design standards proposed for the adjacent city residential properties. Essential characteristics are to be as follows:
 - a) Siting:
 - i) adapt to slope
 - change levels to suit grade, sliding building forms down slope
 - ii) minimize disturbance to land profile:
 - develop building plan forms to minimize extensive site cut and/or fill
 - similarly place major site works (fields, etc.) parallel to existing grades.
 - iii) provide access to view:
 - maximize south exposure and view potential for buildings and outdoor activity areas, i.e. pool, mall, etc.
 - develop unique view spots related to informal activities i.e. look-out park, mall, etc.
 - b) Mass:
 - i) low profile:
 - blend building forms into grade
 - minimize bulk and height by siting and limitation of building heights to a maximum of two storeys and one storey if possible.
 - step construction with useable roof areas where opportunities allow - and budgets permit
 - ii) variation and interest of form and materials:
 - within a master scheme but individual expression of component buildings
 - common design character and materials palette but controlled variation.
 - use sloped roof forms in controlled manner, avoid large building massive roof forms.
 - c) Materials:
 - i) simple, durable but attractive:
 - basic substantial structure: concrete, steel or heavy timber
 - basic substantial and durable walls:

| | | |
|-----------|------------|--------------------------------|
| exterior: | masonry | - giant brick, concrete (blk.) |
| | concrete | - sandblasted |
| | wood | - cedar (treated or stained) |
| | other | - stucco |
| interior: | masonry | - giant brick, concrete blk. |
| | gypsum bd. | - vinyl faced |
| | wood | - cedar, fir |

DISTRIBUTED MONDAY

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 26, 1980

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 26, 1980, at approximately 7:30 p.m. in the Council Chamber, Third Floor, City Hall for the purpose of holding Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Boyce, Ford, Gerard, Harcourt,
Kennedy, Little, Marzari,
Puil and Rankin

ABSENT: Alderman Bellamy

CLERK TO THE COUNCIL: Ms. G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,

THAT the order of the Agenda be varied as proposed by the Zoning Planner in his memo dated June 26, 1980.

- CARRIED UNANIMOUSLY

To aid the public present for the Hearing, the Clerk read from the Agenda that the Council had before it.

1. Rezoning Southeast Marine Drive - E. Precinct
(those lands bounded by S.E. Marine Drive,
Kent Avenue North, Boundary Road, and a point
approximately 164 m (540 feet) east of
Elliott Street)

A rezoning application has been received from the Director of Planning as follows:

FROM: M-1 Industrial District
RT-2 Two-Family Dwelling District
CD-1 Comprehensive Development District

TO : M-1B Industrial District
CD-1 Comprehensive Development District for the
purpose of a mixed industrial-institutional
area
CD-1 Comprehensive Development District for the
purpose of a commercial services centre

The proposed amendments to Zoning and Development By-law No. 3575, if approved, would rezone the lands at the northwest corner of Boundary Road and Marine Way (presently under construction) CD-1 Comprehensive Development District for the purpose of establishing a

cont'd.....

Rezoning Southeast Marine Drive - E. Precinct
(those lands bounded by S.E. Marine Drive
Kent Avenue North, Boundary Road, and a point
approximately 164 m (540 feet) east of
Elliott Street) (cont'd)

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commercial services centre. The remaining lands between the new Marine Way and S.E. Marine Drive would be rezoned CD-1 Comprehensive Development District for the purpose of establishing a mixed industrial-institutional area, and all other remaining lands within the East Precinct study area would be rezoned to a new M-1B Industrial District.

In addition to the draft zoning By-law amendments, Council considered a development plan for the area, presented in a document entitled South East Marine Lands East Precinct: Development Plan, City of Vancouver Planning Department, March, 1980, and amendments to Sign By-law No. 4810 to establish sign regulations for the two newly established CD-1 Comprehensive Development Districts, and any consequential amendments.

Mr. Wayne Dickinson, Planning Department and Mr. R. Scobie, Zoning Planner reviewed the proposed development for Council and submitted the following amendment to the proposed CD-1 By-law Comprehensive Development District for a commercial services centre. The use description "customarily ancillary facilities (including off-street parking and loading)" should be added to the list of permitted uses. It was also noted that the draft M-1B District Schedule did not reflect the proposed amendments regarding extension to the Development Permit Board's jurisdiction which would be before Council later at the same Public Hearing. Should Council approve or agree to extend the Development Permit Board's jurisdiction, consequential amendments would be undertaken to the M-1B draft By-law prior to enactment by Council.

Council's attention was also drawn to a memo from the Planning Department outlining several omissions and one correction that should be made to Sections 2 and 3 of the proposed M-1B District Schedule as follows:

Subsection 3.2.S should read -

School - Business, Professional, Vocational
or Trade.

The following uses were inadvertently not included in the proposed Schedule:

Subsection 2.2.T - Tools; manufacturing of, on a site not less than 200 feet from any R District.

3.2.T - Tools; manufacturing of, other than as provided for in Subsection 2.2.T of this Schedule.

3.2.Z - Any other use which is not specifically listed in this District Schedule and which was a legally conforming use prior to (date of enactment).

A letter dated June 25, 1980 from Fraser Riverside Residents Association was circulated to members of Council just prior to the meeting requesting Council to approve development of the Eastern Section for industrial use.

A letter dated June 26, 1980 from Mr. R. James, MacMillan Bloedel Limited was submitted at the meeting requesting that his Company be heard subsequent to the Public Hearing when they have been able to assess the matter.

Representatives of the Planning Department advised that draft plans were forwarded to the Company prior to the Public Hearing originally scheduled for May 29, 1980.

cont'd.....

Rezoning Southeast Marine Drive - E. Precinct
(those lands bounded by S.E. Marine Drive
Kent Avenue North, Boundary Road, and a point
approximately 164 m (540 feet) east of
Elliott Street)(cont'd)

MOVED by Ald. Kennedy,

THAT the letter from MacMillan Bloedel Limited be received and a letter be forwarded to them advising that the Public Hearing cannot be adjourned.

- CARRIED UNANIMOUSLY

A letter dated June 22, 1980 from Mr. W.L. Nesbitt and a letter dated June 25, 1980 from Nesbitt Building and Developments Ltd., concerning their property on the S.E. Corner of Marine Drive and Kerr Road, advised that the proposed rezoning of that area would completely frustrate their development plans if the setbacks were applied to their site. It would leave an uneconomic building area as their site is relatively small.

Mr. Rick Scobie advised that Council could exclude the two small sites on the S.E. Corner of Kerr Road and Marine Drive from the 25 ft. setback on Kerr Road.

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

Mr. Brian Lefler, resident at 3691 Ellis Avenue, felt that Area B should be retained for residential use as it would provide an excellent buffer between Areas A and C. He requested that no action be taken until a study is done on the suitability of retaining Area B for residential use.

Mr. J. Perkins, New Baptist Theological College, filed a brief at the meeting and requested that their site be removed from the rezoning.

Mr. S. Jackson, Chairman, Champlain Heights Planning Advisory Committee, advised that his Committee agrees with the Manager's report and he read from a brief giving eight goals.

MOVED by Ald. Little,

THAT the application be approved as amended this day and detailed above, except that the two small properties on the Southeast corner of Kerr Road and Marine Drive be exempted from the 25 ft. setback requirement;

FURTHER THAT the development plan for the area as circulated, be also approved.

- CARRIED UNANIMOUSLY

* * * * *

At this point the Mayor arrived and assumed the Chair.

* * * * *

2. Text Amendment -
Demolition of Buildings

A rezoning application has been received from the Director of Planning pursuant to Council's resolution of March 4, 1980, to amend Section 10.12 of the Zoning and Development By-law No. 3575 to remove the development permit approval presently required for the demolition of buildings which involve residential rental accommodation.

Mr. Rick Scobie explained the proposal and advised that the Director of Planning recommends that Council not approve the application to amend the By-law and he further recommends that Council establish guidelines outlined by the Director of Planning in the City Manager's report dated October 25, 1979.

cont'd.....

SCHEDULE

S.E. Marine Drive East Precinct
Mixed Industrial Institutional Area

1. INTENT

The intent of this Schedule is to provide a better quality zone for mixed industrial-institutional uses that provide an acceptable transition in land use between housing and industry. The land uses must not generate conflicts with adjacent housing. A high standard of design is required. Building design must be sympathetic to the configuration of the slope, generally compatible in scale with adjacent housing, preserve views from sites to the north and retain as many trees on the site as possible. The treed cliff edge situated near the south property boundary on Marine Way must also be preserved.

2. USES

- Child Daycare Facility
- Church
- Club or Fraternal Lodge
- Community Centre or Neighbourhood House
- Industrial Institution
- Institution of a religious, philanthropic or charitable nature
- Laboratory, excluding medical or dental laboratory
- Light secondary manufacturing uses provided that all activities are conducted completely within an enclosed building and do not detract from the amenity of the adjacent residential area
- Restaurant
- Customarily ancillary uses and facilities including off-street parking and loading
- Any other similar industrially-related uses which the Director of Planning feels are consistent with the intent of this Schedule and any plans, policies or guidelines approved by Council for the area
- Any other use which is not listed in this Schedule or any District Schedule of the Zoning and Development By-law No. 3575 but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this Schedule and Council-approved Development Plan for this area

3. SITE AREA

A minimum site area of 65,000 square feet shall be required.

4. SITE FRONTAGE

A minimum site frontage of at least 200 feet shall be required.

5. HEIGHT

- 5.1 The maximum height of a building shall not exceed 40 feet, subject to the provisions of Sections 5.2 and 5.3.

- 5.2 The height of buildings shall be measured from a base surface determined by the building grades at the corners of the site, provided however that where building grades cannot be obtained through application to the City Engineer, existing grades may be used. For the purpose of measuring the height of a building at any point, the base surface shall be determined by interpolating from the building grades or existing grades, as the case may be, at the corners of the site.
- 5.3 No portion of a building shall extend above an envelope formed by a vertical line measuring 20 feet in height from the base surface along the northerly property line, and a line extended horizontally from this vertical line to intersect a line representing the maximum height of a building as provided in Sections 5.1 and 5.2.

The Director of Planning may relax the maximum height requirement in the event the proposed form of development does not obstruct significant views or generally detract from the amenity of the surrounding area.

6. LANDSCAPED SETBACKS

A setback from S.E. Marine Drive and Marine Way shall be provided and maintained at a depth not less than 40 feet, subject to the following:

- (a) No building or structure of any kind, or area for manoeuvring aisles, parking, loading or any like purpose, shall be permitted within the setback area.
- (b) The setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning.
- (c) The following may be permitted within the landscaped setback area by the Director of Planning:
 - statuary, fountains and other objects of art;
 - open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art;
 - walks or driveways which in the opinion of the Director of Planning may be required to provide direct access to any building or use on the site.

7. SIDE YARD AND SETBACK

A minimum side yard of at least 10 percent of the total site width, but not exceeding 20 feet, shall be required for all sites fronting onto S.E. Marine Drive.

The Director of Planning may relax the side yard requirement in the event he is satisfied that the proposed form of development does not obstruct significant views and detract from the general amenity of this area. The side yard shall be landscaped to the satisfaction of the Director of Planning.

8. FLOOR SPACE RATIO

The floor space ratio shall not exceed 1.0.

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

- (a) 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;
- (b) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day-care provided that the Director of Planning is satisfied that there is a need for such amenity areas in the building or in the immediate neighbourhood.

9. OFF-STREET PARKING AND LOADING

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

S.E. Marine Drive East Precinct
Mixed Industrial Institutional Area

#139. SE. Marine Dr. E. Precinct
Mixed Indus. Inst. Area

BY-LAW NO. 5381

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-241-B 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, the only uses for which development permits will be issued, and the regulations pertaining to those uses, are as set out in the attached Schedule; subject to such conditions as Council may by resolution prescribe.

3. 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 12th day of
August, 1980.

(signed) John J. Volrich

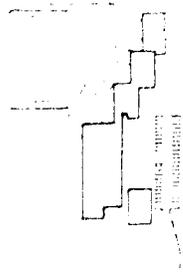
Mayor

(signed) R. Henry

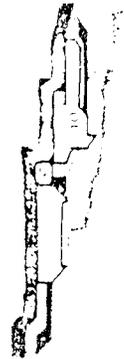
City Clerk

"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 12th day of August, 1980, and numbered 5381.

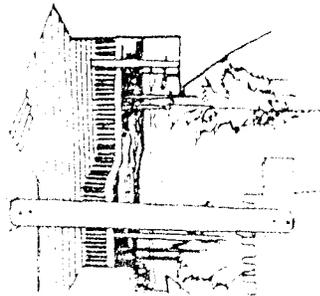
CITY CLERK"



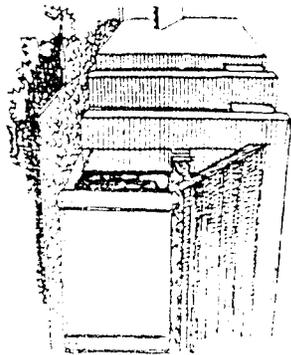
stepped roof, minimize
disturbance to land
or workings



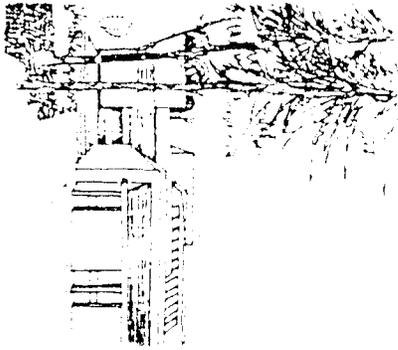
low profile, slope
roofs, natural light
inside roofs, 1-2
stories



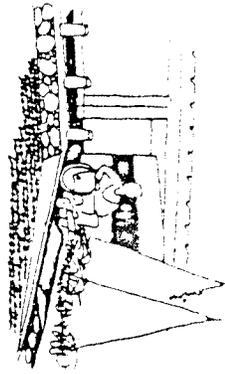
gains access to view,
balconies, terraces
use wide roof areas



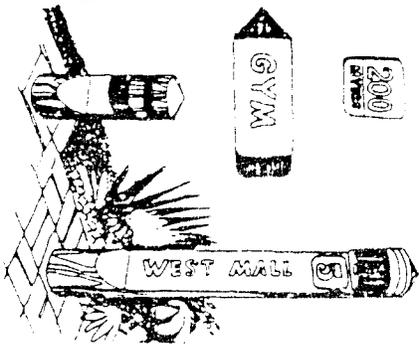
warm, textured,
attractive finishes
wood panel, stone



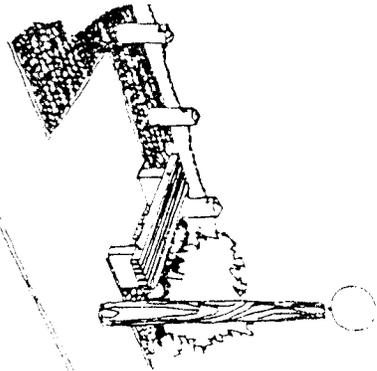
variety of form, interesting
and approachable spaces,
open roofs



full access and provision
for handicapped

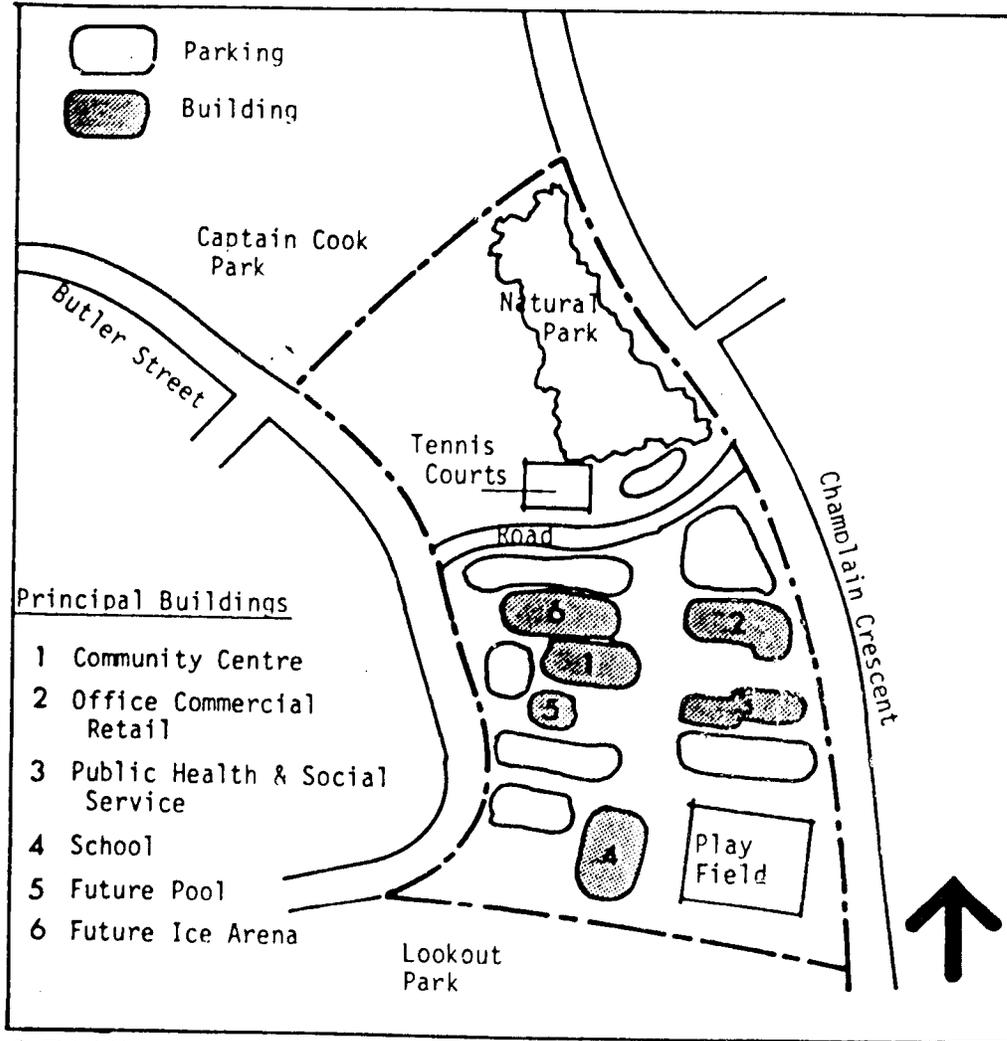


consistent and
readable signs and
lighting



to ordinate street furniture
and other installations

building design guidelines



CONCEPT PLAN

LANDSCAPE GUIDELINES

1. Plant materials and soft landscape techniques are to be native and appropriate to the Pacific Northwest and the particularities of the site and its development as a comprehensive educational and community park.
2. Landscaping is to enhance facility identity and territorial definition (social) and to be appropriate to the user:

| | Planting | Hard Landscaping |
|----------------------|----------------------------------|---|
| i) Elem. School | Simple, hardy, tactile & natural | Simple surfaces (paving, in general, occasional varied treatment at specific areas) |
| ii) Community Centre | Variety of materials | More sensitive materials colour, texture, pattern |

3. The natural park area is to be 'semi-cleared' with areas remaining as a natural 'adventure play ground' and others for related family activities (picnics, play, walk).
 4. Those site areas not assigned to specific facilities and supplementary developments (fields, paved play, parking, service, miscellaneous paving, etc.) are to be oriented to a range of informal individual/small group activities with a minimum of formal planting and structuring and extensive use of lawn.
 5. Major plant material where introduced is to be drought-resistant species such as Douglas fir and pines. Shrubs and other under storey plant material is to be salal, honeysuckle, vine maple, pacific dogwood, snowberry and similar.
3. Landscape:
- i) strong planting to provide mask to large plain building elements and screen parking and service areas.
 - ii) significant planting and planters at primary 'people' spaces, simple planting i.e. grass, groundcovers at secondary areas
 - iii) modification and variation of grade (berms) and planting to complement building and site development functions.
 - iv) reinforcement of site use patterns through integration with signage, lighting, paving and architectural site works.

- Parking will be maintained in accordance with Sec. 12 of the Zoning and Development By-Law.

- Floor Space Ratio

In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings of more than four feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except for parking areas the floor of which is at or below the highest point of the finished grade around the building. For the purpose of this section, the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services, which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement provided the total floor areas of all such excluded items does not exceed 8% of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurements provided that any sunroofs or wall forming part thereof are approved by the Director of Planning.

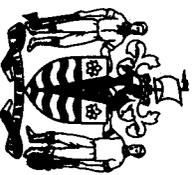
- Site Coverage

Site coverage shall be based on the projected area of the outer-most walls of all principal and accessory buildings, and shall also include coverage of the site by surface parking, manoeuvring aisles, driveways, loading areas and other vehicular facilities. Steps, eaves, cantilevered balconies, sundecks and covered walkways may be excluded.

* - Maximum building heights are measured from average building grade to mean roof height.

South East Marine Lands East Precinct

Development Plan



City of Vancouver
Planning Department
September 1980

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RESOLUTIONS APPROVED BY COUNCIL

Vancouver City Council on March 25th, 1980
approved the following recommendations:

- A. That the Director of Planning make application to amend the Zoning and Development By-Law in accordance with the following recommendations; and the whole matter be referred direct to Public Hearing:
- i) That the "South East Marine Lands East Precinct Development Plan" be approved for the purpose of guiding and regulating the development of the East Precinct.
 - ii) That the new zoning schedules (Appendices V, VI and VII in the report of the City Manager dated March 5, 1980) be approved.
 - iii) That the East Precinct be rezoned in accordance with Appendix IV (in the report of the City Manager).
 - iv) That Section 11 of Zoning and Development By-Law No. 3575 be amended to include additional regulations concerning office uses in an Industrial District as generally outlined in Appendix VIII (of the Manager's Report).
 - v) That proposed amendments to Schedule C (Streets Requiring Landscaped Setbacks) in the Zoning and Development By-Law No. 3575 be approved as outlined in Appendix IX (of the Manager's Report).
- B. That the City Engineer in consultation with the Director of Planning discuss with the Greater Vancouver Regional District the implementation of transit routes to service the industrial and commercial areas in the East Precinct.
- C. That the Director of Planning and the City Engineer report back on the feasibility of constructing an extended walkway system connecting Champlain Heights with the Development Plan for this area.
- D. That the City properties in this area be marketed with appropriate restrictions (i.e. conditions in the lease agreement or by way of a restrictive covenant in the case of sale) for the preservation of trees in those areas generally designated in Appendix III.

Council considered the application of the Director of Planning and approved the application subject to several amendments (incorporated in this document); and also approved the Development Plan for the area.

The necessary Zoning and Development By-Law amendments were enacted on August 12, 1980.

I. Background

1.1 Introduction

This is the last remaining undeveloped large tract of land in the City and therefore, the plan to guide initial development in this area is particularly significant and important. This Plan addresses land use, circulation, subdivision, physical form and other environmental factors related to residential livability, natural site features, view preservation and so on. The plan also contains broad goals, policies, and implementation directives consisting of development guidelines and zoning regulations. New zoning regulations have been developed specifically for this area and are included as an important component in the Plan.

1.2

The Development Plan is intended to guide and regulate new development in the East Precinct.

In June, 1979, Council approved a general Concept Plan for the S.E. Marine Lands. Part of this Concept Plan relates to the East Precinct (see Figure 1) and sets out the following general principles for the development of this area:

Lands south of S.E. Marine Drive and Marine Way are intended to provide a wide range of industrial uses that fulfill the City's financial, social and aesthetic objectives.

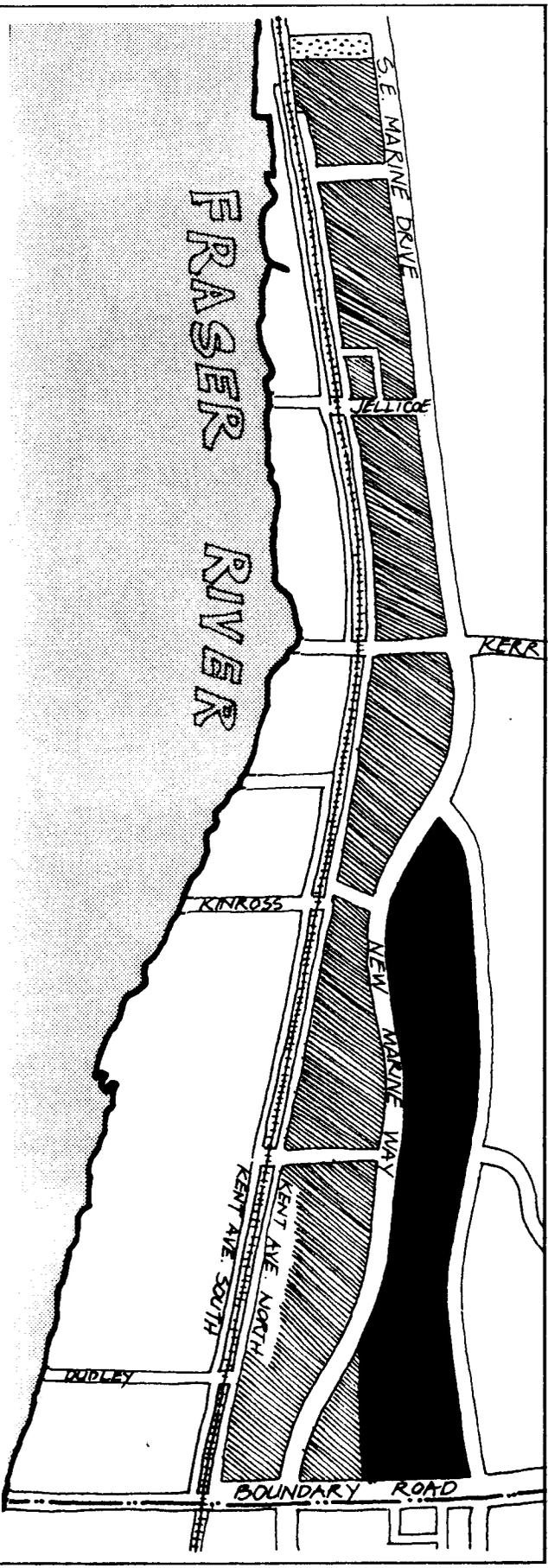


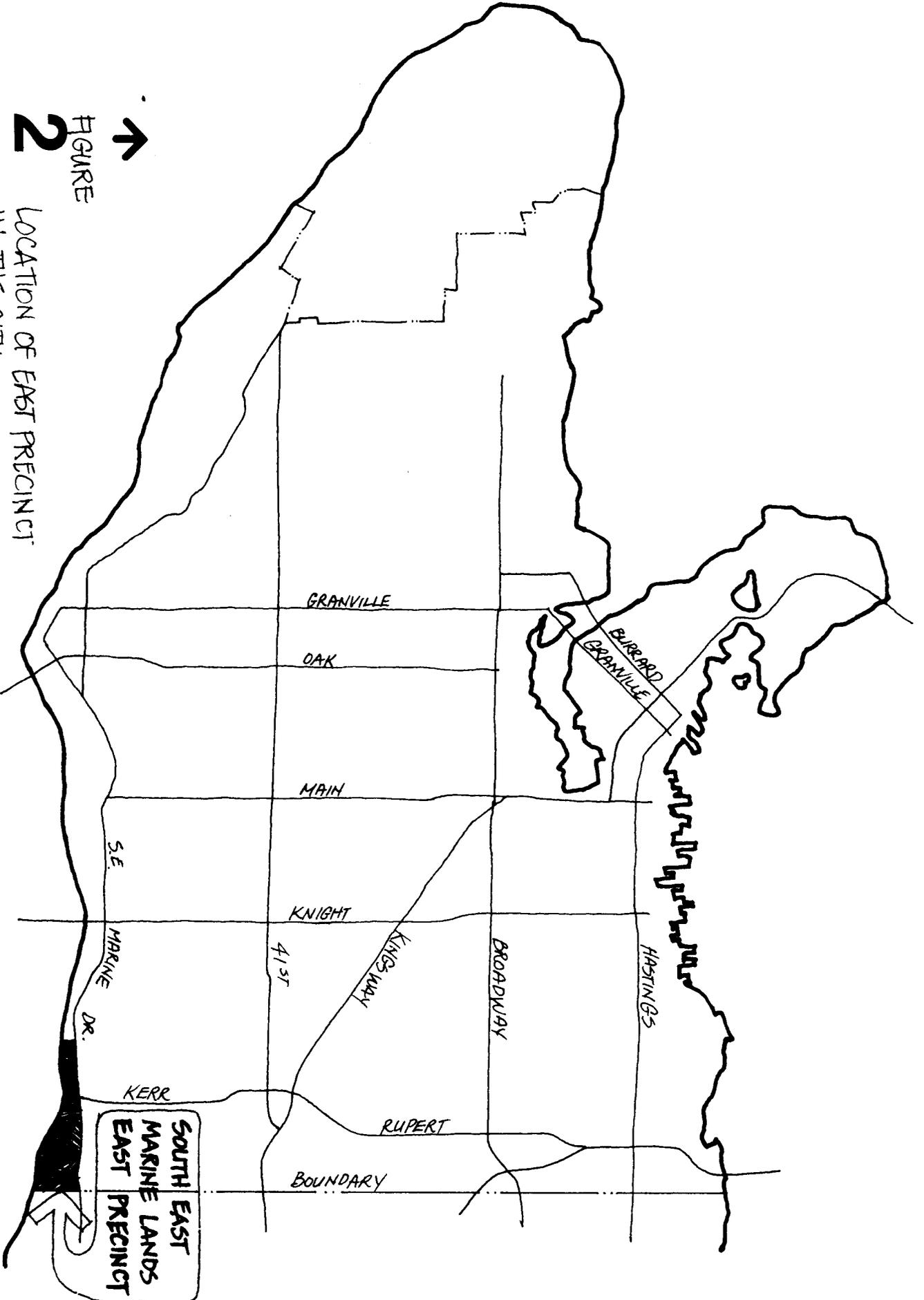
FIGURE 1

CONCEPT PLAN:
EAST PRECINCT

LEGEND

- HIGH QUALITY INDUSTRIAL - INSTITUTIONAL
- REVISIED M-1 LIGHT INDUSTRIAL
- M-1 TYPE INDUSTRIAL

SCALE 250'



→
 FIGURE
2
 LOCATION OF EAST PRECINCT
 IN THE CITY

Lands between S.E. Marine Drive and Marine Way are intended to serve as a transitional zone separating Champlain Heights housing from proposed industry below Marine Way. Acceptable uses include institutional, high technology industry, research laboratories and some commercial.

On June 26, 1980, City Council approved the East Precinct Plan and accompanying Zoning By-Law Amendments.

1.3 Area Description

The location of the East Precinct in the City is shown in figure 2. Figure 3 shows the

Study Area in the context of adjacent development/proposals.

The Study Area is situated on the lower elevations of the South Slope and flat uplands in the South-East Sector of the City. The East Precinct is bounded by S.E. Marine Drive, Boundary Road, Kent Avenue North and a point approximately 165 metres (540 feet) east of Elliott Street.

This long, narrow land area, stretches 2.3 kilometres (1.4 miles) and has an area of about 48 net hectares (119 acres). The total depth between S.E. Marine Drive and Kent Avenue North varies from 122 metres (400 feet) to 415 metres (1,360 feet) on the west and east. Existing development

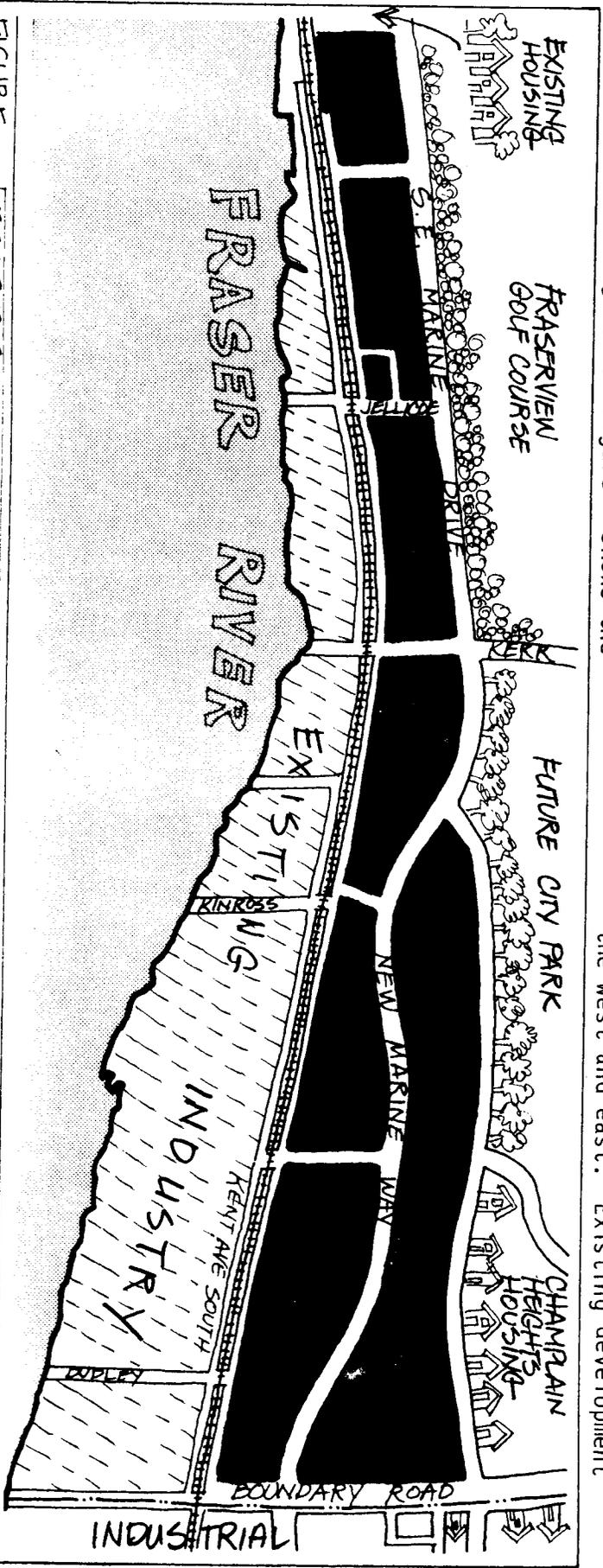


FIGURE 3 EAST PRECINCT IN RELATION TO ADJACENT DEVELOPMENT/PROPOSALS. The area is bounded by industry, housing and open space.

consists of scattered industry and several residential dwellings.

The East Precinct is situated in a predominantly industrial area characterized by a large wood products plant and water-related industries to the south, and an emerging Industrial Estate development in Burnaby. Housing is located on the west boundary. Extensive public open space and proposed housing in Champlain Heights are located north of S.E. Marine Drive.

1.4 Industrial Overview

Vancouver's industrial community is growing slowly relative to other sectors of the economy. In fact, the manufacturing sector declined between 1966 and 1975. Given that manufacturing accounts for about one half of industrial employment, there is reason for concern. Many of the causes and implications of this trend were described in a Planning Department paper titled Industry in Vancouver. This paper resulted in several Council actions including the creation of the Economic Development Office, a policy restricting office uses in industrial areas and initiatives to develop the S.E. Marine Industrial Lands.

Coupled with this trend is the shortage of available serviced industrial land in the Lower Mainland as pointed out in a background report to the GVRD Livable Region Study, 1976. Research by the City's Economic Development Office has also confirmed there are a substantial number of Vancouver firms whose expansion

is deterred by the lack of suitable industrial space in the City. When considered in light of other considerations such as rising fuel prices, shortage of agricultural land, etc., Vancouver's industrial areas are expected to attract firms that can afford higher land costs associated with more accessible transportation facilities. The East Precinct will certainly be a highly attractive industrial area given its excellent accessibility as well as other redeeming qualities.

In 1978, Council, by endorsing the GVRD's minimum employment objectives, resolved to create at least 5,200 new industrial jobs in the period 1971 - 1986. This objective can be achieved provided that an additional 44.5 hectares (110 acres) of new industrial land (East Precinct) is developed and existing industrial properties are also more intensively redeveloped. However, while this area will contribute to the City's industrial base, it accounts for less than 5% of Vancouver's total industrially-designated lands.

The extent which the East Precinct is able to generate industrial jobs will largely depend on the characteristics of industry that develop in this area. As employment densities per acre vary significantly between different industries and firm sizes, the City objective should be one of attracting the highest employment-generating firms. As the major landowner, the City is an advantageous

2. Goal Statement

position to direct a marketing program that will achieve a high industrial employment density.

Several objectives underlie the development proposals for the East Precinct. They relate primarily to the following economic, social and environmental considerations:

1. Expand the City's tax base;
2. Obtain a favourable financial return for the sale/lease of City land consistent with other planning goals;
3. Strengthen and expand the City's industrial base, particularly the manufacturing sector;
4. Maximize industrial employment;
5. Protect the amenity and livability of surrounding residential and open space areas;
6. Emphasize the East Precinct's commanding position in terms of unique topography, treed areas and views;
7. Improve the 'image' of the East Precinct

3. Influencing Factors

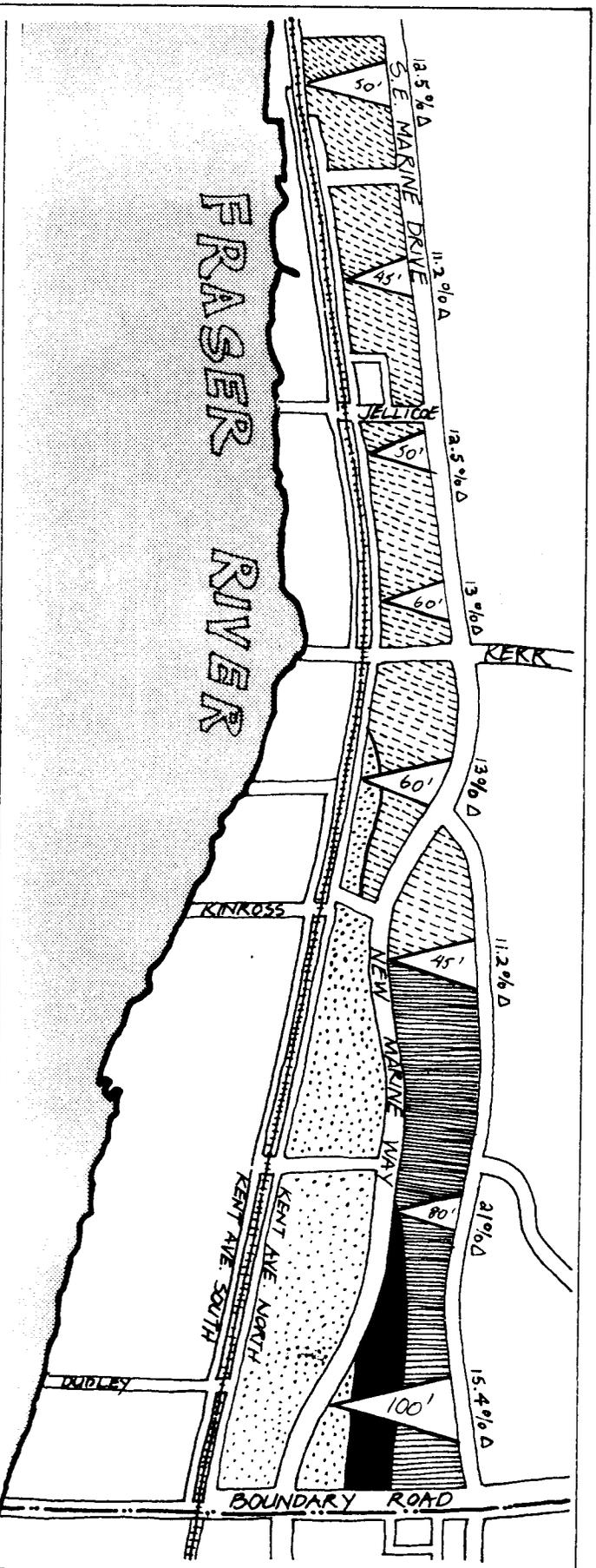
3.1 Natural Features

Figures 4 and 5 illustrate the dramatic variations in topography and extensive treed areas. Slope conditions range from flat ground surface to steep slope sites in excess of 20% grade. These topographic variations are summarized as follows:

- West of Kinross: steep slopes between 8 - 15% grade.
- East of Kinross south of Marine Way: flat surface less than 4% grade.

- East of Kinross north of Marine Way: very steep slope in excess of 20% grade.

Figure 5 shows how extensive the existing treed areas are. They give a unique natural quality to the area which is complemented by the large open space areas (Fraserview Golf Course and proposed Kerr Street Park) north of S.E. Marine Drive. Sites north of Marine Drive, situated more than 30.58 metres (100 feet) above Kent Avenue, offer excellent views overlooking the Fraser River and Delta. There are also interesting views from sloping industrial sites at various points along Marine Drive.



FIGURE

4

CONTOURS
Dramatic variations in slope

LEGEND

| | |
|--|--------------------------------|
| | EXTREMELY STEEP MORE THAN 25% |
| | STEEP 15% - 25% |
| | MODERATE 8% - 15% |
| | FLAT LESS THAN 4% AVERAGE DROP |

SCALE 250

These features present certain opportunities as well as constraints in the planning of this area. Efforts should be taken to protect significant views from north sites and to retain existing treed areas in visually important areas.

Imaginative use of sloping sites can also provide functionally efficient multi-level terraced buildings, utilizing truck loading at several levels, gravitation assisted productive flows, etc. Taller buildings built into the slope may offset higher construction costs associated with building on sloping sites. This form of more intensive development will also create more industrial space in the area.

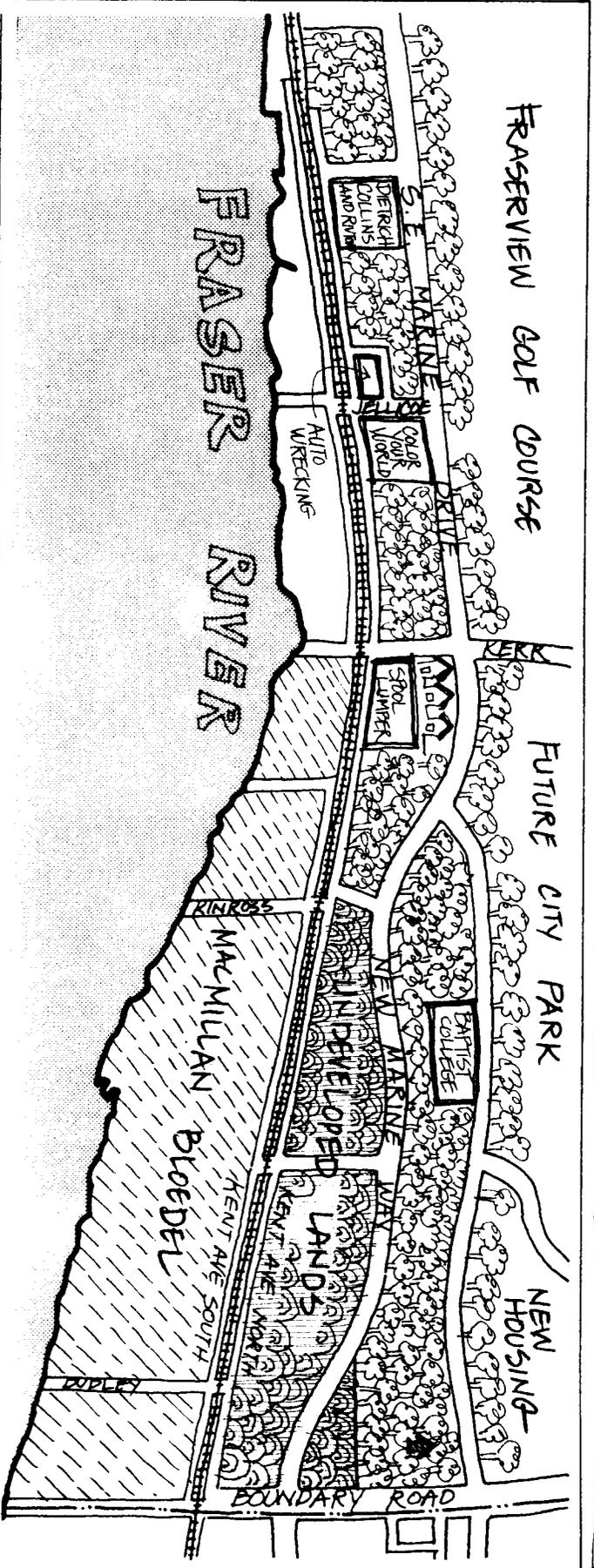
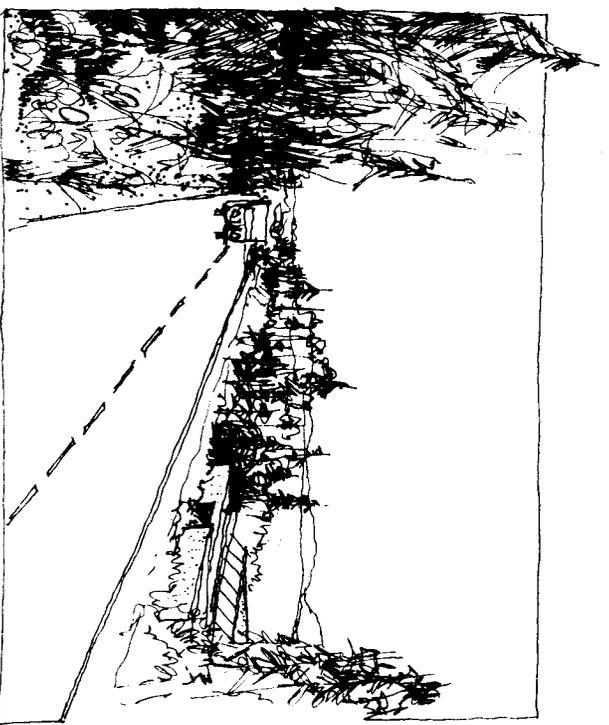


FIGURE 5
NATURAL VEGETATION
 Extensive treed areas exist along
 Marine Drive

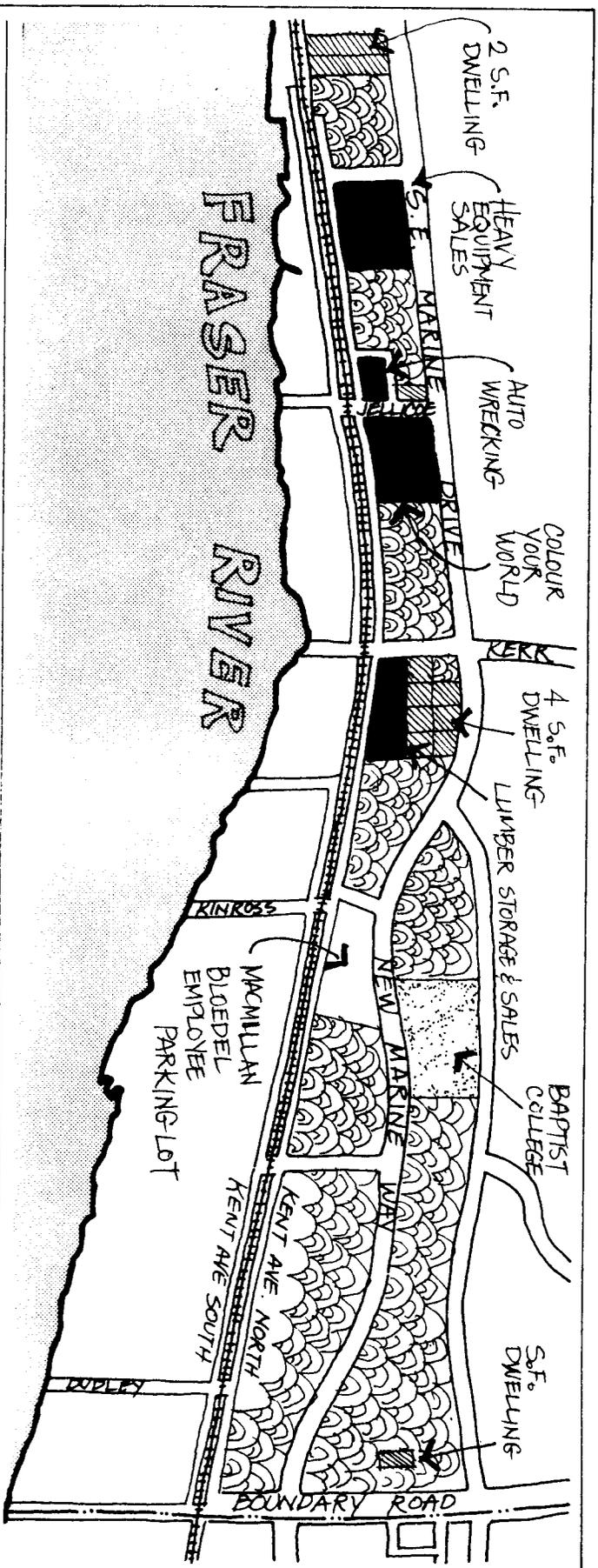
LEGEND
 [Symbol] NATURAL TREED AREA
 [Symbol] UNDEVELOPED LANDS
 [Symbol] INDUSTRY

↑
 SCALE 250

3.2 Land Use

Figure 6 shows how little of the area is developed today. About 75% of the area is undeveloped. Existing development is comprised of scattered industry and housing west of Kinross Street, and the Baptist Theological College further east. Most industrial development, consisting of heavy equipment sales, metal manufacturing, auto salvage, lumber sales and storage, is of more recent construction and is in generally good condition. Seven single-family dwellings are in varying states of repair, generally ranging from fair to poor condition.

Surrounding development consists of industry to the east and south with residential and open space areas to the west and north. These areas are important factors affecting the planning of this area and are discussed in the following sections of the report.



FIGURE

6

LAND USE

About 75% of the area is undeveloped

LEGEND

RESIDENTIAL
INSTITUTIONAL

INDUSTRIAL
UNDEVELOPED



SCALE 250

3.3 Ownership

Figure 7 shows the extensive City Ownership pattern. City ownership totals 35 hectares (86 acres) or about 73% of the total area. Except for two residential dwellings, of which one is vacant, City lands are undeveloped. Most of this land is concentrated east of Kerr Street. To date, some additional private properties remain to be purchased by the City to facilitate re-subdivision in accordance with an approved plan.

Extensive City ownership is a key factor facilitating comprehensive development of this area.

3.4 Zoning

Figure 8 shows the mixed zoning in the East Precinct which includes RT-2 Two-Family Dwelling District Schedule, M-1 Industrial District Schedule and two CD-1 Comprehensive District Schedules.

The two CD-1 By-laws were enacted following Council's approval of the 1959 Industrial Plan for this area. By-law #3865, adopted 1960, was intended to prevent new residential construction (this area was formerly zoned for housing). This area was rezoned CD-1 so that prospective developers are aware that light manufacturing, warehousing and wholesaling uses would be permitted after the site is purchased, all buildings

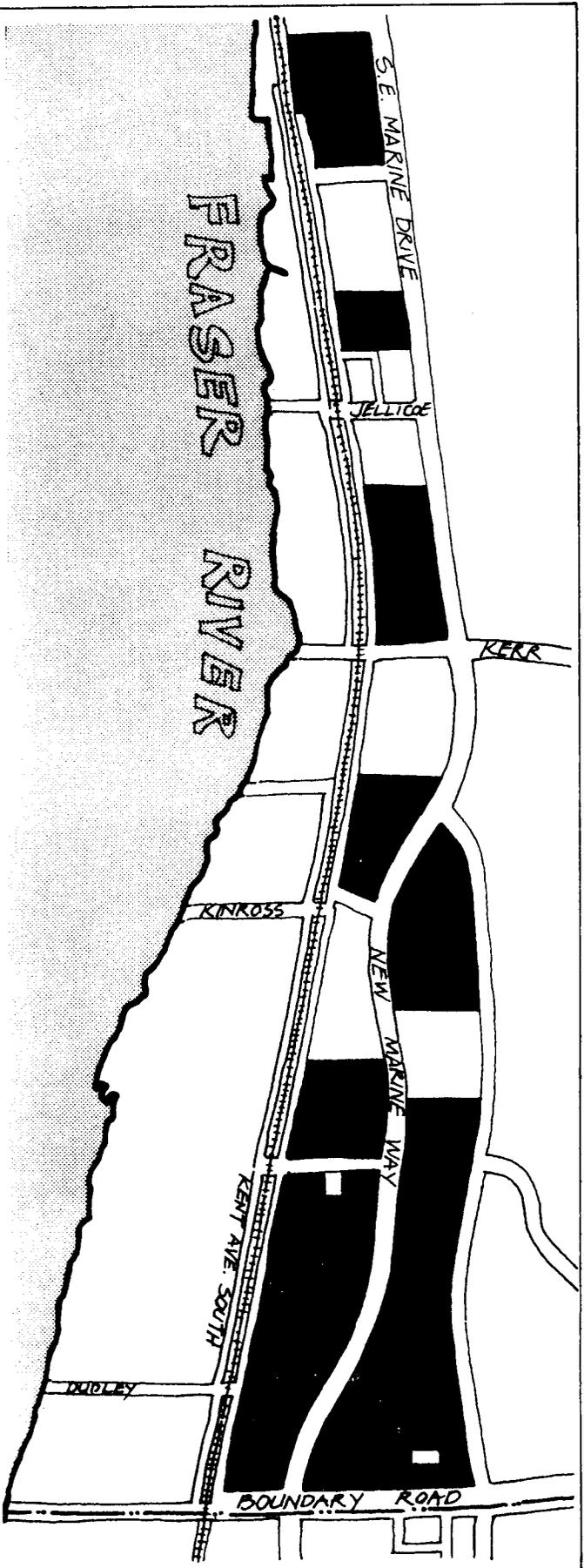
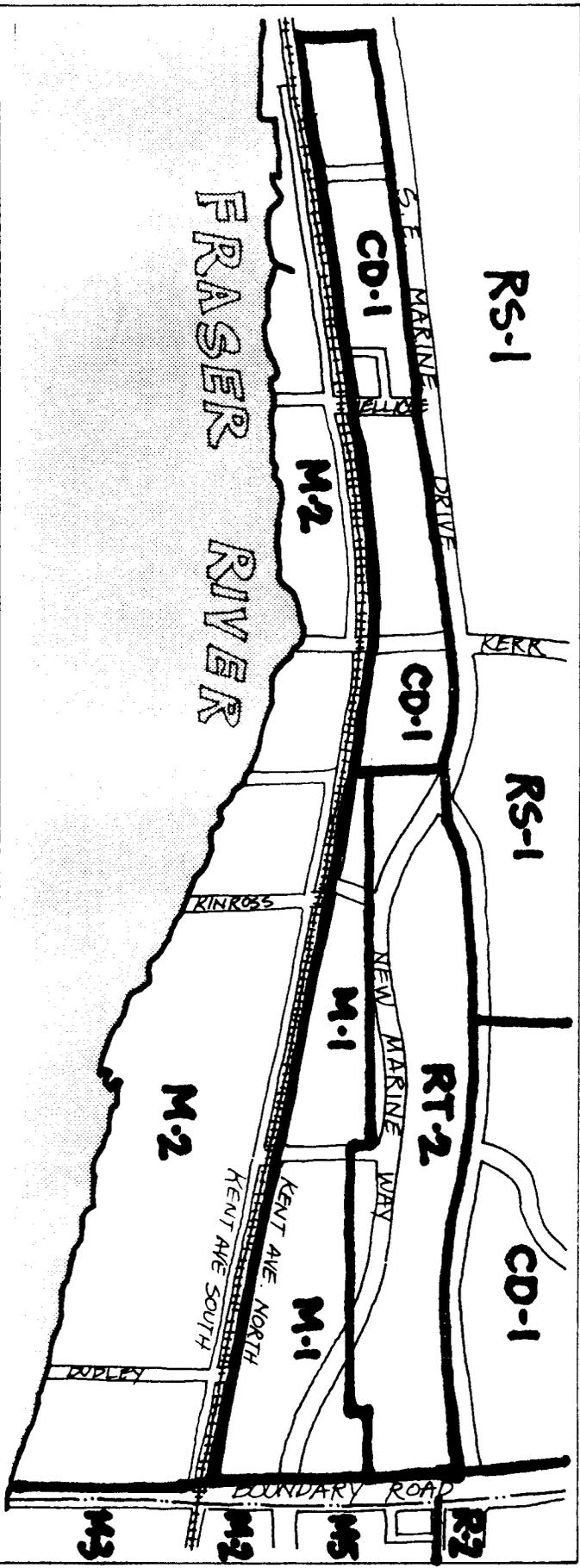


FIGURE 7

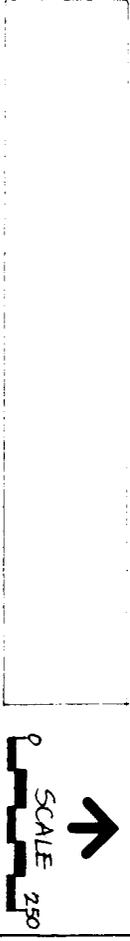
CITY OWNERSHIP

About 90% of the undeveloped lands are city owned.



8 FIGURE

EXISTING ZONING
the present zoning is mixed



removed and subdivided into suitable industrial parcels. The area regulated by By-law #5092 (adopted June 1977) is similar in intent but also permits open lumber storage to accommodate an existing industrial use.

Figure 8 shows the zoning for the general area including the lands:

WEST: RS-1 Single-Family District Zone
 NORTH: RS-1 and CD-1 Comprehensive District Schedules for single-family and planned-unit housing in Champlain Heights (Note: RS-1 zoned areas consist of the Fraserview Golf Course and future City park in Champlain Heights).

EAST: (Burnaby) Several zones which include residential and different industrial schedules ranging from tight industry with rigid controls to reduce conflicts with housing (M-5); general industrial uses (M-2); to special types of industry and heavy industrial activities (M-3).
 SOUTH: M-2 Industrial District Schedule and other uses that are not generally compatible with housing.

In view of the above, the proposed zoning for the East Precinct must provide an acceptable transition from the residential zones on the north to the heavier industrial zones located along the riverfront.

3.5 Soil Conditions

Figure 9 summarizes the findings of a soil survey for this area. Soil conditions are generally stable. Some preloading may be required in the southeast portion as noted in Figure 9 and will be the responsibility of the purchaser/lessee.

3.6 Circulation

3.6.1 Road Access

Figure 10 illustrates the existing and proposed roadways. Marine Drive and Boundary Road provide arterial access to the East Precinct. These roads are presently being

upgraded, and when completed in 1980, will provide excellent road access to this area.

Boundary Road improvements will increase the street capacity and reduce surface grades to about 9%. The extensive cut and fill needed to reduce grade will depress the road surface about 10 metres (33 feet) below existing grade at S. E. Marine Drive.

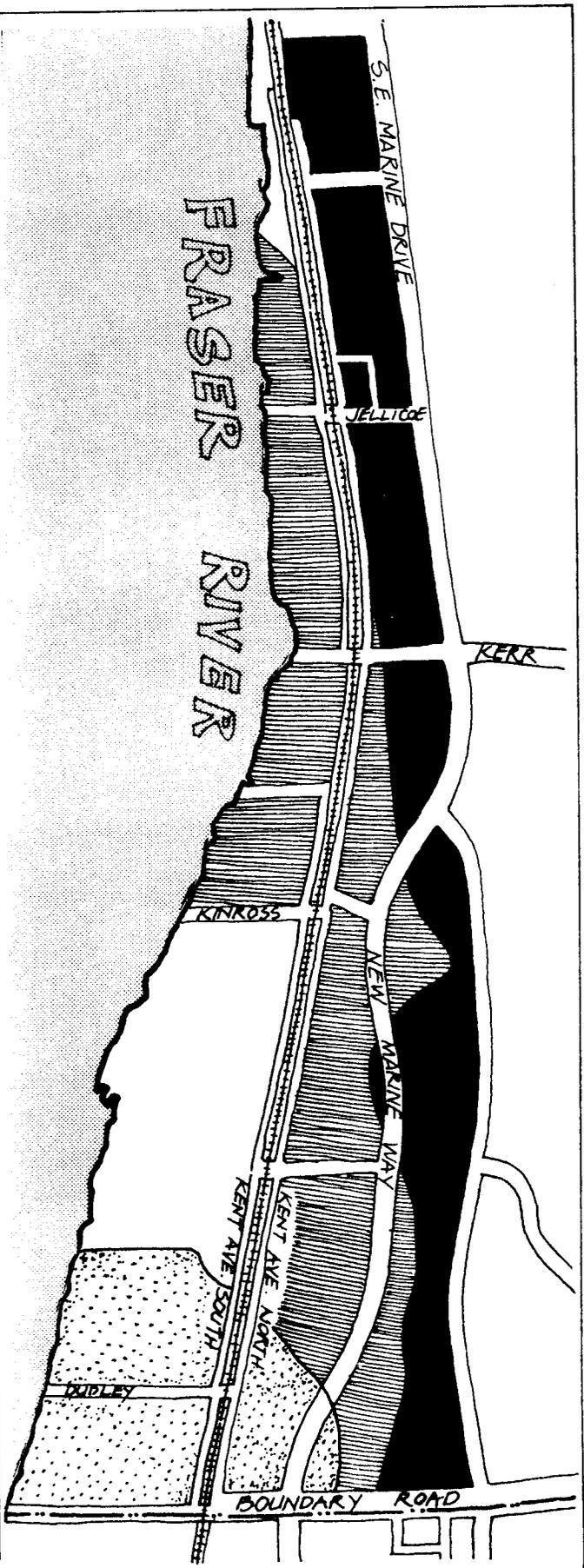


FIGURE 9

SOIL CONDITIONS
Soil conditions are generally stable.

LEGEND
 [Hatched Box] EXCELLENT FOUNDATION
 [Stippled Box] HIGHLY ORGANIC SUBJECT TO SETTLING - PRELOADING RECOMMENDED

↑
SCALE 0 250

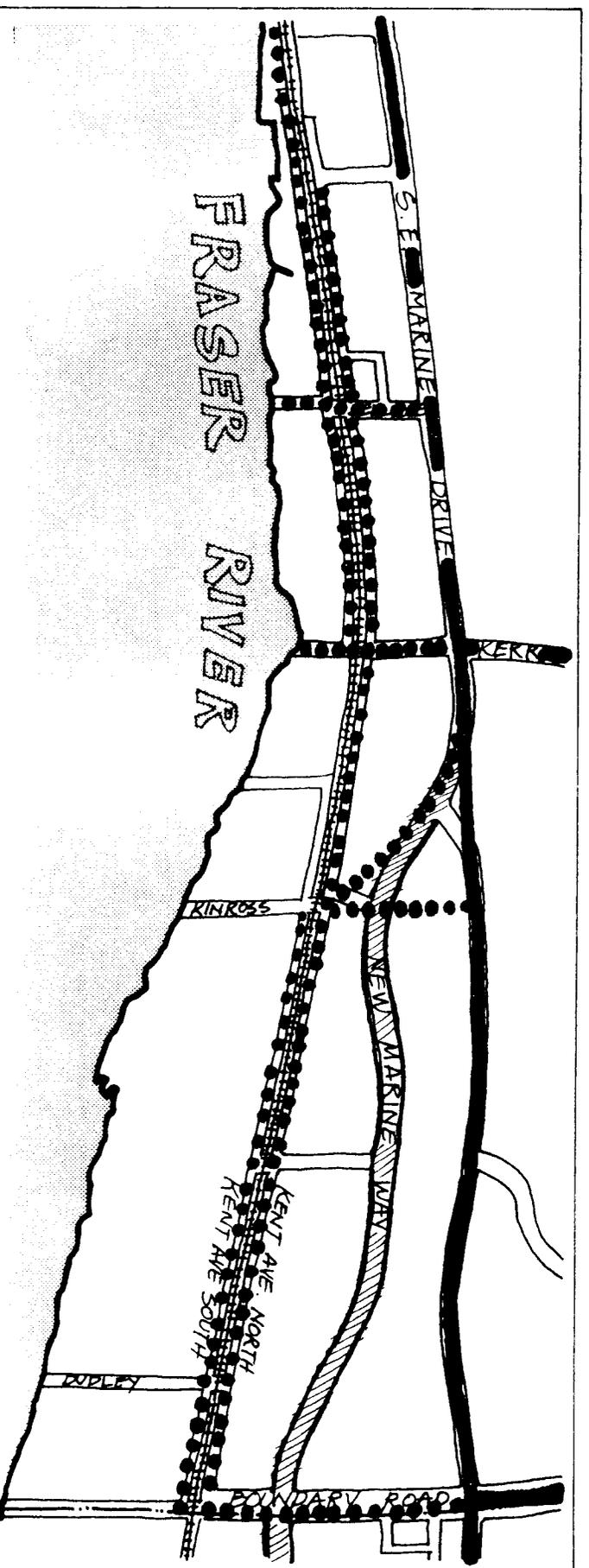


FIGURE
10

EXISTING ROADS
The road system needs upgrading

LEGEND
 — PRIMARY ROAD
 - - - SECONDARY ROAD
 ▨ UNDER CONSTRUCTION

↑
SCALE 250

This requires the construction of an over-pass at this point. Vehicle access is also restricted south of Rumble Street although there may be some flexibility if other requirements are necessary and feasible. Boundary Road improvements are needed to accommodate a general increase in traffic volumes and additional traffic anticipated from new industrial and residential development in the area. Present traffic volumes on Boundary Road, south of Rumble, are about 13,000 vehicles per day and are expected to rise to about 20,000 vehicles during the next 5 - 10 years.

Marine Way will direct major traffic flow from S. E. Marine Drive to the existing Scott Road alignment in Burnaby. This new low-level road will link up with the Queensborough Bridge in New Westminster. When Marine Way is opened, S. E. Marine Drive (east of Kerr Street) will cease to carry heavy traffic volumes and will be reclassified to collector status. Traffic volumes for S. E. Marine Drive (east of Kinross) are about 27,500 vehicles per day and are expected to rise to 35,000 vehicles per day in the next 5 - 10 years.

The local service road system needs to be upgraded to service new development, south of Marine Drive/Marine Way.

Improvements to the area's arterial roads include the construction of the Marine Way alignment just east of Kerr Street.

Several road improvements are needed. Subject to further discussion with MacMillan Bloedel, Kent Avenue North may need to be widened from 10.06 up to 20.12 metres, (33 to 66 feet) right-of-way to compensate for the leasing of South Kent to MacMillan Bloedel. An improved connection is needed at Kinross to improve truck access between Marine Way and North Kent. West of Kinross some property needs to be acquired to complete Kent Avenue North to an acceptable standard for access and servicing. A new road is also needed west of Jellicoe and between Kinross and Boundary Road (near the RS-1 housing pocket) to improve north-south access.

3.6.2 Rail Access

The CPR line, operated by B.C. Hydro Rail-way, is located along the south boundary of the East Precinct with rail crossings at Boundary Road, Kinross Street, Kerr Street and Jellicoe. This rail line provides an opportunity to extend rail spurs into industrial sites located on the flat terrain east of Kinross Street. The proposed plan of subdivision should plan for this contingency.

3.7 Environmental Considerations

Figure 11 illustrates the major environ-

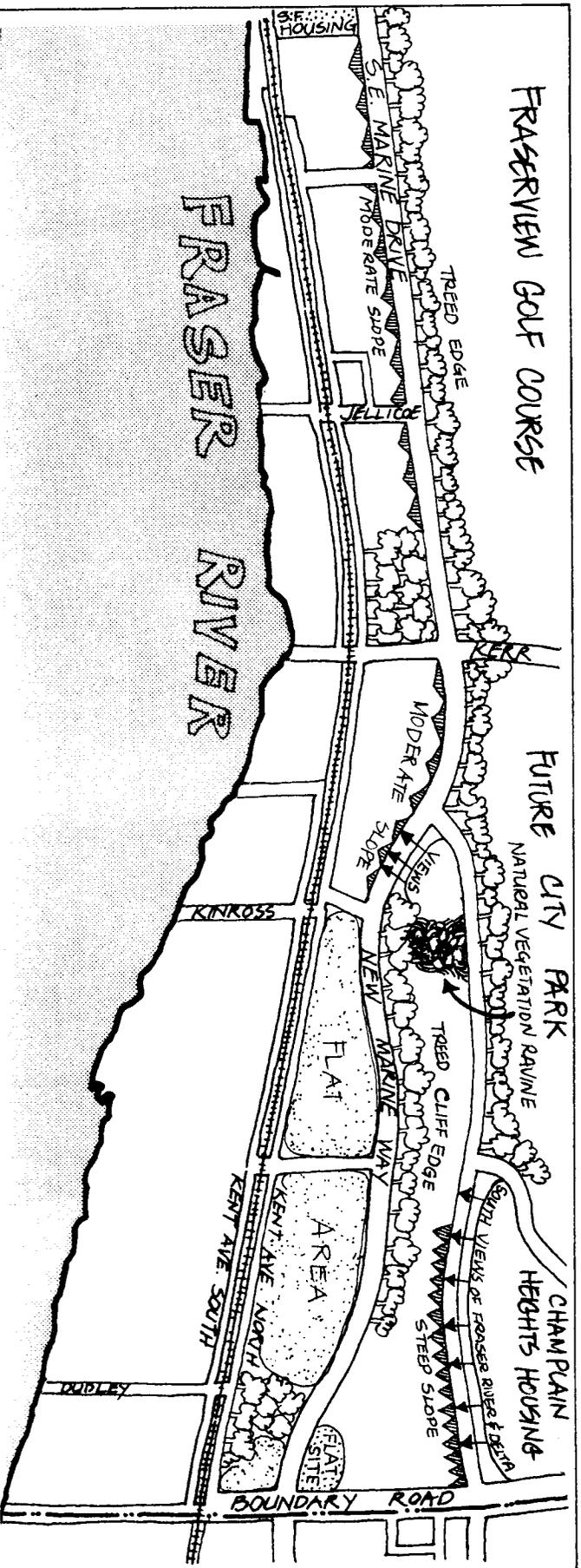


FIGURE 11 ENVIRONMENTAL CONSIDERATIONS
The area has several attractive qualities

mental considerations in this area. In particular, the development plan must consider the implications new developments will have on the Fraserview Golf Course, future City park site, Champlain Heights housing and the housing pocket on the west boundary. The transitional area adjacent to Champlain Heights is the most potentially sensitive area.

3.8

The Industrial Context

The S. E. Marine Industrial area is dominated by the 27 hectare (66.72 acres) MacMillan Bloedel wood products operation. Most other firms are water users and occupy smaller sites along the riverfront. Major activities include wood products manufacturing, primary metal products, equipment supply, non-metallic mineral products, boat building, etc. With the possible exception of proposed change-over of MacMillan Bloedel's plywood mill to specialty products, this area has not experienced significant development activity in recent years.

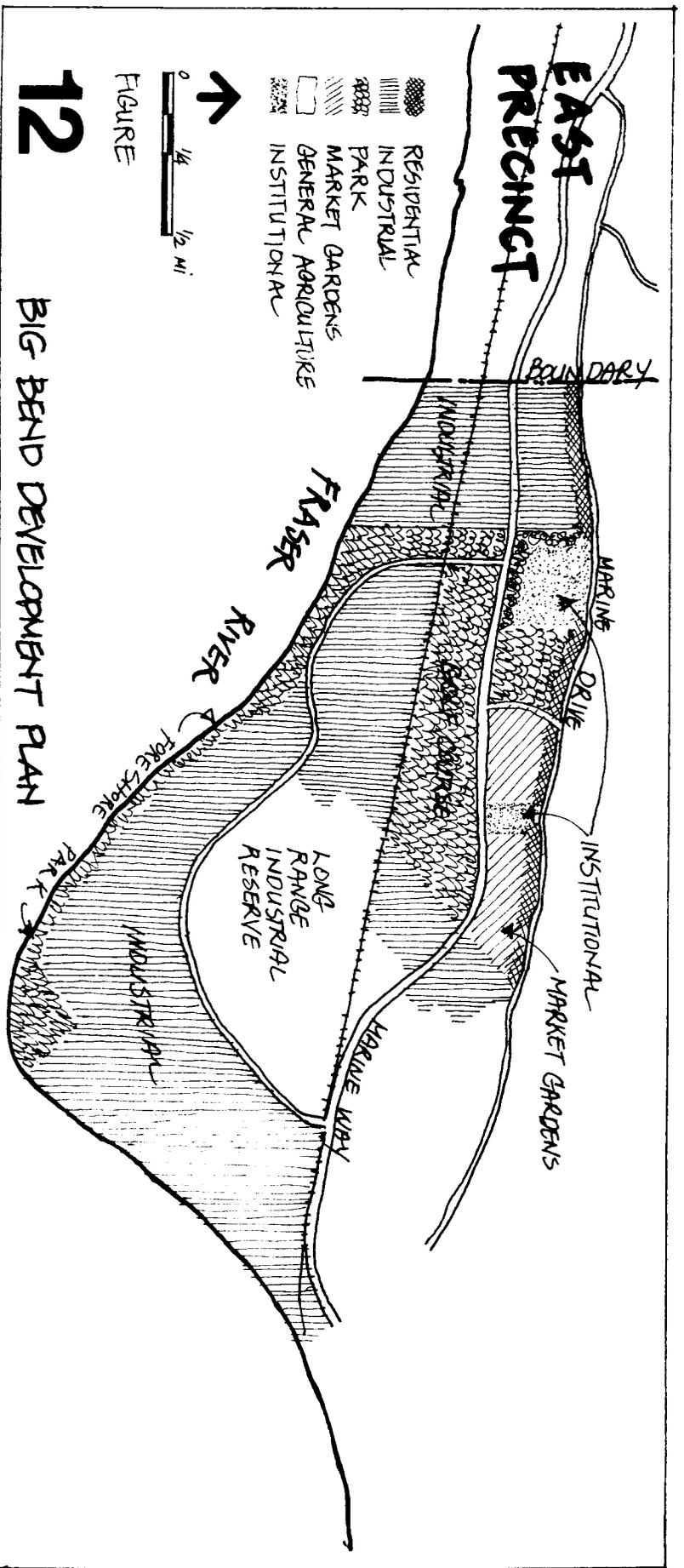
The major environmental considerations are summarized below:

1. Protect south views of Fraser River and Delta from sites north of Marine Drive and at street ends;
2. Ensure that new development is compatible with adjacent housing in terms of noise levels, vibration, air pollution, traffic generation, safety, etc.;
3. Ensure that the physical form of development is compatible with the character of adjacent housing;
4. Maintain the "wooded nature" of the area;
5. Provide an attractive streetscape on major roads.

Figure 12 shows Burnaby's Big Bend Development Plan consisting of 445 hectares (1100 acres) of industrially designated lands. This area is owned by several large firms for development into large comprehensive industrial estates. Firms requiring large parcels will likely be attracted to this area. However, to date, development of the Big Bend Estate has been constrained by sub-soil conditions and limited access which will be improved with the completion of Marine Way.

Attention to these areas, if properly handled, will enhance the long term viability of industrial properties. To-day, many industrialists seek pleasant locations suggesting effort should be directed towards making this area one of the more attractive industrial locations in the Lower Mainland.

Part of the Big Bend Estate includes a 36 hectare (90 acres) Boundary Road-Marine Way Industrial Estate that is situated next to the East Precinct (see Figure 12). This estate is intended to provide small acreage industrial sites on a pre-planned, but flexible basis. These areas are expected to attract considerable market interest following improvements in access (Marine



12 BIG BEND DEVELOPMENT PLAN

Way) and resulting exposure to the area. In fact, there are positive signs of increased development interest.

The appropriate development strategy for the East Precinct is comparable to the adjoining estate in Burnaby. Investigations by the Economic Development Office reveal that there are a considerable number of industrial firms requiring smaller buildings ranging from 465 to 1858 metres (5,000 to 20,000 square feet). These firms usually require about .10 to .4 hectares (1/4 to 1 acre) of land, and prefer a City of Vancouver location. In contrast, larger firms requiring more land area appear to prefer or are able to tolerate suburban

locations. Importantly, small firms tend to have higher employment ratios (on equivalent land area) than larger companies. In addition, small firms tend to create 2/3 of all new jobs.

For these reasons, the subdivision and servicing plans should be sufficiently flexible to permit the development of special character areas, small acreage lots, as well as larger parcels for strata development, large plants, etc.

These and other marketing considerations will be the subject of separate reports by the City Engineer and the Economic Development Office.

4. Development Policies

4.1 Preamble

The preceding sections have described those factors that have guided the preparation of the Development Plan. This Section identifies policies that will guide future development related to:

- Land use
- subdivision
- circulation
- physical form and aesthetics

These policy areas are discussed separately.

4.2 Land Use

4.2.1 Discussion

The prime land use objective is to develop an industrial area. As shown in Figure 13, three activity areas are identified in the East Precinct.

- Area A Light Industrial Estate
- Area B Mixed Industrial
 - Industrial Enclave
- Area C Commercial Services Centre

The following table summarizes the approximate land area and extent of City ownership. It illustrates that vacant and marginally developed land accounts for about 80% of the total area, which the City is the major land owner.

Breakdown of East Precinct by Activity Area and City Ownership

| Activity | Total Net Area (hectares) | Estimated Developable Area (hectares) | City Lands (hectares) |
|---------------|---------------------------|---------------------------------------|-----------------------|
| A. Industry | 29.8 | 23.5 | 19.3 |
| B. Mixed | 16.2 | 13.8 | 13.8 |
| C. Commercial | 1.8 | 1.8 | 1.8 |
| TOTAL | 47.8 | 39.1 | 34.9 |

Area A: The Industrial Estate occupies the largest land area, comprising all lands south of Marine Drive/Marine Way. This area is intended to provide a zone for light industrial uses under conditions that will minimize conflicts with environmentally sensitive areas. Many office, commercial and institutional uses will be restricted from this zone unless they support the industrial sector or have similar characteristics to industry.

Area B: The mixed Industrial-Institutional enclave is intended to provide an acceptable transition between housing and industry. Located on steep terrain overlooking the Fraser River and industrial lands, emphasis will be given to creating a special area for institutional and certain restricted industrial uses that are compatible with adjacent housing and parkland.

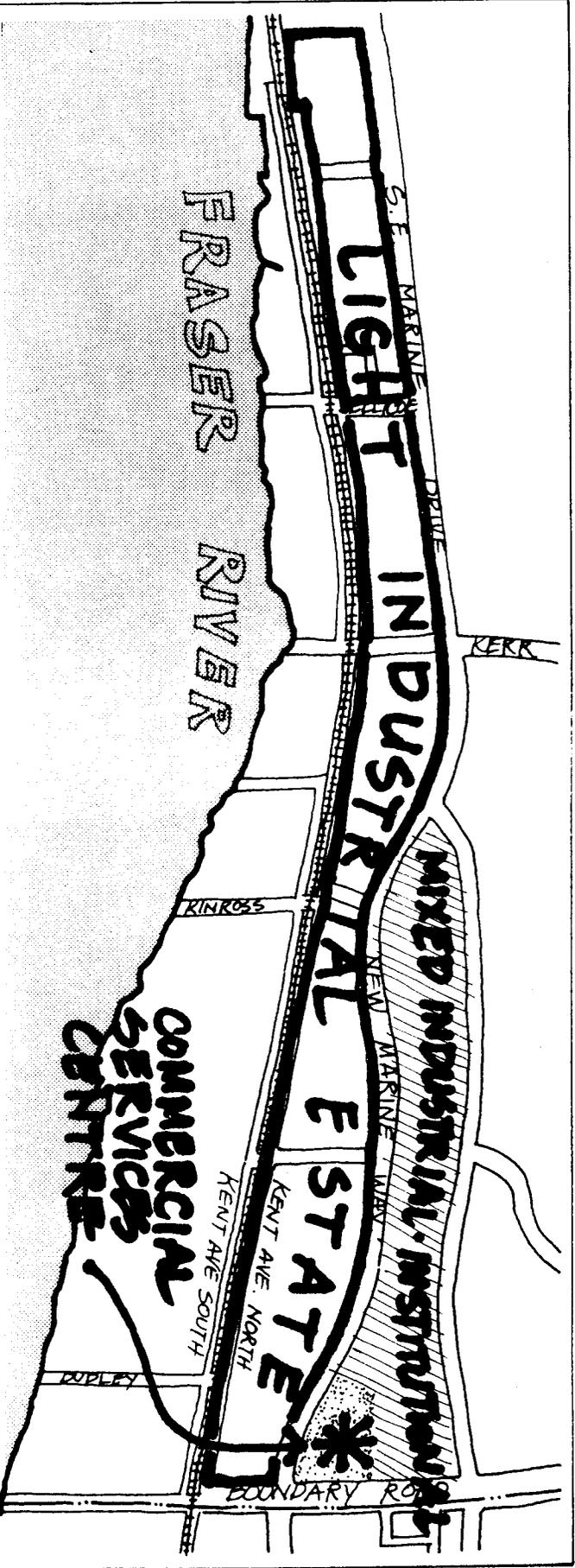


FIGURE 13

ACTIVITY AREAS

Three areas are identified

Area C: The Commercial Services Centre site is situated on a relatively small site on the north-west corner of the Boundary-Marine May intersection. This commercial centre is intended to provide business and personal services and convenience retailing to the surrounding industrial and residential areas. A commercial centre at this location will offer space to commercial uses that may have difficulty locating in other nearby commercial areas. This centre is also intended to discourage commercial office uses from competing for space in the industrial zone.

4.2.2 Policies

Area A

1. Create a light industrial zone in Area A, with emphasis on attracting secondary manufacturing activities.
2. New industrial uses shall be complementary to neighbouring residential and public open space areas.
3. Office, commercial and institutional uses that are not directly related to industry will be discouraged from locating in this industrial zone.



4. Existing non-conforming industrial uses will be permitted to remain and continue functioning in the industrial zone.

4.3 Subdivision

Area B

4.3.1. Discussion

5. Create a high quality mixed Industrial-Institutional area, emphasising an acceptable transition between land use in the areas north and south.

6. New industrial and institutional uses will maintain and preserve the general amenity and livability of the surrounding area.

A possible plan of subdivision is attached as Figure 14. This subdivision provides for servicing and access in the event of subdivision to minimum lot sizes. In effect, it is a contingency subdivision plan. This approach provides maximum flexibility in the marketing of industrial sites. Depending on user needs, it allows minimum sized lots to be sold individually or in multiples to create larger parcels.

7. Institutional uses shall not occupy more than 50 per cent of Area B in order to provide a mix of high quality industrial and institutional uses.

It should be noted that the lands east of Kinross Street are presently consolidated into large parcels bounded by road dedications (e.g. Marine Way, Boundary, Kent, and Kinross, etc.)

Area C

4.3.2 Policies

8. Create a commercial services centre in Area C to provide space for business and personal services, household supplies, auto-oriented services, convenience retailing and some small scale industrial uses.

9. Commercial development must be of high quality to reflect its significant location in the area.

2. The plan of subdivision for the Industrial Estate (Area A) should not exclude rail access to industrial sites, however, its inclusion will be the responsibility of individual property owners.

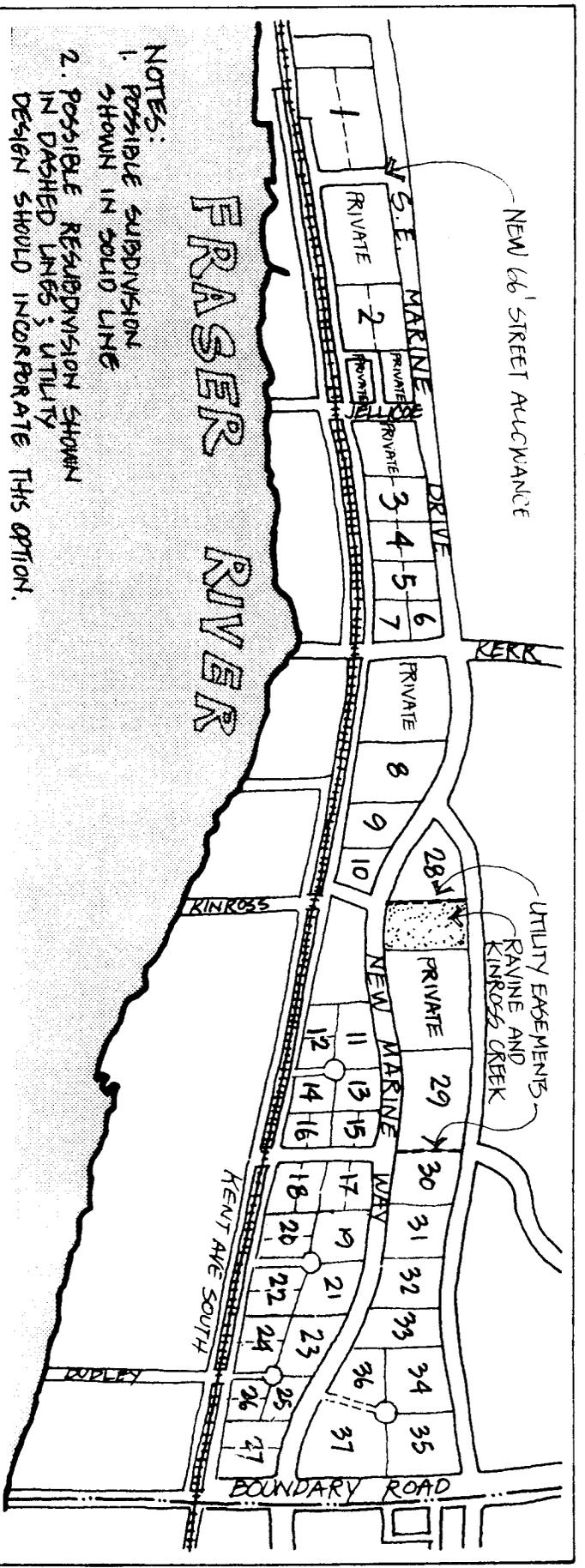


FIGURE
14
POSSIBLE PLAN OF SUBDIVISION SHOWING MINIMUM LOT SIZES.

4.4.1 Discussion



- 3. Lots in the Mixed Industrial/Institutional Enclave (Area B) shall be subdivided into larger double-fronting sites to encourage larger development schemes and to preserve the trees on the steep slopes abutting Marine Way.
- 4. Retain Commercial Services Centre site (Area C) as one parcel to encourage a comprehensive development scheme. Consideration could also be given to subdivision provided more benefits accrue from a proposed development scheme.

Transportation service to the East Precinct should be upgraded by improving the existing street, rail and pedestrian system. Needed road improvements include widening service roads and the development of several new rights-of-way to improve vehicle circulation. The subdivision plan should retain the option to incorporate rail spurrs to industrial sites in the event they are needed. This would be the responsibility of individual property owners. Pedestrian access is now limited but should be expanded to include pedestrian links from the Champlain Heights development to the commercial services centre and the Industrial Estate. The pedestrian system could also

link up with possible street end parks at Jellicoe and Kerr Streets. Transit service should also be extended to this area. The proposed circulation system is illustrated on Figure 15.

4.4.2 Policies

Roads

1. Adequate vehicle access shall be provided to the Industrial Estate (Area A) by an upgraded road system.
2. The outstanding right-of-way will be acquired to complete Kent Avenue North (between Boundary and a point approximately 200 metres (656 feet) east of Elliott Street) to an acceptable standard for access and servicing.
3. Following the completion of Marine Way, S.E. Marine Drive will be reclassified to secondary status.
4. Service access to industrial sites will be discouraged from Marine Drive and Marine Way, where possible.

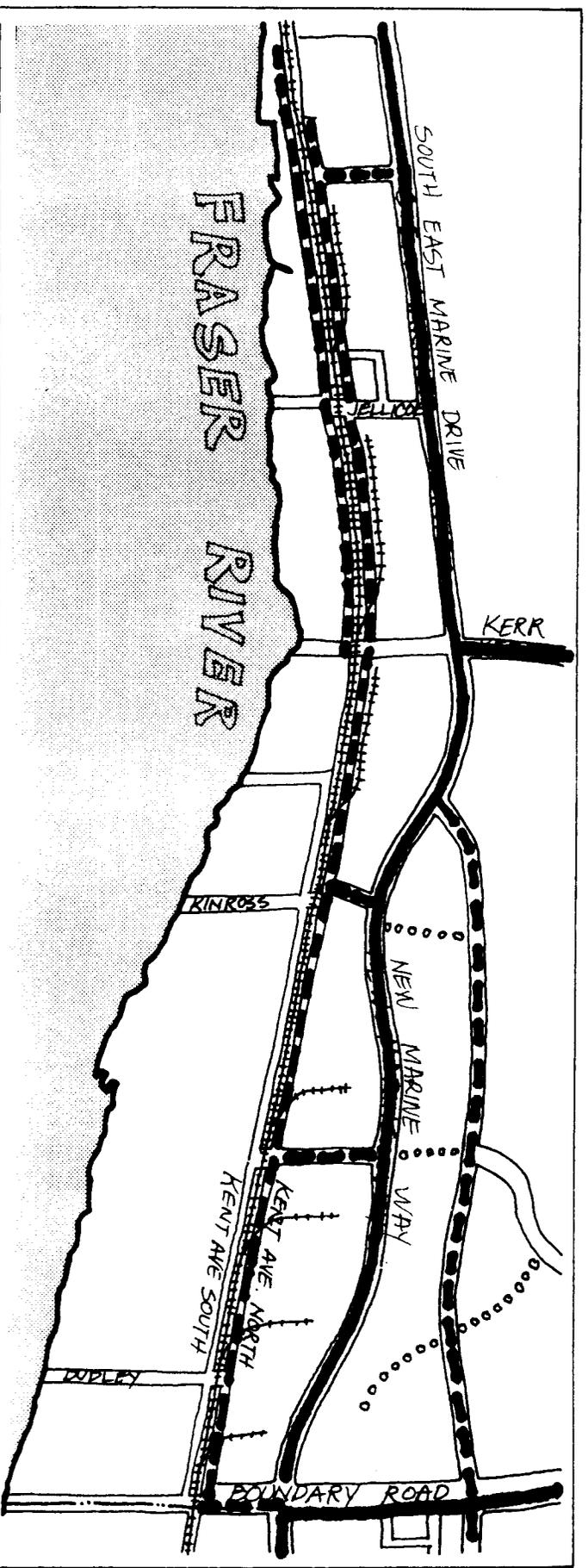
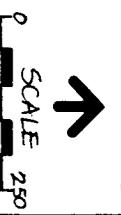


FIGURE
15

PROPOSED CIRCULATION SYSTEM
Several new rights of way are proposed to improve circulation

LEGEND

| | | | |
|--|----------------|--|-----------------------------|
| | PRIMARY ROAD | | PEDESTRIAN WALKWAY POSSIBLE |
| | SECONDARY ROAD | | |



Rail

- 5. Provisions shall be made to retain the option of including rail service to industrial sites situated along the C.P.R. line.

Pedestrian

- 6. Create a safe and convenient pedestrian access to connect the Industrial Estate and Commercial Services Centre with the Champlain Heights development.

Transit

- 7. Provide transit service to the Industrial Estate.

4.5 Physical Form and Aesthetics

4.5.1 Discussion

Figure 16 highlights the most important aesthetic considerations which are intended to encourage more imaginative development. These policies are designed to protect general amenity and livability in the nearby residential areas and to improve the appearance of the streetscape on major

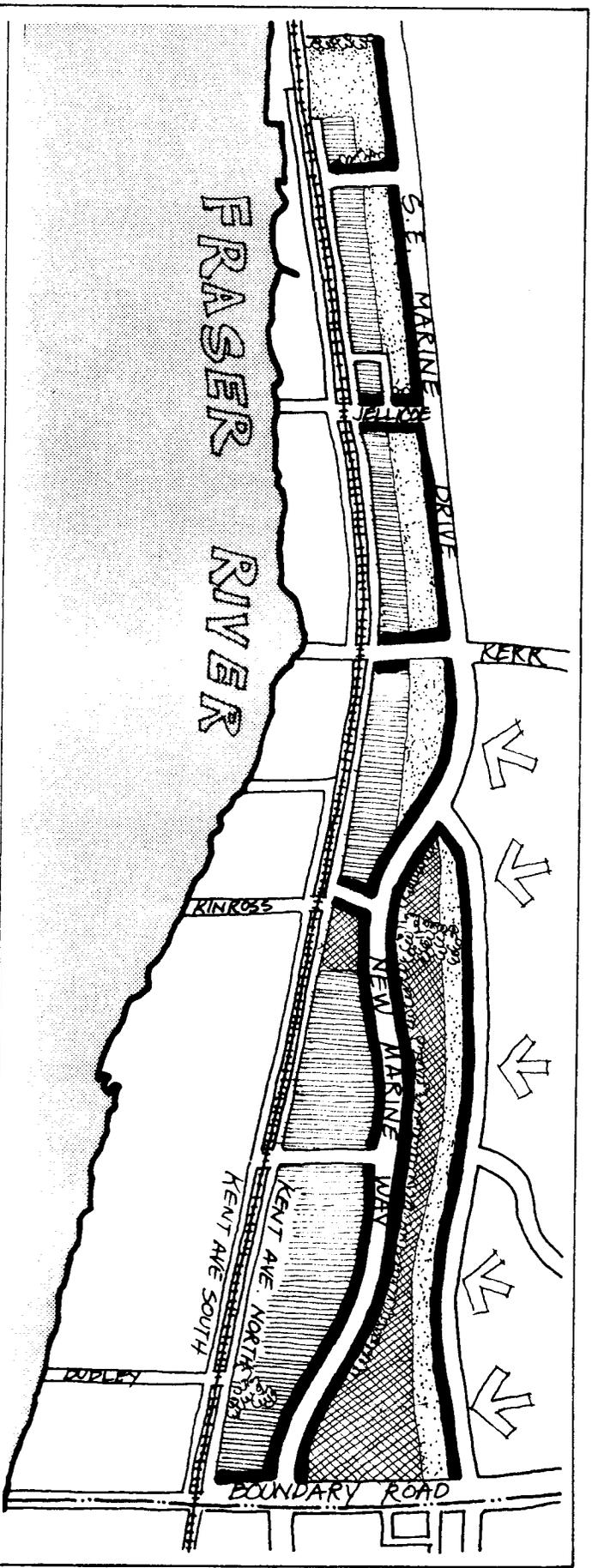


FIGURE 16

DEVELOPMENT CONCEPT

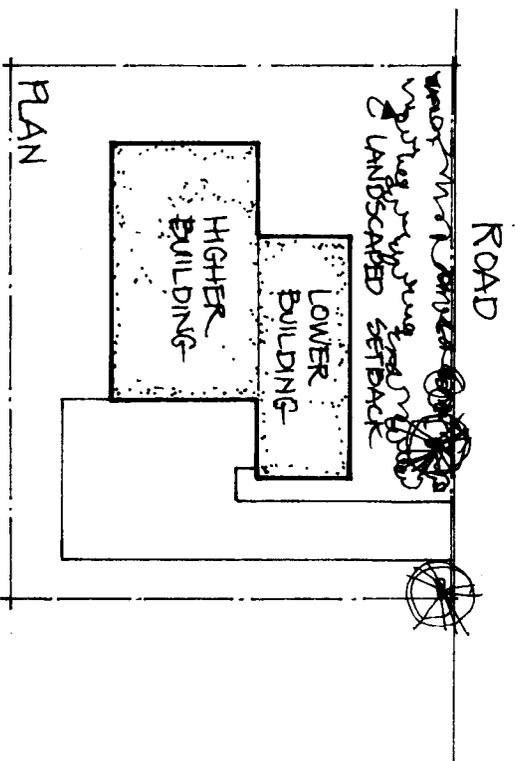
LEGEND.
 BUILDING MORE THAN 40 FT.
 BUILDING EQUAL TO 40 FT.
 BUILDING LESS THAN 40 FT.
 LANDSCAPED SETBACK VIEWS
 TREEED AREAS

SCALE 250
 ↑

roads - Marine Way and Marine Drive. Emphasis is placed on achieving better designed industrial buildings, limiting building heights to preserve views from north sites and providing buffer setbacks and landscaping along major roads.

Terraced development, generally following the contour of the slope, is encouraged on sloping sites. The proposed maximum building heights will accommodate most conventional industrial buildings. In certain areas, however, industrialists who propose multi-level buildings in an aesthetically pleasing manner may be permitted to exceed the maximum height restrictions. This concept is illustrated below.

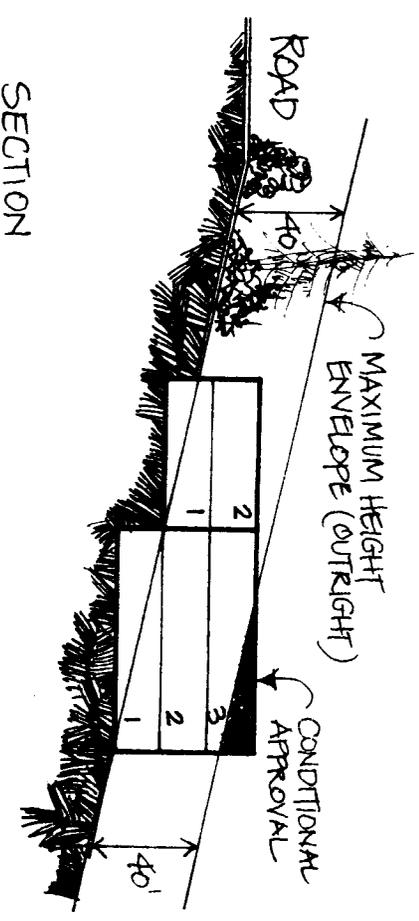
The appearance and general image of this area can be dramatically improved with generous landscaped setbacks on major streets and certain north-south streets. Several stands of existing trees should also be preserved to retain the natural character



of this area. These measures will complement the extensive treed areas situated on the north side of Marine Drive. Extending the natural greenery down into the industrial sector will also soften and break up industrial development at various points. The setback requirements may also open up view corridors in certain areas along Marine Drive.

4.5.2 Policies

1. New development must provide a gradual transition in height, scale and bulk when situated adjacent to housing;
2. The location and massing of new development should not obstruct significant views from sites north of Marine Drive. View opportunities should also be created along Marine Drive.



3. Buildings fronting onto Marine Drive (east of Kerr) and Marine Way must be well designed and enhance the overall appearance of this major roadway.
4. Landscaped buffer setbacks shall be provided along the following streets in the area: Marine Way, Marine Drive, Kerr Street, Jellicoe Street, Kinross Street, and Boundary Road.
5. The physical form of development should be generally guided by the Development Concept Plan attached in this report (Figure 16).
6. Existing trees must be preserved at those locations identified in the Development Concept Plan (Figure 16) to improve the appearance and amenity of this area. These treed areas should also be supplemented with specimen trees by the property owner.
7. Kinross Creek Ravine (located immediately west of the Baptist Theological Church) and the treed cliff edge on the north side of Marine Way (extending from a point just west of Kinross to the Commercial site) shall be preserved in their natural state.

5. Development Control

This section of the report sets out zoning regulations and design guidelines for the three areas identified within the East Precinct. The zoning regulations establish appropriate parameters to control development and are administered by the Director of Planning through the Zoning and Development By-Law. Guidelines, on the other hand, are intended to encourage imaginative development proposals that are more consistent with City objectives. While outright uses and associated regulations are designed to ensure a certain minimum standard of development, it is possible to achieve superior development by encouraging ingenuity. The Guidelines are intended to 'show the way' to developers so that they will gain a better understanding of the development principles that the City will consider for 'conditional approval.'

The zoning plan, attached as Figure 17, provides the regulatory mechanism to control development generally in accordance with goals and policies proposed for the East Precinct. The zoning plan includes three new zoning schedules that have been designed specifically for this area. They include a Light Industrial Schedule (M1-B) for the Industrial Estate and two CD-1 Comprehensive Development District Schedules for the Mixed Industrial-Institutional Enclave and the Commercial Services Centre site. The CD-1 Schedules have been designed because they are considered more appropriate for controlling land use in specific circumstances which are not provided by other schedules. Also, because these schedules are area specific (and have unique circumstances), conventional schedules are not appropriate for other areas.

A descriptive summary of each schedule follows with the complete zoning schedules attached as Appendices I, II and III.

5.1 Area A: Light Industrial Estate

5.1.1 Zoning Regulations M1-B Industrial District Schedule (Appendix I)

Preamble:

The proposed M1-B Industrial Schedule incorporates several new principles that have been developed by the Planning Department following extensive research. This schedule increases the potential of industrial land, better reflects current land use policy and improves the compatibility of industry near environmentally sensitive areas. The main objective is to create an industrial zone that minimizes conflicts with incompatible and unassociated uses. A wide range of light industrial uses are permitted, however, certain office, commercial and institutional uses are excluded from this zone.

Regulations related to height, floor space ratios and sideyard requirements have been revised from existing Industrial Schedules to be more consistent with requirements for industrial buildings, urban design and environmental considerations.

4. REGULATIONS

All uses approved under Section 2 and 3 of this District Schedule shall be subject to the following regulations:

4.1 Site Area

The minimum site area shall not be less than 65,000 square feet. The Director of Planning or the Development Permit Board, as the case may be, may relax the minimum site area requirement as provided for in Section 5.1 of this Schedule.

4.2 Frontage

Not applicable

4.3 Height

4.3.1 The maximum height of a building shall be 40 feet. The height of buildings shall be measured from a base surface determined by the building grades at the corners of the site, provided however that where building grades cannot be obtained through application to the City Engineer, existing grades shall be used. For the purpose of measuring the height of a building at any point, the base surface shall be determined by interpolating from the building grades or existing grades, as the case may be at the corners of the site.

4.4 Front Yard and Setback

4.4.1 No front yard shall be required.

4.4.2 A setback shall be required subject to the provisions of Section 11.3 of this By-law.

4.5 Side Yards and Setback

4.5.1

No side yard shall be required except that where a side yard is provided although not required or where the site fronts onto a major street requiring a landscaped setback, or where the site adjoins, without the intervention of a lane, a site located in an R District, the following side yard requirements shall apply:

a) A side yard with a minimum width of 10 percent of the site frontage shall be provided, such side yard to be not less than 5 feet but need not exceed 20 feet.

4.5.2

A setback shall be required subject to the provisions of Section 11.3 of this By-law.

4.6 Rear Yard and Setback

4.6.1

A rear yard with a minimum depth of 10 feet shall be provided except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane. The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum rear yard requirements as provided for in Subsection 5.3 of this Schedule.

4.6.2

A setback shall be required subject to the provisions of Section 11.3 of this By-law.

4.7 Floor Space Ratio

4.7.1

The floor space ratio shall not exceed 1.50. The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum floor space ratio as provided for in Subsection 5.4 of this Schedule.

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

a) 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.

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

a) balconies, canopies, sun decks and other features which the Director of Planning considers similar; to a maximum total area of 8 percent of the permitted floor space;

b) areas of floor used for off-street parking and loading, heating of mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing;

c) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public including facilities for general fitness, general recreation and child daycare provided that:

i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 1,000 square feet; and

ii) in the case of a child daycare centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a daycare facility in the building or in the immediate neighbourhood.

4.8 Site Coverage

Not applicable

4.9 Off-Street Parking and Loading

4.9.1 Off-street parking and loading spaces shall be provided and maintained in accordance with the provisions of Section 12 of this By-law.

4.10 Horizontal Angle of Daylight

Not applicable

4.11 Vertical Angle of Daylight

Not applicable

5. RELAXATION OF REGULATIONS

5.1 The Development Permit Board or the Director of Planning, as the case may be, may relax the minimum site area requirements of Section 4.1 with respect to any of the uses permitted in this Schedule provided he considers the intent of this Schedule and plans, policies or guidelines approved by Council for the area and provided that in no case shall the minimum site area be less than 33,000 square feet unless comprised of one or more parcels on record in the Land Title Office for Vancouver as of August 12, 1980.

5.2

The Development Permit Board or the Director of Planning, as the case may be, may permit an increase in the maximum height prescribed in Subsection 4.3.1 provided it takes into account the following:

a) the relationship of the development with nearby residential areas; and

b) the bulk, location, and overall design of the buildings and its effect on the

or other persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or undertaking.

3.2.F Freight; transport or handling of.

3.2.L Laboratory, but not including a medical or dental Laboratory.

3.2.M Machinery or equipment; manufacturing or repairing of, other than as provided for in Subsection 2.2.M of this Schedule. Metal products - secondary; manufacturing of, other than as provided for in Subsection 2.2.M of this Schedule. Metal stamping or pressing; other than as provided for in Subsection 2.2.M of this Schedule. Motor Vehicles and parts; manufacturing of, other than as provided for in Subsection 2.2.M of this Schedule.

3.2.O Office, subject to the provisions of Section 11.15 of this By-law, but only including:

a) a headquarters office of a use that is permitted and located in a M zone and has its principal premises within 1000 feet of the headquarters office;

b) a headquarters office of one of the following uses:

- freight transportation company
- contractor
- cleaning or janitorial service
- messenger or courier service
- mobile cleaning or repair service
- scavenging operation;

c) an office of one of the following uses:

- architect
- commercial or graphic artist
- computer services
- duplicating service
- engineer, scientist, surveyor or geologist
- industrial designer
- interior decorator
- interior designer
- labour or trade organization
- publisher
- shipping agent or freight forwarder
- weighing, grading or inspection service
- wholesale broker or manufacturer's agent;

d) an office use similar to the above provided that it can be demonstrated this use has a direct relationship to the immediate industrial area and does not generally attract the public to its premises.

3.2.P Parking Area, subject to the provisions of Section 12 of this By-law

Parking Garage, subject to the provisions of Section 12 of this By-law
Public Utility

3.2.R Radio Broadcasting and Receiving Station

to facilitate the movement of vehicles or craft on land, water or air.
Restaurant, catering primarily to the needs of employees in the area, provided it does not exceed a maximum gross floor area of 1,000 sq. ft.; but not including a drive-in restaurant.
Retailing, but including a lumber yard only.

3.2.S School - Business, Professional, Vocational or Trade Storage Yard

3.3 Conditions of Use

3.2.T Temporary Parking Area, subject to the provisions of Section 11.13 of this By-law.

Textiles or knit goods; manufacturing of, other than as provided for in Subsection 2.2.T of this Schedule.
Tools; manufacturing of, other than as provided for in Subsection 2.2.T of this Schedule.

Transportation vehicles or equipment; manufacturing or repairing of, other than as provided for in Subsection 2.2.T of this Schedule.

3.3.2

3.2.W Warehousing - general, where no wholesaling or retailing is conducted, but not including warehouse or storage space used in conjunction with and situated on the same site as other principal uses in this Schedule.

3.3.2 No use listed in Subsection 3.2 of this Schedule shall involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles other than within a wholly enclosed building unless adequately screened from view from any adjacent arterial street or R zoned district, or any R zoned district across an adjacent street or lane, by a wall, fence or by landscaping that is acceptable to the Development Permit Board.

3.2.Z Any other use which is not specifically listed in this or any other District Schedule of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.
Any other use which is not specifically listed in this District Schedule and which was a legally conforming use prior to August 12, 1980.

3.3.3

3.3.3 No use listed in Subsection 3.2 of this Schedule shall involve the storage of goods or materials other than within a wholly enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access. Such fencing is to be neatly maintained at all times.

3.3.4

3.3.4 No use listed in Subsection 3.2 of this Schedule shall use required parking or loading spaces, maneuvering aisles and the like for the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles.

- 2.2.G Gasoline Service Station, subject to the provisions of Section 11.10 of this By-law.
- 2.2.I Ice; manufacturing of.
- 2.2.J Jewelry or silverware; manufacturing of
- 2.2.L Laundering, cleaning or dyeing of textiles, knit goods, clothing or garments.
Lithographing or printing.
Luggage, handbags or small leather goods; manufacturing of.
- 2.2.M Machinery or equipment; manufacturing or repairing of, on a site not less than 200 feet from any R District.
Metal coating or cleaning.
Metal products - secondary; manufacturing of, on a site not less than 200 feet from any R District.
Motion Picture or Television Studio.
Motor vehicles and parts; manufacturing of, on a site not less than 200 feet from any R District.
Musical instruments; manufacturing of.
- 2.2.N Novelties, decorations or ornaments; manufacturing of.
- 2.2.P Paper products - secondary; manufacturing of, but not including the manufacturing of tar paper or other asphalt siding or roofing material.
Photofinishing.
Public Authority Building or Use, but including a firehall only.
Publishing.
- 2.2.R Recording Studio.
Restaurant, but including a catering
- 2.2.S Scientific or professional equipment; manufacturing of.
Shoes or boots; manufacturing of.
Sign or showcard painting.
Signs or displays; manufacturing of.
Sporting goods or recreational equipment; manufacturing of.
Stamps and dies; manufacturing of.
Stationery supplies or office supplies; manufacturing of.
- 2.2.T Textiles or knit goods; manufacturing of, on a site not less than 200 feet from any R District.
Tires; retreading or rebuilding of.
Tobacco products; manufacturing of.
Tools; manufacturing of, on a site not less than 200 feet from any R District.
Toys; manufacturing of.
Transportation vehicles or equipment; manufacturing or repairing of, on a site not less than 200 feet from any R District.
Typesetting, platemaking, engraving or trade binding as allied to the printing industry.
- 2.2.W Wax products; manufacturing of, but not involving the processing of fats, bones or animal products.
Welding.
Wholesaling.
Window shades and blinds; manufacturing of.
Wood products - secondary; manufacturing of.

2.3 Conditions of Use

of refuse or garbage receptacles.

2.3.1 No use listed in Subsection 2.2 of this Schedule shall involve the bulk storage of vegetable oil or fat; animal oil or fat; fish oil or meal; fish; grain; sugar; hops; wax; scrap or waste materials; lime; fertilizers; compressed gas; explosives; ammunition; fireworks; flares; industrial chemicals; acids; paints; varnish; petroleum; coal or tar products or derivatives; petroleum; fungicides; pesticides or radioactive material.

3. CONDITIONAL APPROVAL USES
3.1 Subject to all other provisions of this By-law, including Section 3.3.3., and the regulations and provisions of this Schedule, the Development Permit Board may approve any of the uses listed in Subsection 3.2, subject to the conditions of Subsection 3.3 and including such other conditions or additional regulations as it may decide, provided that before making a decision it:

2.3.2 No use listed in Subsection 2.2 of this Schedule shall involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles other than within a wholly enclosed building unless adequately screened from view from any adjacent arterial street or R District, or any R District across an adjacent street or lane, by a wall, fence or by landscaping that is acceptable to the Director of Planning.

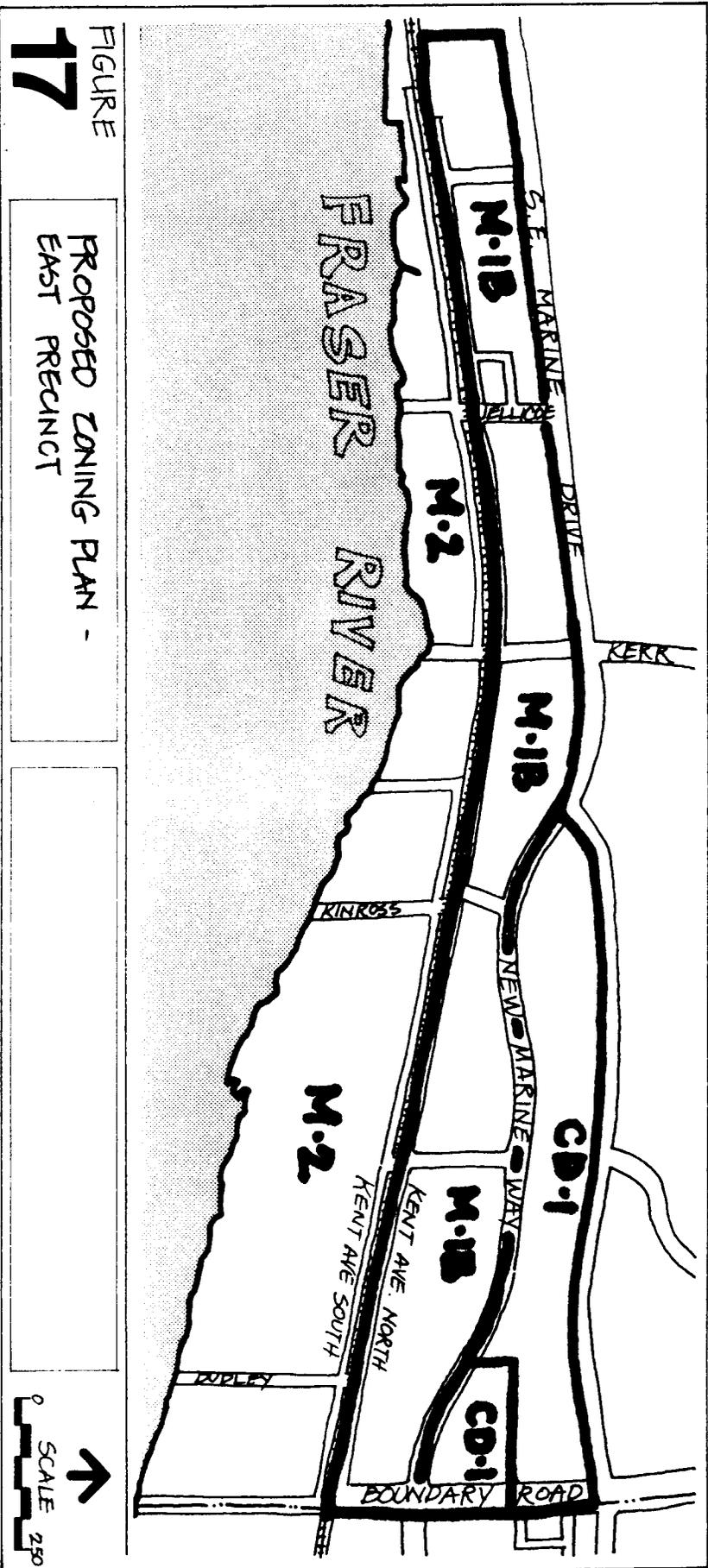
3.2 Uses
3.2.A Accessory Buildings and accessory uses to any of the uses listed in this Schedule, other than as provided for in Subsection 2.2.A of this Schedule.
Aircraft Landing Place.
Ambulance Headquarters or Station.
Antennae and Masts for the commercial transmission and reception of radio and television signals.

2.3.3 No use listed in Subsection 2.2 of this Schedule shall involve the storage of goods or materials other than within a wholly enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access. Such fencing is to be neatly maintained at all times.

3.2.B Boats or ships; manufacturing or repairing of; other than as provided for in Subsection 2.2.B of this Schedule.

2.3.4 No use listed in Subsection 2.2 of this Schedule shall use required parking or loading spaces, maneuvering aisles and the like for the storage of goods or materials or the placement of machinery or

3.2.D Deposition or extraction of material so as to alter the configuration of the land. Dwelling Unit for a caretaker or watchman



Intent

The intent of this schedule is to provide an industrial district schedule that permits industrial and other related uses under conditions designed to minimize conflicts with adjacent or nearby residential uses. The schedule is also intended to discourage uses that are not related to the industrial sector. Although certain commercial and office uses are permitted as either outright or conditional uses, the type and scale of non-industrial uses is restricted.

Uses

Outright and conditional uses are listed in the M-1-B Schedule attached as Appendix I.

This schedule discourages uses not related to the industrial sector by restricting many commercial, office and institutional uses. Those office and commercial uses that are permitted either have similar characteristics to industry or their business is associated with industrial activities in the area. Examples of permitted commercial uses include: wholesalers; auto repair; gasoline stations; services catering to business or the general public but not attracting the public to the premises, such as sign painting, film exchange; etc. However, certain types of office uses are permitted as conditional uses. They include:

- offices located in an industrial zone where the principal premises are located within

305 metres (1000 feet) of the headquarter office;

- a headquarter office for activities that tend to need industrial space for storage, servicing or repair purposes (i.e. contractor, courier service, etc.); and
- offices that deal primarily with industries and do not generally serve the public (i.e. engineers, computer services, publishers, surveyors, etc.).

This schedule allows accessory offices to occupy up to 25% of the gross floor area (GFA) of a building as an outright use. This figure is reduced from the present 33 1/3% GFA allowed in existing industrial schedules on the basis of planning research which shows most industrial firms occupy less than 25% of the net leaseable area for accessory office purposes. However, the Director of Planning can permit additional accessory office space as a conditional use under certain conditions (i.e. that establish a firm's need for extra office space).

Currently, Council policy generally prohibits 'other office' uses in industrial areas. However, there are certain exceptions which include those office activities that enhance the functioning of industrial areas such as engineering offices, shipping agents, computer services, etc. (These conditional

uses are specifically listed in the M1-B Schedule). It is proposed that 'other offices' be permitted to occupy up to 25% of the GFA in a building less the total amount of accessory office in the same building. The industrial integrity of the zone is preserved by restricting the 'other office' plus accessory office to a commercial total of 25% of the GFA in a building.

Site Area

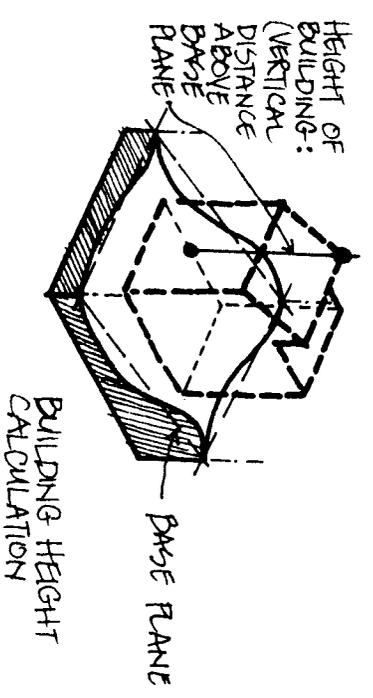
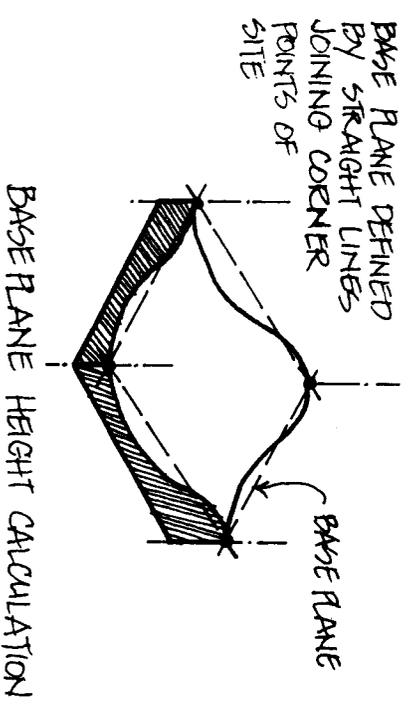
Minimum site area shall not be less than 6039 m² (65 000) square feet) with provision for the Director of Planning to relax this figure to not less than 3066 m² (33 000 square feet) unless a smaller lot was on record in the Land Titles Office before the date of enactment of this schedule.

Height

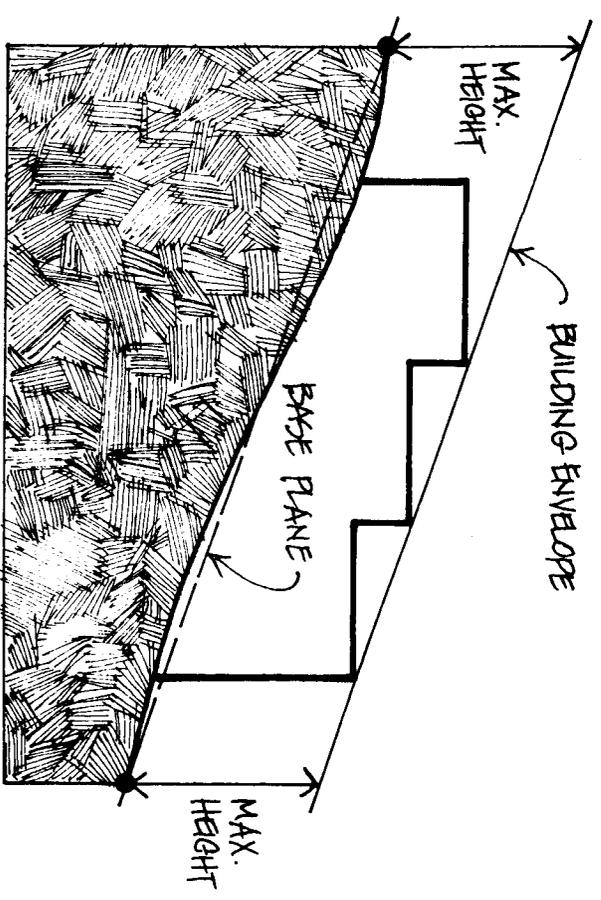
The maximum height is 12.195 metres (40 ft.); however the Director of Planning may permit an increase in maximum building height provided he takes into account:

- the relationship of the development with nearby residential areas.
- bulk, location and the overall design of the building and its effect on the site, surrounding buildings, streets and views.

As illustrated in the following diagrams, the height of buildings is measured from a base plane determined by the existing grades at the corners of the site.



On sloping sites, this method of height measurement restricts the height of the building to the permitted maximum and will result in the development of terraced industrial buildings as illustrated below.



Floor Space Ratio

The maximum floor space ratio (FSR) is 1.50. The Director of Planning may permit an increase in FSR between 1.50 to 2.00 taking into account:

- the relationships of the development with nearby residential areas; and

- the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings, streets and views.

It should be noted that this schedule reduces the maximum outright height and FSR regulations from the existing 100 feet and 5.0 FSR regulations in the M1 and M2 schedules because:

- existing figures are considered excessive noting that on average the lower figures more closely reflect existing and projected forms of industrial development; and
- lower revised figures reduce the scale of development to provide a more acceptable form of development in environmentally sensitive areas.

The following landscaped buffer setbacks are required in the Industrial Estate:

Marine Drive: South Side
Kerr Street to a point
approximately 165 metres
(540 feet) east of E111ott
Street. 12.195 metres
(40 feet)

Marine Way: South Side
Kerr Street to Boundary
Road 12.195 metres
(40 feet)

Boundary Road: West Side
Marine Way to Kent Avenue
North 7.622 metres
(25 feet)

Jellicoe Street: East &
West Side
S.E. Marine Drive to Kent
Avenue North 7.622 metres
(25 feet)

Kerr Street: West Side
S.E. Marine Drive to Kent
Avenue North 7.622 metres
(25 feet)

East Side
Kent Avenue North for a
distance of 42.67 metres
(140 feet) north 7.622 metres
(25 feet)

Kinross Street: East &
West Side
Marine Way to Kent Avenue
North 7.622 metres
(25 feet)

Landscaped Setbacks and Sideyards

Landscaped setback and sideyard provisions are required to regulate the siting of buildings on the lot, prevent overshadowing of adjacent residential properties and to generally improve the appearance of the streetscape. They allow an opportunity to preserve existing trees and create bands of foliage and more generous sideyards. For some sloping sites, sideyards may open up views of the Fraser River.

It should be noted that setback regulations are set out in Section 11.3 of the Zoning and Development By-law and prohibit buildings, structures, maneuvering aisles, parking and loading areas, etc. within the setback area. The setback must be graded and landscaped to the satisfaction of the Director of Planning.

Sideyards are required when the site adjoins a Residential District or fronts onto a primary street that requires a landscaped setback - Marine Drive and Marine Way. For these sites, the sideyard must be at least 10 percent of the site frontage, but not exceed 6.1 metres (20 feet) or be less than 1.5 metres (5 feet).

Parking:

Subject to section 12 of the Zoning and Development By-law.

Larger double fronting sites should be retained in the area west of Kinross because they:

- facilitate more intensive site utilization on sloping sites;
- permit more flexibility in site development;
- encourage larger development projects;
- reduce City servicing costs;
- make more effective use of existing land; and
- encourage direct vehicle access from North Kent as opposed to S.E. Marine Drive.

(East of Kinross)

Minimum Site Size: 3100 metres²
(33,000 square feet)

5.1.2 Guidelines:

Subdivision:

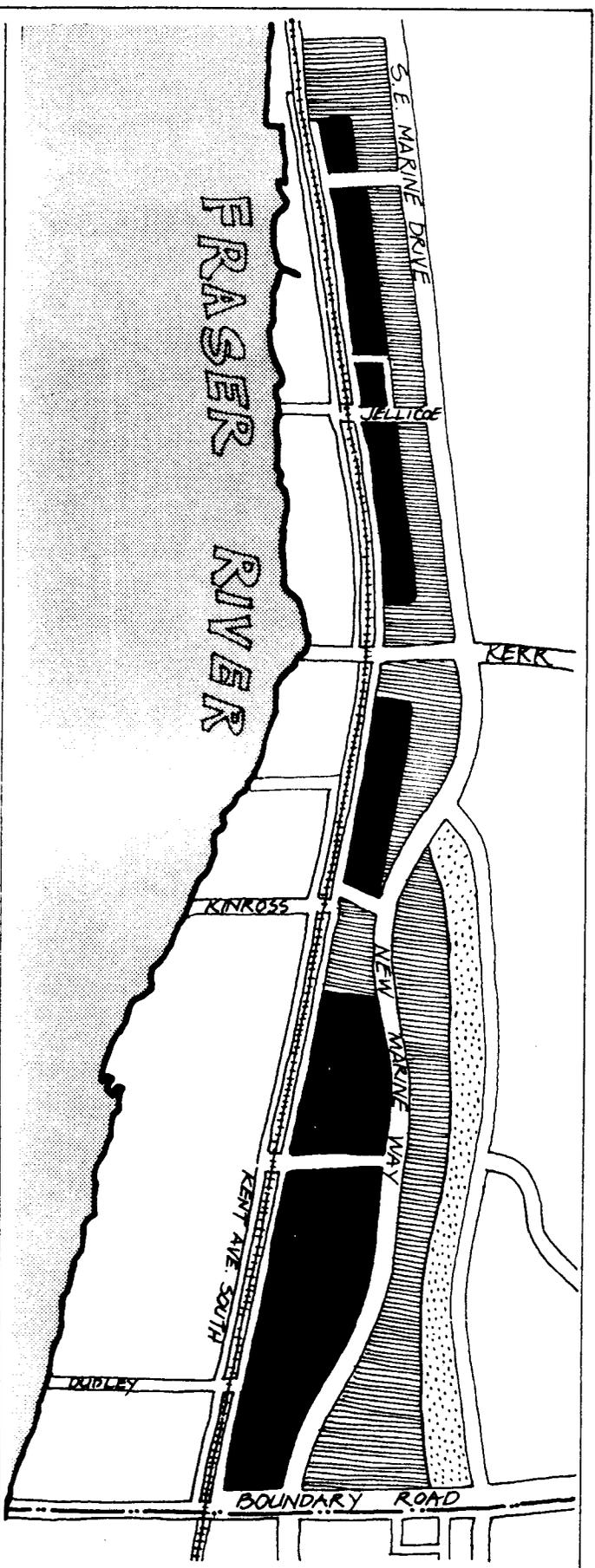
(West of Kinross)

Minimum Site Size: 6039 metres (65,000 sq. feet)
Minimum Site Frontage: 61 metres (200 feet)

The possible plan of subdivision showing minimum lot sizes (Figure 14) permits lots to be sold individually (small sites) or in multiples to create larger parcels. East of Kinross, emphasis will be given to firms requiring smaller premises noting that they can also be accommodated in larger strata/condominium projects.

Physical Form

1. Consideration of over-height buildings will have due regard to overshadowing, view obstruction, and other environmental criteria; however, the maximum building heights may be relaxed to the levels indicated on the Maximum Buildings Height Map attached as Figure 18.
2. Encourage well designed buildings on sites fronting onto Marine Way/Marine Drive to enhance the appearance of the Industrial Estate.
3. Encourage more intensive site development such as multi-level or terraced industrial buildings.
4. Screen all parking and loading areas from direct view of Marine Drive/Marine Way or adjacent housing.
5. Wherever possible, preserve views of the Fraser River and Delta from points along Marine Drive by:
 - locating and massing higher buildings on the lower site elevations;



FIGURE

18

MAXIMUM BUILDING HEIGHTS

LEGEND

 20 FEET (NORTH PROPERTY LINE)
 40 FEET (AVERAGE GRADE)
 65 FEET (SOUTH PROPERTY LINE)


 SCALE 1" = 250'

- breaking up and varying building facade on north portion of site;
- locating lower buildings on north elevation; and
- siting buildings in a way to open up larger sideyards.

6. (West of Kinross) Design and treat roofs of industrial buildings that are visible from Marine Drive by:

- screening and containing all rooftop mechanized equipment within the building envelope;
- imaginative roof treatment through the use of a water surface, roof facades, roof plaza, roof garden, sloping roofs, etc.

7. (West of Kinross) The form of development should generally follow the outline of the slope.

5.2 Area B: Mixed Industrial-Institutional Enclave

5.2.1 Zoning Regulations
CD-1 Comprehensive District Schedule
(Appendix II)

Preamble:

A CD-1 Schedule is designed specifically to regulate development in this area. Traditional zoning schedules are considered

inappropriate because: existing schedules (i.e. M1 or M2 Industrial for instance) are unsuited for this area, and a new schedule would not be generally applicable to other areas of the City. This CD-1 schedule gives the City discretionary authority to negotiate better designed buildings, noting this discretion also permits the developer to exercise greater flexibility in design.

Intent

The intent of this schedule is to provide a better quality zone for mixed industrial institutional uses that provide an acceptable transition in land use between housing and the industrial area on the low lying Fraser River Uplands. The land uses must not generate conflicts with adjacent housing. A high standard of design is required. Building design must be sympathetic to the configuration of the slope, generally compatible in scale with adjacent housing, preserve views from sites to the north and retain as many trees on the site as possible. The treed cliff edge situated near the south property boundary on Marine Way must also be preserved.

Uses

- Child Day Care Facility
- Church
- Club or fraternal lodge
- Community Centre or Neighbourhood House
- Industrial Institution
- Institution of a religious, philanthropic or charitable nature

Laboratory, excluding medical or dental Laboratory
 Light manufacturing uses provided that all activities are conducted completely within an enclosed building and do not detract from the amenity of the adjacent residential area
 Restaurant

Any other similar industrially related uses which the Director of Planning feels are consistent with the intent of the schedule and plan, policies or guidelines approved by Council for the area.

The above uses include a broad range of uses. Because some uses may be inappropriate for this area, all acceptable uses must meet performance and design criteria related to noise, dust emissions, vibrations, traffic generation, view protection, relationship to adjacent housing, etc. Acceptable Industrial activities are likely to include high technology research-oriented firms such as research laboratories, small machinery component manufacturers, electrical products manufacturing, high technology industries, etc.

Site Area

A minimum site area of 6039 metres² (65,000 square feet) is required.

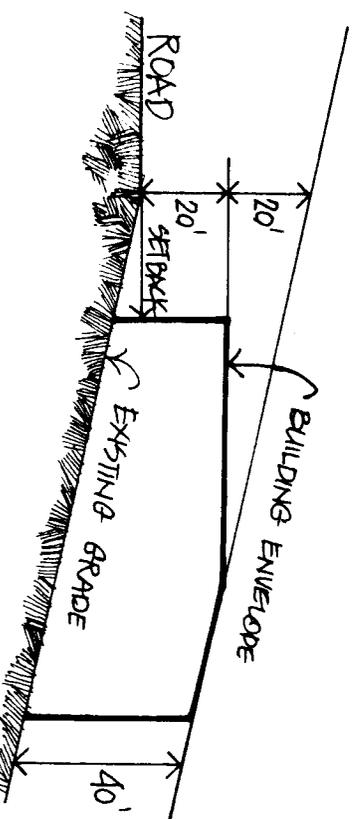
Site Frontage

A minimum site frontage of 61 metres (200 feet) is required.

Larger sites are desired in order to attract larger firms or developers who are more capable of developing better designed schemes which will enhance the image of this area. In addition, the very steep slope near the south property boundary make development more difficult and costly, hence wider sites are proposed in order to facilitate development along the contours of the slope.

Height

Maximum building height is 12.195 metres (40 feet), where no portion of a building shall extend above an envelope formed by a horizontal line measuring 6.097 metres (20 feet) horizontally from the vertical line to intersect a line representing maximum height measured from along the existing grade of the site. The method of measurement is illustrated below:



The intent of this height restriction is to keep building scale more consistent with adjacent housing and to preserve views of the Fraser River and Delta from residential sites to the north.

Setbacks

Landscaped buffer setbacks are required along the following streets.

| | |
|---|---------------|
| <u>Marine Drive (South Side)</u> | 12.195 metres |
| <u>Kerr Street to Boundary Road</u> | (40 feet) |
| <u>Marine Way (North Side)</u> | 12.195 metres |
| <u>Kerr Street to a point approximately 274 metres (900 feet) west of Boundary Road</u> | (40 feet) |

Sideyards

A minimum sideyard of at least 10 percent of the total site frontage, but not exceeding 7.622 metres (25 feet) is required for all sites in this area. The Director of Planning can relax this requirement, however, in the event he is satisfied the form of development does not obstruct significant views or detract from the general amenity of the area.

Floor Space Ratio

The maximum floor space ratio is 1.0

Parking

Subject to Section 12 of the Zoning and Development By-law.

5.2.2 Guidelines

Built Form

1. Restrict development to north portion of the site to protect treed cliff edge near south site boundary;
2. Develop well-designed terraced buildings that follow the outline of the slope; buildings must have low profile on S.E. Marine Drive;
3. Provide low building site coverage not exceeding 40% of the total site area.
4. Preserve south views of the Fraser River and Delta from residential sites to the north;
5. Articulate north building elevations to break up building scale, create more opportunities for landscaping and to provide more interest along S.E. Marine Drive;
6. Screen all parking and loading areas from direct view of S.E. Marine Drive and Marine Way.
7. Design and treat roofs of buildings by:
 - screening and containing all rooftop mechanical equipment within the building envelope; and
 - providing imaginative roof treatment such as pitched and sloping roofs, natural coloured materials, roof plaza/garden, water surface, etc.

8. Retain as much natural vegetation on the site as possible.
9. Locate loading areas and principal parking areas from direct view of adjacent housing in Champlain Heights.

5.3 Area C: Commercial Services Centre Site

5.3.1 Zoning Regulations CD-1 Comprehensive District Schedule (Appendix III)

Preamble

This CD-1 Schedule is designed for specific application to this site. Other existing schedules are not considered appropriate for achieving the planning objectives for this area.

Intent

The intent of this schedule is to provide a comprehensive commercial services centre catering to the surrounding industrial and residential areas. The commercial zone will accommodate office and commercial uses that are attracted to serving this industrial area and will also provide surrounding residential communities with personal services and general business uses that may have difficulty locating in other nearby commercial zones. Some convenience retailing will be permitted, however, the intent is not to create a shopping plaza. Certain industrial uses are permitted provided they are compatible with the commercial activities and do not detract from the appearance of the commercial centre.

Uses

Animal Hospital
Automotive Services
Business services primarily catering to the needs of local industry
Indoor Recreational Facilities
Light secondary manufacturing uses provided that all activities are conducted completely within an enclosed building
Neighbourhood Public House
Personal services primarily catering to the needs of employees and residents of the surrounding area.
Restaurant
Retail uses catering to the day-to-day needs of residents of the surrounding area, and local businesses and their employees, provided that the retail stores/businesses, or undertaking will not detract from existing retail-commercial centres in the surrounding area.

Height

The maximum building height shall not exceed 12.195 metres (40 feet)

Setbacks

Buildings shall be set back at least 12.195 metres (40 feet) from Marine Way, of which a minimum of 3.05 metres (10 feet) shall be satisfactorily landscaped.

Floor Space Ratio

The floor space ratio shall not exceed 1.20.

6. Conclusions

Parking

Subject to Section 12 of the Zoning and Development By-Law.

5.3.2 Guidelines

Subdivision

Strive to retain site as one parcel to facilitate comprehensive development. Consider subdivision proposals provided they comply with the planning objectives for this site.

Built Form

1. Encourage a well designed commercial project that enhances the image of a strategic site located at a major entranceway to the City;
2. Locate commercial buildings on the south portion of the site to maximize commercial exposure to through traffic;
3. Locate and screen loading areas from direct view of Marine Way and Boundary Road.

The Development Plan increases the potential of this largely vacant land area consistent with land use and environmental objectives. The Plan identifies three Activity Areas: a Light Industrial Estate; a Mixed Industrial-Institutional Enclave; and a Commercial Services Centre. The Light Industrial Estate is primarily intended to provide an area for secondary manufacturers, especially high employment generators. In light of considerations about residential compatibility and steep slope conditions, the mixed Industrial-Institutional Enclave provides a transitional zone consisting of specialized uses requiring higher design standards. The Commercial Services Centre creates additional space for general business commercial that will serve industrial firms, employees, the surrounding residential community and commuters.

The Plan also regulates and guides new development in the East Precinct. Implementation directives consisting of development guidelines and zoning regulations are included in the Plan. New zoning schedules have been developed to regulate land uses and built form in each activity area. Guidelines are also provided to illustrate certain development principles and to encourage innovative development. In conclusion, the Development Plan together with the appropriate zoning schedules will establish the necessary parameters to achieve City objectives in the East Precinct.

7. Appendices

Appendix I

M-1B - INDUSTRIAL DISTRICT SCHEDULE BY-LAW NO. 5380

1. INTENT

The intent of this schedule is to provide an industrial district schedule that permits industrial and other related uses under conditions designed to minimize conflicts with adjacent or nearby residential uses. The schedule is also intended to discourage uses that are not related to the industrial sector. While certain commercial and office uses are permitted as either outright or conditional uses, the type and scale of non-industrial uses is restricted.

2. OUTRIGHT APPROVAL USES

2.1 Subject to all other provisions of this By-law including compliance with Sub-section 2.3 and the regulations of this schedule, the uses noted in Sub-section 2.2 shall be permitted in this district and shall be issued a permit.

2.2 Uses

2.2.A Accessory buildings and accessory uses customarily ancillary to any of the uses listed in this section provided that:

- a) no accessory building exceeds 12 feet in height;
- b) not applicable;
- c) the total area of all accessory buildings is not greater than 10 percent of the total area of the site;

d) the total area of all accessory uses is not greater than 25 percent of the gross floor area of the principal and accessory uses combined.

Automotive Repair Shop.

2.2.B Batteries; manufacturing or rebuilding of. Boats or ships; manufacturing or repairing of, on a site not less than 200 feet from any R District. Brooms or brushes; manufacturing of.

2.2.C Chemical products; manufacturing of, but including the manufacturing of pharmaceuticals only. Cleaning or Janitorial Service, where office is an accessory use. Clothing or garments; manufacturing of. Cold Storage Plant. Cosmetics and toilet preparations; manufacturing of.

2.2.E Electrical products; manufacturing of.

2.2.F Film Exchange. Food or beverage products; manufacturing of, but not involving the milling of grain, rice or malt; the refining of sugar; the refining of vegetable oil or fat; the brewing or distilling of alcoholic beverages; the processing of fats, bones, hides, skins, of fat or animal products of a like nature; the use of fish; or the use of live animals or live poultry. Furniture or fixtures; manufacturing or repairing of.

Any other use which the Director of Planning considers similar to the foregoing and consistent with the intent of this Schedule and plan, policies or guidelines approved by Council for the area.

Any other use which is not listed in this or any other District Schedule of this Zoning and Development By-law #3575 but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule and Council approved Development Plan for this area.

3. HEIGHT

The maximum height of a building shall not exceed 40 feet.

4. SETBACK

All buildings shall be set back a minimum of 40 feet from Marine Way, of which a minimum of 10 feet shall be landscaped to the satisfaction of the Director of Planning.

5. FLOOR SPACE RATIO

The floor space ratio shall not exceed 1.2.

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

- a) 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;
- b) amenity areas for the social and recreational enjoyment of residents and

employees, or providing a service to the public including facilities for general fitness, general recreation and child daycare provided that the Director of Planning is satisfied there is a need for such amenity areas in the building or in the immediate neighbourhood.

6. OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law.

9. OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law.

APPENDIX III

COMPREHENSIVE DEVELOPMENT DISTRICT SCHEDULE
BY-LAW NO. 5383

S.E. MARINE LANDS EAST PRECINCT COMMERCIAL
SERVICES CENTRE

1. INTENT

The intent of this Schedule is to provide a comprehensive commercial services centre catering to the surrounding industrial and residential areas. This commercial zone will accommodate office and commercial uses that are attracted to serving this industrial area. This centre will also serve the surrounding residential area by providing personal services and general business uses that may have difficulty locating in other nearby commercial areas. Some convenience retailing will be permitted, however, the intent is not to create a shopping plaza. Certain industrial uses are permitted provided they are compatible with the commercial activities and do not detract from the appearance of the commercial centre.

2. USES

Animal Hospital
Automotive Services (such as gasoline service station, car wash, automotive repair shop and tire shop)
Business Services primarily catering to the needs of local industry
Indoor Recreational Facilities
Light secondary manufacturing uses provided that all activities are conducted completely within an enclosed building
Neighbourhood Public House
Personal Services primarily catering to the needs of employees and residents of the surrounding area
Restaurant
Retail uses catering to the day-to-day needs of residents of the surrounding area, and local businesses and their employees, provided that the retail stores/businesses or undertaking will not detract from existing retail commercial centres in the surrounding area.
Customary Ancillary uses and facilities including off-street parking and loading.

height of a building at any point, the base surface shall be determined by interpolating from the building grades or existing grades, as the case may be, at the corners of the site.

5.3 No portion of a building shall extend above an envelope formed by a vertical line measuring 20 feet in height from the base surface along the northerly property line, and a line extended horizontally from this vertical line to intersect a line representing the maximum height of a building as provided in Sections 5.1 and 5.2.

6. LANDSCAPED SETBACKS

A setback from S.E. Marine Drive and Marine Way shall be provided and maintained at a depth not less than 40 feet, subject to the following:

- a) No building or structure of any kind, or area for maneuvering aisles, parking, loading or any like purpose, shall be permitted within the setback area.
- b) The setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning.
- c) The following may be permitted within the landscaped setback area by the Director of Planning:
 - statuary, fountains and other objects of art;
 - open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art;
 - walks or driveways which in the opini

of the Director of Planning may be required to provide direct access to any building or use on the site.

7. SIDE YARD AND SETBACK

A minimum side yard of at least 10 percent of the total site width but not exceeding 20 feet, shall be required for all sites fronting onto S.E. Marine Drive.

The Director of Planning may relax the side yard requirement in the event he is satisfied that the proposed form of development does not obstruct significant views and detract from the general amenity of this area. The sideyard shall be landscaped to the satisfaction of the Director of Planning.

8. FLOOR SPACE RATIO

The floor space ratio shall not exceed 1.0.

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

- a) 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;
- b) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child daycare provided that the Director of Planning is satisfied that there is a need for such amenity areas in the building or in the immediate neighbourhood.

APPENDIX II

CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT SCHEDULE
BY-LAW NO. 5381

S.E. MARINE DRIVE EAST PRECINCT MIXED INDUSTRIAL
INSTITUTIONAL AREA

1. INTENT

The intent of this Schedule is to provide a better quality zone for mixed industrial-institutional uses that provide an acceptable transition in land use between housing and industry. The land uses must not generate conflicts with adjacent housing. A high standard of design is required. Building design must be sympathetic to the configuration of the slope, generally compatible in scale with adjacent housing, preserve views from sites to the north and retain as many trees on the site as possible. The treed cliff edge situated near the south property boundary on Marine Way must also be preserved.

2. USES

- Child Daycare Facility
- Church
- Club or Fraternal Lodge
- Community Centre or Neighbourhood House
- Industrial Institution
- Institution of a religious, philanthropic or charitable nature
- Laboratory, excluding medical or dental laboratory
- Light secondary manufacturing uses provided that all activities are conducted completely within an enclosed building and do not detract from the amenity of the adjacent residential area

Restaurant

Customarily ancillary uses and facilities including off-street parking and loading Any other similar industrially-related uses which the Director of Planning feels are consistent with the intent of this Schedule and any plans, policies or guidelines approved by Council for the area.

Any other use which is not listed in this or any other District Schedule of this Zoning and Development By-law #3575 but which the Director of Planning considers comparable in nature to the uses listed in this Schedule having regard to the intent of this District Schedule and Council approved Development Plan for this area.

3. SITE AREA

A minimum site area of 65,000 square feet shall be required.

4. SITE FRONTAGE

A minimum site frontage of at least 200 feet shall be required.

5. HEIGHT

5.1 The maximum height of a building shall not exceed 40 feet, subject to the provision of Sections 5.2 and 5.3.

5.2 The height of buildings shall be measured from a base surface determined by the building grades at the corners of the site, provided however that where building grades cannot be obtained through application to the City Engineer, existing grades may be used. For the purpose of measuring the

height of buildings shall be measured from a base surface determined by the building grades at the corners of the site, provided however that where building grades cannot be obtained through application to the City Engineer, existing grades may be used. For the purpose of measuring the

site, surrounding buildings, streets and views.

5.3

The Development Permit Board or the Director of Planning, as the case may be, may waive the requirement to provide a rear yard where they are satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and the site is sufficiently large to provide adequate open space.

5.4

The Development Permit Board or the Director of Planning, as the case may be, may permit an increase in this maximum floor space ratio to any figure between 1.50 and 2.00 after first taking into account the following:

- a) the relationships of the development with nearby residential areas;
- b) the height, bulk, location, and overall design of the building and its effect on the site, surrounding buildings, streets and views.

| | | | | | | | | | | |
|--|--|--|-------------------------|------------------------|----------------------------------|---|----------|--------------------------|--|--|
| CO-ORDINATE 473028305720000 | | ADDRESS 3300 SE MARINE | | CITY VAN | | POSTAL CODE V5G 2G5 | | PHONE 431-2475 | | OPTIONAL RELATED BUS. LIC. ACC. NO. 88 |
| APPLICANT IS AGENT FOR OWNER | | ADDRESS 3300 SE MARINE | | CITY VAN | | POSTAL CODE V5G 2G5 | | PHONE 431-2475 | | OPTIONAL RELATED BUS. LIC. ACC. NO. 88 |
| NAME OF PROPERTY OWNER | | ADDRESS 3300 SE MARINE | | CITY VAN | | POSTAL CODE V5G 2G5 | | PHONE 431-2475 | | OPTIONAL RELATED BUS. LIC. ACC. NO. 88 |
| ADDITIONAL CONTACT IS | | ADDRESS | | CITY | | POSTAL CODE | | PHONE | | OPTIONAL RELATED BUS. LIC. ACC. NO. 88 |
| NAME | | ADDRESS | | CITY | | POSTAL CODE | | PHONE | | OPTIONAL RELATED BUS. LIC. ACC. NO. 88 |
| LEGAL DESCRIPTION | LOT | SUB. | BLOCK 10-19 | | PLAN 14773 | D.L. 330 | | | | |
| LOT SIZE | CODE 300000000000571 | TYPE OF LOT INSIDE/DBL/FRNT | | ZONE CD-1 | P.U.I. DISTRICT NO. 70 | MEASUREMENTS IN METRIC OR IMPERIAL 21 | | | | |
| WIDTH 100.00 | DEPTH 443.31/300.00 | STOREYS | | FRONTAGE 104 | DEPTH 70 | | | | | |
| RELATED DEVELOPMENT APP./PERMIT/REFUSAL D P94053 | RELATED ZONING BOARD OF VARIANCE Z | FRONT YARDS BY-LAW REQUIRED EXISTING PROPOSED | | REAR YARDS | SIDE YARDS | | | | | |
| BUILDING CODE CLASSIFICATION A2 | CONTINGUOUS STRATA (YES OR NO) | | OWNED AWARE (YES OR NO) | | | | | | | |
| LIVING ACCOMMODATION | EXISTING | DWELLING UNITS | | HOUSEKEEPING UNITS | | SLEEPING UNITS | | | | |
| FLOOR SPACE RATIO | FLOOR AREA | | BY-LAW REQUIRED | | EXISTING | | PROPOSED | | | |

| | | | | | | | | | | | |
|------------------------------|--|--|--|--|--|-------------------------------|----------------------|------------------------------|-----------------|---------------------------|--------------------------|
| PURPOSE TO CODE 01 | | | | | | PROPOSED DEVELOPMENT USE CODE | FLOOR IDENTIFICATION | PROPOSED AREA SQ. FT./METRES | RELAXATION CODE | FROM DEVELOPMENT USE CODE | FROM AREA SQ. FT./METRES |
|------------------------------|--|--|--|--|--|-------------------------------|----------------------|------------------------------|-----------------|---------------------------|--------------------------|

THIS APPLICATION IS SUBMITTED WITH PLANS TO: (DESCRIPTION OF PROPOSED DEVELOPMENT)
TO CONSTRUCT A 104' x 70' OUTDOOR, OPEN MULTI-PURPOSE COURT RENE AT THIS EXISTING COLLEGE SITE.
 NOTE: LANDSCAPE SETBACK AT REAR OF SITE (MARINE WAY). ALSO, PLANS ARE PERMITTED AS PER DEN FONG.
 NOTE: TO DEN FONG

| | | | | | | |
|---------------------------|------------------------------------|--|---|-----------------------|------|--|
| THIS SITE IS AFFECTED BY: | BUILDING LINE (YES OR NO) Y | LANDSCAPE SETBACK REQUIREMENT (YES OR NO) Y | HERITAGE DESIGNATION (YES OR NO) N | STUDY AREAS 23 | OVER | P & L (1) PLN. (2) H.C.C. (3) 2 |
|---------------------------|------------------------------------|--|---|-----------------------|------|--|

| | | | | | |
|----------------------------------|--|---------------------|---------------------------------|-------------------|-------------------|
| BUILDING PERMIT | ELECTRICAL PERMIT | GAS PERMIT | PLUMBING PERMIT | OCCUPANCY PERMIT | BUS. LICENSE |
| PROCESSED THROUGH CODE 01 | BY-LAW PROVISION CODE (CONDITIONAL OR OUTRIGHT) C | DEVELOPMENT PLANNER | SETS OF PLANS RECEIVED 3 | SERVICE MAIL TYPE | DROP OFF 4 |

| | | | |
|---------------------------------------|--------------|---|---------------------|
| APPLICATION TAKEN BY M. CNO | 10243 | FEE SCHEDULE 1 SECTION | 4(0) |
| APPLICATION CHECKED BY | | FEE SCHEDULE 1 SECTION | |
| DATE OF APPLICATION 850115 | 22 | DEVELOPMENT PERMIT APPLICATION TOTAL AREA | 7200 SQ. FT. |
| | | A. DEVELOPMENT PERMIT APPLICATION FEE | A \$ 104.00 |
| | | B. LESS PRELIMINARY FEE PAID | \$ |
| | | C. DEVELOPMENT PERMIT APPLICATION BUILDING GRADES FEE | \$ |
| | | D. DEVELOPMENT PERMIT APPLICATION TOTAL FEE | D \$ 104.00 |
| | | DEVELOPMENT PERMIT APPLICATION RECEIPT NUMBER | 56937 |

(THIS IS NOT A PERMIT)

I HEREBY AGREE THAT I WILL COMPLY WITH ALL BY-LAWS OF THE CITY OF VANCOUVER AND ALL OTHER STATUTES AND REGULATIONS IN FORCE IN THE CITY OF VANCOUVER RELATING TO THE WORK, UNDERTAKING OR PERMISSION IN RESPECT OF WHICH THIS APPLICATION IS MADE, AND THAT I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS FROM ALL CLAIMS, LIABILITIES, JUDGEMENTS, COSTS OR EXPENSES OF EVERY KIND, INCLUDING NEGLIGENCE, IN RESPECT OF ANYTHING DONE OR NOT DONE IN CONSEQUENCE OF ANY PERMISSION, PERMIT OR LICENSE ISSUED AS A RESULT OF THIS APPLICATION OR THE FAILURE TO OBSERVE COMPLETELY ALL BY-LAWS, ACTS AND REGULATIONS RELATING TO ANY WORK OR UNDERTAKING IN RESPECT OF WHICH THIS APPLICATION IS MADE.

I HEREBY VERIFY THAT THE INFORMATION CONTAINED WITHIN THE LIGHT SHADED AREAS ON THIS PAGE IS CORRECT.

SIGNED AT VANCOUVER, B.C.
22ND - signed the 22ND 9/59/M. CNO.
 not the 15TH
 THIS **15TH** DAY OF **JAN**, 198 **5**

APPLICANT
 WITNESS

CITY OF VANCOUVER
MEMORANDUM

#139

From: CITY CLERK

Date: July 26, 1988

To: City Manager
Director of Planning
Director of Legal Services
Associate Director - Zoning
City Engineer

Refer File: P.H. 203

| | |
|-------------------|--------|
| RECEIVED | |
| CITY OF VANCOUVER | |
| JUL 28 1988 | |
| NUMBER | 5 4073 |
| REFERRED TO | DNCC |
| COPY TO | RS |
| ANALYST | |

Subject: Public Hearing Minutes - July 14, 1988

I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) of July 14, 1988.

Please note any matters contained therein for your attention.

Hinsell
CITY CLERK

Also Sent To: Moodie Consultants
#404-515 West 10th Avenue
VANCOUVER, B.C.

Triple Five
Box 1062
885 West Georgia Street
V6C 3E8

Mr. Toni Tagami
7426 Gladstone Street
Vancouver, B.C.
V5P 4H1

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 14, 1988 in the David Oppenheimer School Auditorium, 2421 Scarboro Street, at approximately 7:30 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. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
SECONDED by Ald. Price,
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.

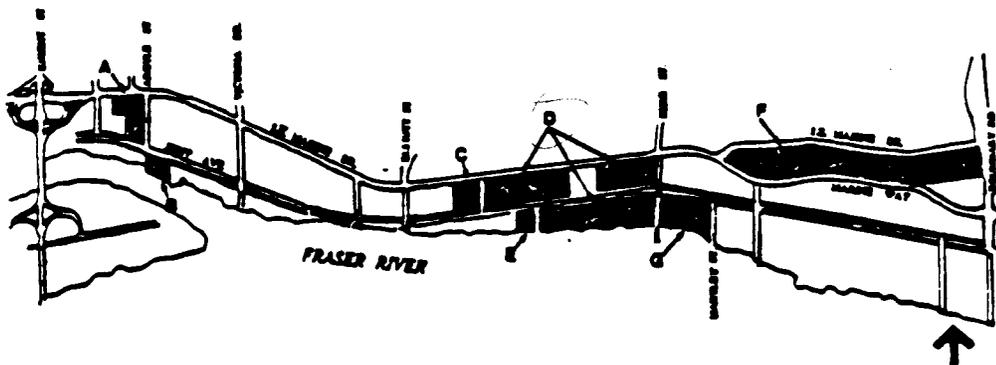
- CARRIED UNANIMOUSLY

Applications No. 1 and No. 2, being related, were dealt with concurrently.

1. Rezoning - Fraser Lands (Sites A, C, D, E and G)
2. Text Amendment: CD-1 By-law No. 5381 - Fraser Lands (Site F)

The applications were considered as follows, in each instance the applicant was Moodie Consultants Ltd.:

REZONING: LOCATION - FRASER LANDS



Cont'd....

Clause Nos. 1 & 2 Cont'd

SITE A: LOT E, BLOCK C, Plan 14473, D.L. 328; Lot A, Block C, Plan 13194, D.L. 328; Lots F and G, Block C, Plan 18299, D.L. 328; and
SITE B: Lots 21, 22 and 23, Plan 2122, Blocks D, E and F, D.L. 328, and Lot 6966 Crown Provincial Lease.

Present Zoning: M-2 Industrial District
Proposed Zoning: IC-1 Industrial Commercial District
(i) The draft by-law, if approved, would reflect current usage and limit future industrial uses to those which are compatible with and/or serve the adjacent residential area.
(ii) Any consequential amendments.

The Director of Planning recommended approval.

SITE C: Block 68, N.Pt. D.L. 258 and 329; and Lots A and B, Block 69, Plan 670 A, D.L. 258.

Present Zoning: M1-B Industrial District
Proposed Zoning: CD-1 Comprehensive Development District
(i) The draft CD-1 by-law, if approved, would permit the use and development of the site generally as follows:
- two-family dwelling;
- townhouse, including stacked townhouse;
- apartment;
- maximum floor space ratio of 0.65;
- maximum height of 32.8 ft.;
- landscaped setbacks from all property boundaries, ranging in depth from 4.9 ft. to 39.4 ft., dependent upon use and location; and
- provisions regarding off-street parking;
(ii) Any consequential amendments.

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

- (a) approval in principle of the document entitled, "CD-1 Guidelines for Block 68 and 69".

SITE D: Lot B, Block 67, Plan 12561, D.L. 258; Block 66, W. 1/2 N. of R-of-W, D.L. 258 and 329; Lot E, 1/2 N of R-of-W, Block 66, D.L. 258 and 329; Lot A of 1, Block 65, N. pt. D.L. 258 to 329; Balance of Lot 1, Block 65, N. Pt. D.L. 258 to 329; Lot 2 of N. pt. of Block 65, D.L. 258 and 329; Lot 2 and 3 of D.L. 2100 and 6320 and pt. of 258 and 330 including fronting water lots; and Lot B, Block 63 and 64, D.L. 258.

Present Zoning: M1-B and M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District
(i) The draft CD-1 by-law, if approved, would permit the use and development of the site generally as follows:
- townhouse; including stacked townhouse;
- apartment;
- apartment tower;
- commercial use including: retail, office, restaurant (but not including drive-in restaurant) and neighbourhood public house;
- park of playground;
- marine use, including marine berth and a booming ground for logs;

Cont'd...

Clause Nos. 1 & 2 Cont'd

- maximum floor space ratio of 1.45 for residential use and 0.75 for commercial use;
 - maximum height of 120 ft. for residential use and 30 ft. for commercial use;
 - landscaped setbacks from all property boundaries, ranging from 26.2 ft. to 39.4 ft. dependent upon use and location; and
 - provisions regarding off-street parking and loading.
- (ii) Amend Sign By-law No. 4810.
 - (iii) Any consequential amendments.

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

- (a) approval in principle of the document entitled, "CD-1 Guidelines for Block 67 to Kerr".

SITE E: Lot 1, D.L. 2100 and 6320 and pt. of 258.

- Present Zoning: M-2 Industrial District
Proposed Zoning: I-1 Industrial District
- (i) The draft by-law, if approved, would reflect current usage, and would limit future industrial uses to those which are compatible with the adjacent proposed residential areas.
 - (ii) Any consequential amendments.

The Director of Planning recommended approval.

SITE G: S. pt. of Block 8, Plan 455, D.L. 330 and 331.

- Present Zoning: M-2 Industrial District
Proposed Zoning: M-1B Industrial District
- (i) The draft by-law, if approved, would limit future industrial uses to those which are compatible with the adjacent proposed residential uses.
 - (ii) Any consequential amendments.

The Director of Planning recommended approval.

2. TEXT AMENDMENT: CD-1 BY-law No. 5381 - FRASER LANDS

SITE F: Lots 129, 130, 131, 132, 133, 134, Blocks 24-29, D.L. 330 and 331; Lots A and E, Blocks 16-19, D.L. 330, Plan 14773; and Lot B, D.L. 330, Plan 17987.

- Present Zoning: CD-1 By-law Comprehensive Development District
Proposed Zoning: CD-1 By-law Comprehensive Development District (Amended)
- (i) The amended draft CD-1 by-law, if approved, would permit the use and development of the site generally as follows:
 - townhouse, including stacked townhouse;
 - apartment;
 - church;
 - park or playground;
 - maximum floor space ratio of 0.75;*
 - maximum height of 32.8 ft. for a multiple dwelling and 35.0 ft. for a church;
 - landscaped setbacks from all property boundaries, ranging from 9.8 ft. to 26.2 ft., dependent upon use and location; and

Cont'd..

Clause Nos. 1 & 2 Cont'd

- provisions regarding off-street parking and loading.
- (ii) Amend Sign By-law No. 4810.
- (iii) Any consequential amendments.

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

- (a) approval in principle of the document entitled, "CD-1 Guidelines for Champlain Heights South".

Introduced at the Public Hearing were a number of additional prior-to conditions proposed by the Director of Planning and presented for adoption by resolution of Council. The conditions refer to specific sites and are listed as follows:

SITE C:

- b. that, prior to zoning enactment, owners of Lots A and B, Block 69, Plan 670A, D.L. 258 to dedicate the 33 ft. Kent Avenue North alignment, to the satisfaction of the City Engineer and that the plan be registered in the Land Title Office.

SITE D:

- b. 1. that, prior to zoning enactment, owner of Lot 2 of north part of Block 65, D.L. 258 and 329 to dedicate a south east corner cutoff for roadway improvements, to the satisfaction of the City Engineer.
- 2. that, prior to zoning enactment, owner of Lot 2 of D.L. 2100 and 6320 and part of 258 and 330 to dedicate a north east corner cutoff for roadway improvements, to the satisfaction of the City Engineer.
- 3. that, prior to zoning enactment, owner of Lot 3 of D.L. 2100 and 6320 and part of 258 and 330 to:
 - a. dedicate the west 21 ft. for Jellicoe Street widening, to the satisfaction of the City Engineer, and
 - b. dedicate north west and north east corner cutoffs for roadway improvements, to the satisfaction of the City Engineer.
- 4. that, prior to zoning enactment, owner of Block 1, D.L. 330 Plan 455, Ex. R.O.W. to:
 - a. dedicate a south east corner cutoff for roadway improvements, to the satisfaction of the City Engineer, and
 - b. dedicate the 33 ft. Kent Avenue North alignment, to the satisfaction of the City Engineer.

Cont'd....

Clause Nos. 1 & 2 Cont'd

- c. 1 enter into an agreement with the City to the satisfaction of the Director of Legal Services, the City Engineer and the Director of Planning, ensuring public access on the filled portion of the adjacent waterlots, when the property is developed.
- 2 enter into an agreement with the City to the satisfaction of the Director of Legal Services, the City Engineer, and Director of Planning, ensuring public access on the filled portion of the adjacent waterlots, when the property is developed.

SITE E:

- a. 1. that prior to zoning enactment, owner of Lot 1, D.L. 2100 and 6320 and part of 258 to grant a 25 ft. public access right-of-way to the City to the satisfaction of the Director of Legal Services, the City Engineer, and the Director of Planning.

SITE G:

- a. 1. that, prior to zoning enactment, owner of south part of Block 8, Plan 455, D.L. 330 and 331 to dedicate the 33 ft. Kent Avenue South alignment to the satisfaction of the City Engineer.

Mr. J. Coates, Planner, Zoning and Subdivision Group, also noted if the rezoning is approved, property owners will be obligated to share any costs of upgrading or extending streets or utilities.

Submitted for consideration was a Manager's report dated July 7, 1988, in which the Director of Social Planning proposed an increased family housing component in the Fraser Lands study area. The report was before Council on July 12, 1988 at which time it was resolved:

"That Council refer the discussion of an increased family housing component in the Fraser Lands Study Area to the forthcoming Public Hearing and at that time, elect to defer Area 3, Sites C, D and E for replanning or to proceed, depending upon public input."

Mr. J. Moodie, the applicant, in a detailed presentation, described the 14-month process leading to the Public Hearing, commencing with the establishment of the Mayor's Task Force on Fraser River Lands to review an area bounded by Knight Street, South East Marine Drive, Boundary Road, and the Fraser River. In December, 1987, following public review, site analysis and conceptual planning, City Council approved, in principle, a Fraser Lands Plan which set out to better utilise the uplands; make the Fraser River a more usable resource, and present a balance amongst the various potential uses. The Plan recognized the importance of continued industry in the area; the opportunities for various forms of housing, including market and non-market family housing and the opportunity to obtain additional public open space along the river.

The zoning proposal now before Council sought approval of specific changes, which will permit these objectives to be achieved.

Cont'd....

Clause Nos. 1 & 2 Cont'd

The presentation included slides, which provided an overview of the area and the nature of the development if the zoning is approved. Proposals for the specific sites were summarized with slides showing the areas as they are today. It was noted the Rivtow Lands ^{Site B} will be the subject of a rezoning application later in the summer.

With respect to residential uses, Mr. Moodie advised the total housing, existing and proposed, and including an estimate on Rivtow Lands, would be plus or minus 2432 units. Approximately 20% of the housing to be built on City-owned land is earmarked for non-market family housing; however, the Director of Social Planning is proposing that this be more than doubled (from 195 units to 425 units) and that the additional housing be provided in the Riverside East and Champlain Heights South area. The ramifications of this proposal were discussed and the Consultant submitted family housing would not be appropriate at densities of 1.3 - 1.45 f.s.r., nor would it be appropriate in a relatively isolated area lacking the necessary amenities. It was suggested it would be far better to leave the Plan and density as proposed and utilize the additional revenue to acquire sites in areas better suited to non-market family needs.

A major issue discussed by the consultant in dealing with Site F, related to possible conflict between housing and industry. MacMillan Bloedel and the International Woodworkers' of America have expressed serious concerns over the future of their operations between Kerr Street and Boundary Road, if housing is permitted on the slopes above Marine Way. They wish Council to defer the rezoning on Site F until MacMillan Bloedel has had an opportunity to make a decision on their future operations on this site. While in reality traffic noise from Marine Way poses a bigger problem than noise from the mills, the perception remains that future residents may object to renovations or new development on the MacMillan Bloedel property.

This was recognized as an understandable concern that the Consultant proposed to deal with it in the following way:

- i. The existing industrial operations and any new operations should comply with the City noise By-law and other regulations regarding emissions, etc. thus providing a base line against which the noise issue can be dealt with.
- ii. The proposed new housing will have to demonstrate that through design and orientation, the units satisfy specific acoustic standards for both indoor and outdoor areas. These standards are set out in the Zoning By-law and are more stringent than C.M.H.C. standards.
- iii. A 100 ft. treed buffer zone will be retained immediately below the residential development to visually screen the industry from the housing and reduce the noise levels through physical separation of the uses.
- iv. All residential property will carry a "noise covenant" that requires that all future occupants, either renters or owners, sign a document prior to moving in, which states that they acknowledge the presence of industry, they understand it may expand and cautioning them that if they are sensitive to noise, perhaps this is not an appropriate location for them. This covenant would also note that it is the City's intention to see the industry continue to operate in this area.

Cont'd...

Clause Nos. 1 & 2 Cont'd

Mr. Moodie believed existing industrial operations made it clearly obvious that it was a heavy industrial area. The expansion or reconstruction of a mill, or some other facility on the 72 acres, would not add to the perceived problem; in fact new technologies may result in quieter operations.

In view of these arguments, Mr. Moodie recommended Council rezone Site F as proposed.

A number of other general issues were referred to by the Consultant including:

Parks & Open Space

- The study area has 2.4 miles of river shoreline and where possible, without comprising industrial operations, public access will be obtained. The Plan provides for a Park Board request for a minimum of a 25 ft. walkway and a further 25 ft. building setback for the walkway. Council was advised B.C. Hydro has provided a written commitment permitting public access along the river in front of its facility on Site E.
- A rate of 1.1 hectares of open space per 1000 residents will also be met.
- Council has agreed, in principle, to a Park Board request for additional riverfront open space at the City's acquisition cost.

Traffic Considerations

- Kent Avenue - The plan does not contemplate opening Kent Avenue.
- Through traffic - Steps are being taken to examine ways and means of reducing through traffic by altering the North Kent and Argyle intersection.
- Elliott Street Traffic Light - This contentious issue is opposed by Elliott Street residents, north of Marine Drive, and will be addressed by the Standing Committee on Transportation and Strategic Planning at a meeting in the community in September.
- Marine Drive - Proposals for three lanes of Marine Drive, eastbound east of Argyle, have been reviewed by the City Engineer and the work will be done this summer.
- Old Marine Drive - Excessive traffic speeds in this area will be handled through increased enforcement.

Schools, Day Care and Community Facilities

- The Plan encourages family housing in the Riverside West and Champlain South areas and some expansion of existing school facilities in Champlain Heights or Fraserview may be required. Staff are working closely with School Board planners on solutions.

Cont'd...

Clause Nos. 1 & 2 Cont'd

- Day Care space is not specifically provided for in the Plan as it is anticipated these needs will be met in adjacent areas. It has been suggested this may not be the case and the by-law will be amended to reflect designation of a site adjacent to the school annex in Riverside East.
- The amount of new housing and new population does not warrant a new community centre or recreation facilities. Depending on the pace of development, expansion of existing facilities in Fraserview or Champlain Heights may be warranted.

Following his presentation, Mr. Moodie responded to questions from Council members.

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

- Mr. Jim Neal, 8026 Elliott and Mr. Steve Soroka, 7450 Elliott, voiced the concerns of Elliott Street residents, north of Marine who feared a traffic signal at Elliott/Marine would increase traffic flow through their area with adverse effect on property values. Pictures of existing conditions on streets in the area were circulated.

The speakers were assured no decision has been made on the installation of the traffic light and residents would have ample opportunity to make their wishes known when the Transportation Committee meets in the community.

- Ms. Elaine Duvall, 3313 Flagstaff, representing a group of organisations involved in co-op housing, submitted a brief (on file) urging the new Fraser Lands community draw on the outstanding success of Champlain Heights in the provision of affordable housing for families with children. The brief discussed the current affordability crisis, the 1.0% vacancy rate for rental apartments of three bedrooms or more, high rental rates and land shortage for social housing. It pointed out land costs in the City had reached a level where housing co-ops cannot purchase sites for housing and comply with the maximum unit prices set by government. In 1988, only one new non-profit co-op project was approved compared to two in 1987 and five in 1986.

Council was urged to approve the recommendations of the Director of Social Planning, as contained in the Manager's report dated July 7, 1988; continue its policy of leasing its land for non-market or market development; reorganize the Fraser Lands Steering Committee to include representatives of the co-op housing sector; and that the Steering Committee be consulted throughout the implementation period.

- Mr. Doug Evans, President of I.W.A., Canada Local 1-217, reviewed a brief (on file) setting out the position of MacMillan Bloedel and the I.W.A. The brief was jointly presented over the signatures of:

- Ray Smith, President and C.E.O., MacMillan Bloedel Ltd.
- Tom Hanna, Manager, and Dave Steeves, Plant Chairman, Canadian White Pine Division
- Gerry Robinson, Manager, Particle board and Specialty Board Divisions
- Doug Evans, President, I.W.A. - Canada Local 1-217
- Bob Barth, Plant Chairman, Particleboard Division
- Jack Shorrock, Plant Chairman, Specialty Board Division

Cont'd...

Clause Nos. 1 & 2 Cont'd

The brief set out the industry's concerns respecting the implications of possible rezoning from industrial to residential use and related past experience in similar situations in Nanaimo and New Westminster where residential encroachment has threatened industrial operations. It was pointed out MacMillan Bloedel operations employ over 500 workers - loss of these jobs would have spinoff impacts on a 2 1/2 - 3 job ratio.

MacMillan Bloedel's future plans include determination of the Canadian White Pine operation on Site F. The plant is an old operation by modern mill standards and must be modernised to remain competitive or a new mill built on the vacant Vancouver Plywood property. New equipment will be far different than that presently existing on the site and new processes could introduce different noises and irritants to residential housing. The Company needed time to make decisions on future uses on the site and therefore requested Council to delay the rezoning on Site F to permit it to study all its options.

- Mr. Gordon McRae, I.W.A., advised he was employed at the Canadian White Pine plant and fully endorsed the management and I.W.A. brief.

- Mr. Larry Sunnus, 8323 Aegean Crescent, spoke to a brief (on file) on behalf of the Champlain Heights Community Association, which did not oppose the overall Fraser Lands development but expressed the following concerns:

- School facilities - the three elementary schools in the Champlain Heights area are operating at maximum enrolment. If children living in the Champlain Heights south area are to be accommodated, additional classrooms will be required at the Champlain Heights School Annex and a safe crossing must be provided at Marine Drive, preferably a pedestrian overpass.
- In the Fraserview East development, a neighbourhood pub is shown in close proximity to the proposed school site. This is cause of some concern.
- Recreational space - the Champlain Heights Recreation Centre is operating near capacity. The addition of more residents will necessitate expansion of the existing building and parking lot.
- Park space - The Champlain Heights Community Association recommended accessible park space in Fraser Lands be allocated in the same ratio as that employed in Champlain Heights.
- Traffic - Traffic noise from Marine Way and the effects of traffic patterns on the neighbourhood must be dealt with as development progresses. An area of particular concern is the intersection of Marine Way and S.E. Marine Drive, which is already hazardous and should be monitored by the City Engineer.
- Day Care - the Champlain Heights Community Association recommended the rezoning allow for operation of sufficient daycare facilities to meet local requirements.

Clause Nos. 1 & 2 Cont'd

- Mr. Larry Laidlaw, Architect, advised his office has been working with Buron and City staff to examine the potential for residential use on the Northwest Baptist Theological College site and had found in many respects it would be ideal for housing, being located on a slight slope and surrounded by trees on three sides. Privacy would not be a problem on the site, nor would traffic or industrial noise. He pointed out studies had shown the magnitude of the noise problem was less than at the Riverside Quay project.

- Mr. Gerry Kraft, Northwest Baptist Theological College and Seminary, submitted a brief (on file) supporting the rezoning of Site F. He advised the College is planning to relocate to Langley and rezoning is crucial to this move. If rezoning is not approved, it could not only hurt the relocation process but it could threaten the future existence of the College. Mr. Kraft contended delaying the rezoning pending a master plan would be unfair to the institution.

In response to a question from a Council member Mr. Kraft suggested it would be possible to rezone the College and City-owned Lands and issue a moratorium instructing to City staff to not market the City lands for a period of time.

- Mr. Roy Decou, 8063 Elliott Street, expressed concern regarding the proposal for a traffic signal at Elliott/Marine and felt Council had already taken a position in this regard.

The Mayor assured Mr. Decon a decision had not been made and there would be an opportunity for residents to be heard at the public meeting in September.

- Mr. Don Gerow, 8095 Elliott Street, expressed concern respecting the height of the proposed high rises and urged maximum height be no more than six storeys.

- Mr. Ian Mass, 3512 Swans Acre, opposed the rezoning in the absence of an overall strategy for the industrial lands which he felt were being eroded piece by piece.

- Ms. Vera McIntyre, Secretary of a housing co-op at 3572 Cordiale Drive, supported the brief presented by Ms. Duvall.

- Mr. Denis Loepky, Affordable Housing Advisory Association, supported increased units of non-market family housing.

- Ms. Sandra Bruneau, Vancouver Civic New Democrats, presented a brief (on file) dealing with the issues of housing and school space and supported the recommendations of the Director of Social Planning for an increased number of non-market housing units. She recommended

1. the Fraser Lands Plan be amended to allow for an increase in the total proportion of non-market housing in the entire study area and progress be monitored through the Development Permit process;
2. that the consultant work with the School Board Facilities Planner respecting the capacity of nearby schools to accommodate extra children from their existing areas and the study area, assuming a substantial increase in the family units in the study area.

Cont'd...

Clause Nos. 1 & 2 Cont'd

- Mr. Nathan Davidowicz, 2924 East 41st Avenue, noted Council recently turned down rezoning for a bus loop at the north west corner of Matheson and Marine. He suggested provision, e.g. a covenant, be required of the developer if in certain areas bus turnarounds were required. Mr. Davidowicz questioned the increase in the number of housing units from that originally envisioned and urged Council to reduce the height of the proposed highrises from 12 storeys.

- Ms. Isabelle Bougie, 8411 Victoria Drive, supported the rezoning proposal but did not agree with any increase in the social housing target.

- Mr. Ian Sanderson, 8367 Beatrice, Fraser Riverside Association, stated he had served on the Fraser Lands Task Force and fully supported the plan. His only concern was the suggestion that the non-market housing component be nearly doubled. He urged Council to approve the Plan as presented by the development consultant.

- Mr. Michael Tam, Pacific Canadian Investments Ltd., for the owners of 2720-40 S.E. Marine, supported the consultant's recommendations noting a considerable amount of time, effort, and resources had been invested in the Study.

- Mr. Lorne Goldman, 8495 Jellicoe, supported alternative forms of housing for families and seniors.

- Mr. Robert Tolsma, 2595 E. Kent, requested Council consider rezoning the existing RS-1B area to CD-1, a proposal that was supported by 76% of residents surveyed. If Council was not disposed to this rezoning, the residents of the RS-1B areas would seek reduction in lot sizes to permit redevelopment with townhouses.

- Mr. Randy Ching, 2535 North Kent, introduced his two small children, who are students at David Oppeneheimer School and have to cross Marine Drive to attend school. He submitted traffic conditions were such that a traffic light was an absolute necessity. He opposed highrises and traffic on Kent Street.

- Ms. Mary Sutherland, Fraser River Coalition, congratulated Council on its attitude to the Fraser Lands, formerly a basically waste area. She supported designated parkland, a waterfront walkway and buffer zones.

- Mr. John Vance, Access Building Association, supported increased units for non-market housing and also approved the thrust of the Plan, with the exception of the design guidelines.

- Mr. Ron Dick, 8495 Jellicoe, supported provision of market housing targetted for seniors and "empty nesters", who should be given an opportunity to remain in their neighbourhoods.

- Mr. Louie Semploni, 3530 Swans Avenue, felt the new population in Fraser Lands would require construction of its own school, daycare and recreational facilities.

- Mr. Don Hardy, 8355 Aegean Crescent, questioned whether anybody would want to live in the buffer zone Champlain Heights South. He felt traffic congestion would increase, leading to additional hazards at problem intersections such as Marine Way/Matheson Crescent, which was already experiencing high motor vehicle accident levels.

Cont'd...

Clause Nos. 1 & 2 Cont'd

- Ms. Mary McKenzie, 4223 West 16th Avenue, spoke of her unsuccessful search for family housing in the Riverside area before acquiring a townhouse in New Westminster. She felt many families were being forced to leave the City.

* * * * *

Alderman Caravetta left the meeting during the hearing of the delegations.

* * * * *

MOVED by Ald. Puil,

- A. THAT the application of J. Moodie Consultants Ltd., respecting Fraser Lands Sites A, B, C, D, E and G be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing;
- B. THAT the application of J. Moodie Consultants Ltd. respecting Fraser Lands Site F be approved, subject to the condition proposed by the Director of Planning as set out in this Minute of the Public Hearing;

FURTHER THAT a development moratorium be placed on the City-owned and Northwest Baptist Theological College lands on Site F for a period of 12 months.

- carried

MOVED by Ald. Davies (in amendment),

THAT the rezoning of Site D be deferred to permit site replanning based on the non-market housing objectives detailed in the Manager's Report dated July 7, 1988.

- LOST

(Aldermen Baker, Bellamy, Boyce, Owen, Price, Puil, Taylor and the Mayor opposed)

MOVED by Ald. Eriksen (in amendment),

THAT rezoning of Site F be deferred for approximately one year until MacMillan Bloedel has reached a decision on its new mill.

- LOST

(Aldermen Baker, Bellamy, Boyce, Owen, Price, Puil, Taylor and the Mayor opposed)

The motions to defer having LOST, Alderman Davies offered the following motion in amendment to Alderman Puil's motion:

MOVED by Ald. Davies (in amendment),

THAT with respect to Site D the maximum building height figure of 120 feet be deleted and the figure 60 feet be substituted in lieu thereof.

- LOST

(Aldermen Baker, Bellamy, Boyce, Owen, Price, Puil, Taylor and the Mayor opposed)

Cont'd...

Clause Nos. 1 & 2 Cont'd

The amendment having lost the motion was put and CARRIED with Alderman Price opposed to the moratorium on Site F and Aldermen Davies and Eriksen opposed to the building height of 120 feet on Site D.

MOVED by Ald. Davies,

THAT the recommendation of the Director of Social Planning as contained in the Manager's report dated July 7, 1988, reading as follows be approved:

- A. That Council amend the study area objectives to increase the number of new non-market and/or assisted family units proposed to 425 units, for a total of 556 non-market units including already existing projects in Riverside.
- B. That Council instruct the development consultant, in consultation with the Directors of Social Planning and Planning and the Supervisor of Properties, to report back on what combination of sites in Champlain Heights South and Riverside East would be required to achieve the targetted number of non-market units and on site planning and financial implications.

- LOST

(Aldermen Baker, Bellamy, Boyce, Owen, Price, Puil, Taylor and the Mayor opposed)

MOVED by Ald. Davies,

THAT City staff report back on dedication for a bus loop on the Northwest Baptist Theological College lands.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT the City Engineer report back respecting traffic problems at the intersection of Marine Drive and Marine Way.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT Council amend the draft by-law for Riverside East - Block 67 - Kerr, to include "school" and "child daycare centre" among the permitted uses.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT staff report back on the request of property owners in the RS-1B area to the west of the proposed Riverside East Block 68-69 CD1, for rezoning to CD-1.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT Council direct the development consultant to work with the Facilities Planner of the Vancouver School Board to determine more precisely the capacity of nearby schools to accommodate extra children from areas now served by those schools, and from areas that are the subject of this study, assuming a substantial increase in the number of family units in the area of study.

- CARRIED UNANIMOUSLY

Cont'd...

Clause Nos. 1 & 2 Cont'd

MOVED by Ald. Davies,
THAT the Draft By-law for Riverside East - Block 67-Kerr, be amended to delete "neighbourhood pub" as a permitted use.

- CARRIED UNANIMOUSLY

MOVED by Ald. Taylor,
THAT City Council recommend to the development consultant of the Fraser Lands that the intent of the Fraser Lands plan be amended to allow for an increase in the total proportion of non-market housing in the entire Fraser Lands Study Area, and that progress toward this objective be monitored through the Development Permit process.

- CARRIED UNANIMOUSLY

During the hearing of the delegations on the foregoing application, Council members noted the lateness of the hour and the fact that two more applications were due to be considered.

MOVED by Ald. Puil,
THAT the Public Hearing respecting Application No. 3 (Rezoning - 3185 Grandview Highway) and Application No. 4 (Rezoning - 4505 Valley Drive) be adjourned to Tuesday, July 26, 1988 at 7:30 p.m. in the Council Chamber.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

The Special Council recessed at 11:50 p.m. to reconvene at 7:30 p.m. Tuesday, July 26, 1988 in the Council Chamber, Third Floor, City Hall.

MOTIONS (CONT'D)

E. Allocation of Land for Lane Purposes
(The West 5 feet of Lot 1, Block 1,
South East 1/4 of Section 49,
Town of Hastings Suburban Lands, Plan 1705)

MOVED by Ald. Puil,
SECONDED by Ald. Taylor,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

The West 5 feet of
Lot 1
Block 1
South East 1/4 of
Section 49
Town of Hastings Suburban Lands
Plan 1705

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

F. Guidelines for Champlain Heights South -
Fraser Lands Site F

MOVED by Ald. Puil,
SECONDED by Ald. Taylor,

THAT the attached document entitled "Fraser Lands Guidelines for CD-1 By-law No. 6357 Champlain Heights South", dated August 1989, be approved for use by applicants and staff for development permit applications in the CD-1 District, replacing the CD-1 Guidelines approved on August 12, 1980 for this site.

- CARRIED UNANIMOUSLY

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 17, 1990, 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 & Development By-law.

PRESENT: Deputy Mayor Taylor
Aldermen Baker, Bellamy, Davies,
Eriksen, Owen, Price,
Puil, Rankin and Wilking

ABSENT: Mayor Campbell (Civic Business)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Owen,

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

- CARRIED UNANIMOUSLY

1. Rezoning: Dunbar, Area 5

Earlier this day, Council resolved that the Director of Planning withdraw this application and that Area 5 (excluding properties south of 20th Avenue), be resurveyed in 1991, for a report back.

2. Rezoning: 833 Helmcken Street

An application of Brook Development Planning Inc. was considered as follows:

REZONING: 833 HELMCKEN STREET (Lots 22 to 26, Block 81, D.L. 541, Plan 210, and Lot H, Block 81, D.L. 541, Plan 13655)

Present Zoning: DD Downtown District

Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:

- a maximum of 120 dwelling units in a multiple dwelling;
- a maximum of 975.45 m² (10,500 sq. ft.) of commercial and other non-residential use;
- accessory uses customarily ancillary to the above uses;
- maximum floor space ratio of 6.0;
- maximum height of 64.01 m (210.01 ft.);
- acoustical provisions; and
- provisions regarding off-street parking and loading.

(ii) Amend Sign By-law No. 6510.

(iii) Any consequential amendments.

5. Text Amendment: CD-1 By-law No. 5381
Champlain Heights South

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

TEXT AMENDMENT: CD-1 BY-LAW NO. 5381 - CHAMPLAIN HEIGHTS SOUTH

Present Zoning: CD-1 Comprehensive Development District
Proposed Zoning: CD-1 Comprehensive Development District (Amended)

- (i) The proposed text amendment, if approved, would clarify the measurement of maximum permitted height and clarify the location of the setback/buffer sub-area.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. Rick Scobie, Associate Director, Zoning & Subdivision, briefly reviewed the application.

There were no speakers.

MOVED by Ald. Eriksen,
THAT the application be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

* * * *

The Special Council adjourned at 9:45 p.m.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: May 25, 1990

To: City Manager
Director of Legal Services
Director of Planning
~~Associate Director, Zoning Division~~
City Engineer

Refer File: P.H. #232

Subject: Public Hearing - May 17, 1990

| | |
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| RECEIVED | |
| PLANNING DEPARTMENT | |
| MAY 28 1990 | |
| NUMBER | U3501 |
| REFERRED TO | FILE |
| COPY TO | |
| ANSWER REQ'D | |

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of May 17, 1990.

Please note any matters contained therein for your attention.



DEPUTY CITY CLERK

JT:ci
Att.

BY-LAW 6682 CHAMPLAIN HEIGHTS SOUTH SUB-AREA 5

THE INTENT OF THE LAST CLAUSE IN 4.7.1(e) IS TO ALLOW
DIRECTOR OF PLANNING TO RELAX HEIGHT.

PAJ/aw

June 22, 1990

5. Miscellaneous Text Amendments

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

TEXT AMENDMENT: ZONING AND DEVELOPMENT BY-LAW AND OFFICIAL DEVELOPMENT PLAN BY-LAWS - MISCELLANEOUS AMENDMENTS

- (i) The proposed text amendments, if approved, would incorporate miscellaneous amendments which correct errors and omissions and improve by-law wording and consistency.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

MOVED by Ald. Bellamy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

6. Text Amendment: CD-1 By-law No. 5381 - 3358 S.E. Marine Drive

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

TEXT AMENDMENT: CD-1 BY-LAW, NO. 5381 - 3358 S.E. MARINE DRIVE (Lot E, Blocks 16 to 19, D.L. 330, Plan 14773).

Present Zoning: CD-1 Comprehensive Development District
Proposed Zoning: CD-1 Amended

- (i) The proposed text amendment, if approved, would increase the allowable floor space ratio from 0.75 to 0.77 and dwelling unit density from 59.3 units per hectare to 60 units per hectare, to enable retention of an existing building.
- (ii) Any consequential amendments.

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

- (a) That, prior to enactment of the CD-1 by-law, the existing building be designated as Class "A" heritage.

There were no speakers.

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

- CARRIED UNANIMOUSLY

5. Text Amendment: Zoning & Development By-law and Parking By-law - Miscellaneous Amendments

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

TEXT AMENDMENT: ZONING AND DEVELOPMENT BY-LAW AND PARKING BY-LAW - MISCELLANEOUS AMENDMENTS

- (i) The proposed text amendments, if approved, would incorporate miscellaneous amendments which correct errors and omissions and improve by-law provisions and consistency.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

MOVED by Ald. Owen,
THAT the application be approved.

- CARRIED UNANIMOUSLY

6. Text Amendment: CD-1 By-law No. 5381 - Champlain Heights South, Sub-Area 1

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

TEXT AMENDMENT: CD-1 BY-LAW, NO. 5381 - CHAMPLAIN HEIGHTS SOUTH, SUB-AREA 1 (Lot B, D.L. 330, Plan 17987)

Present Zoning: CD-1 Comprehensive Development District
Proposed Zoning: CD-1 Amended

- (i) The proposed text amendment, if approved, would allow for appropriate design control of the proposed church development in the Champlain Heights South neighbourhood.
- (ii) Any consequential amendments, including adoption of design guidelines.

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 "Champlain Heights South Church Site (Sub-Area 1) Guidelines".

There were no speakers.

MOVED by Ald. Bellamy,
THAT the application be approved, subject to the condition proposed by the Director of Planning, as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: July 20

To: CITY MANAGER
DIRECTOR OF PLANNING
→ ASSOCIATE DIRECTOR, ZONING
DIRECTOR OF LEGAL SERVICES
CITY ENGINEER

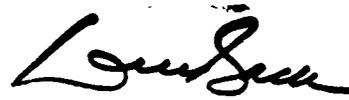
Refer File: P.H. 235

Subject: Public Hearing - July 12, 1990

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| RECEIVED |
| PLANNING DEPARTMENT |
| JUL 24 1990 |
| NUMBER L 5090 |
| REFERRED TO FAS |
| COPY TO |
| ANSWER REQ'D |

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on July 12, 1990.

Please note any matters contained therein for your attention.



DEPUTY CITY CLERK

JT:ci
Att.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

4

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 12, 1990, 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 & Development By-law.

PRESENT:

Mayor Campbell
Aldermen Baker, Bellamy, Davies,
Eriksen, Owen, Price,
Rankin, Taylor and Wilking

ABSENT:

Alderman Puil (Leave of Absence)

CLERK TO THE COUNCIL:

Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Owen,

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

1. Rezoning: 5626-52 Larch Street

An application of Pro Pacific Management Limited was considered as follows:

REZONING: 5626-52 LARCH STREET (Lot 34, South One-Half and North One-Half of Lot 35 and Lot 36, all of 3, Block 17, D.L. 526, Plan 2764)

Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:

- maximum of 15 dwelling units;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 1.45;
- maximum height of 15.85 m (52 ft.); and
- 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:

(a) That the draft CD-1 by-law be amended prior to enactment as follows:

- (i) reduce 1.45 FSR to a maximum of 1.00;
- (ii) reduce the maximum building height, as measured above the base surface, from 15.85 m (52 ft.) to 12.19 m (40 ft.), subject to Section 10.11 of the Zoning and Development By-law; and

Cont'd

Clause 1(c)
6682.

City of Vancouver



Inter-Office Correspondence

Planning Department

1991 03 27

M E M O R A N D U M

TO: File

COPY TO: Cameron Gray, Director of Housing and Properties
Steve Zuliani, Moody Consultants
Pat Johnston, Planning Department
Terry Bland, Law Department

FROM: Al Floyd, Manager, Development Permit Group
Zoning Division

SUBJECT: CD-1 By-law #6537 and #6682 (Reference to By-law
#5381)

I met with Steve Zuliani, Cameron Gray and Pat Johnston on March 20, 1991 to discuss the interpretation of Section 1(c) of By-law #6682 which amended By-law #5381.

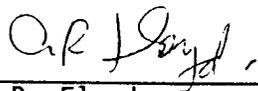
The amendment reads:

"Except that

- (d) the northerly boundary of sub-area 5 shall, where applicable, be used as a boundary of the site for the purpose of determining corners and establishing the base surface; and
- (e) the Director of Planning may, after considering the intent of this By-law, the recommendations of any advisory groups and any applicable policies or guidelines approved by Council, prescribe an average existing grade where there exists an abnormality in the existing grade at a specific location."

In order to clarify the extent to which the discretion under (e) above would be exercised by or on behalf of the Director of Planning, it was agreed that the discretion applied would be limited to that described by Section 10.10.2 and 10.10.3 of the Zoning and Development By-law.

It was agreed that this memorandum would be attached to the Department's CD-1 By-law files, and the policy would be referred to in any tender documents the City puts forward with regard to sites that are affected by this By-law.



A.R. Floyd

AF/sp

FLO/002-3009.DOC

ADMINISTRATIVE REPORT

Date: 1991 05 08
Dept. File No.: N\A

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 3400 Southeast Marine Drive
D.A. #210891 - CD-1 By-law Number 5381

RECOMMENDATION

THAT the approved form of development of the CD-1 zoned site known as 3400 Southeast Marine Drive be generally approved as illustrated in Development Application Number 210891, prepared by Bryce Rositch Architects and stamped "Received, City Planning Department, April 29, 1991", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no Council policy directly applicable to this matter.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development of the above-noted CD-1 zoned site. The development application proposes the construction of a multiple residential development containing 66 dwelling units on the site.

SITE DESCRIPTION AND BACKGROUND

The subject site is located between Southeast Marine Drive to the north and Marine Way to the south (see Appendix A, attached).

At a Public Hearing on June 26, 1980, Council approved a rezoning from M-1, RT-2 and CD-1 to M1-B and CD-1 Districts. CD-1 By-law No. 5381 was enacted on August 12, 1980.

At a Public Hearing on July 14, 1988, Council approved a text amendment to rezone an area of Fraser Lands from CD-1 to CD-1 (Amended). On August 1, 1989, Council enacted By-law Number 6537, known as the Fraser Lands, and companion guidelines (Fraser Lands Champlain Heights South Guidelines for CD-1 By-laws No. 5381 and 6537) were adopted by Council resolution on August 15, 1989. On June 19, 1990, minor text amendments were incorporated by By-law No. 6682.

PROPOSED DEVELOPMENT

The proposed residential development involves the construction of a multiple dwelling building containing 33 dwelling units with one level of underground parking for 55 parking spaces and 33 townhouse dwelling units with attached garages for 43 parking spaces.

The development application (Number 210891), submitted by Bryce Rositch Architects, complies with the provisions of the CD-1 By-law which accommodates residential development to a floor space ratio of 0.75.

Table 1 below provides a summary of the relevant statistics.

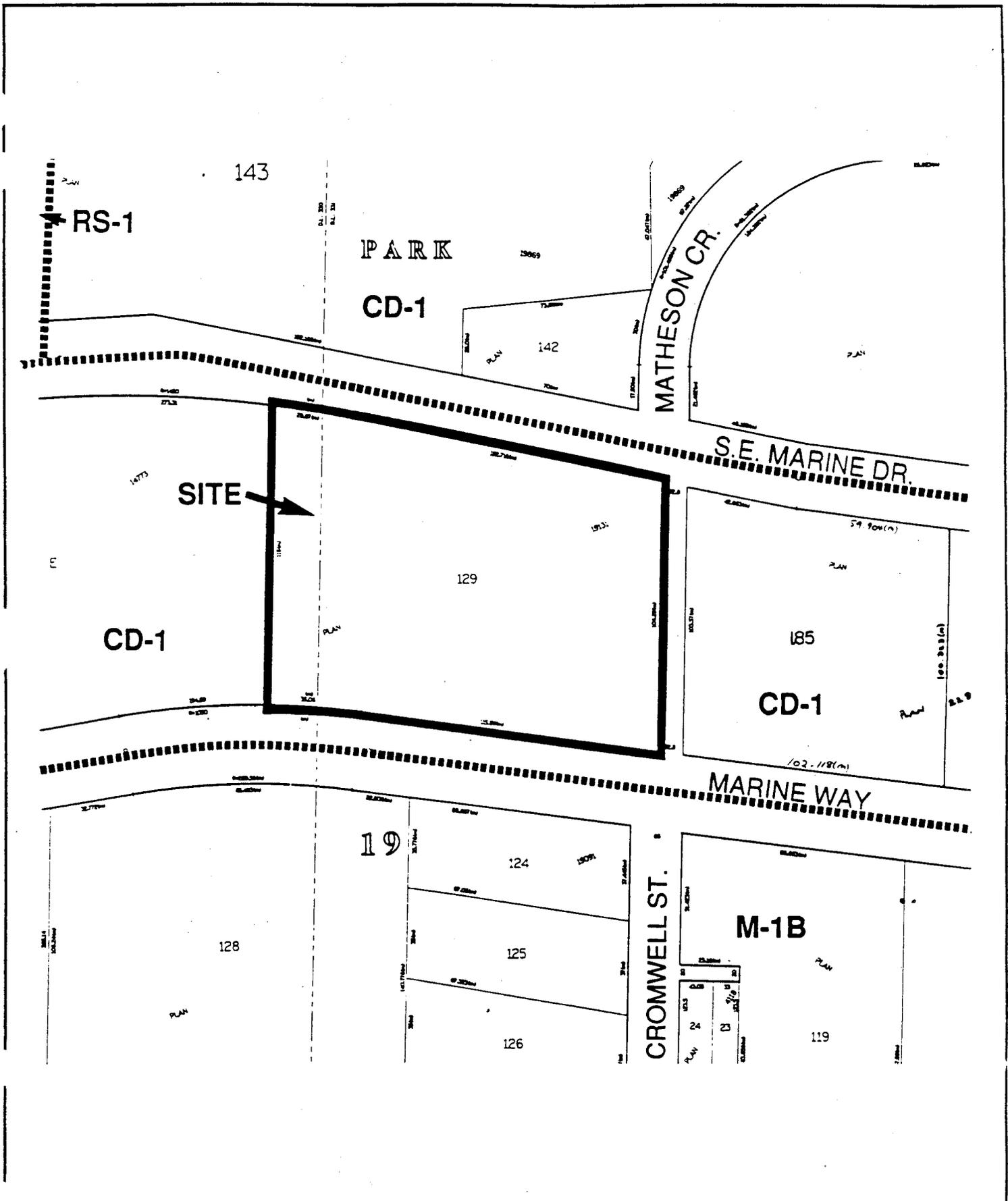
TABLE 1

| | REQUIRED/PERMITTED Under CD-1 By-law Number 5381 | PROPOSED DEVELOPMENT (D.A. 210891) |
|---------------------------------|---|---|
| SITE AREA | --- | 128,101 sq. ft. |
| FLOOR SPACE RATIO | 0.75 (max) | 0.75 |
| FLOOR AREA | 96,076 sq.ft. | 96,059 sq.ft |
| SITE COVERAGE | 0.50 | 0.35 |
| HEIGHT | 32.67 ft. | 32.67 ft. |
| PARKING | 116 spaces (min) | 116 spaces |
| NUMBER OF DWELLING UNITS | --- | 66 D.U. (6 - 1 bedroom) (57 - 2 bedrooms) (3 - 3 bedrooms) |
| RESIDENTIAL ACOUSTICS | REQUIRED | PROVIDED |

The proposed development has been assessed against Council approved guidelines and the design is within the scope of these guidelines, responding to the stated objectives. Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

CONCLUSION

The Director of Planning is prepared to approve Development Application Number 210891, subject to the condition that the form of development first be approved by Council.



3400 S.E. Marine Dr.
DA 210891

Date: May 1991

Drawn: Dean

City of Vancouver Planning Department

Scale: 1:2000





**BRUCE
ROSITCH
ARCHITECTS
INC.**

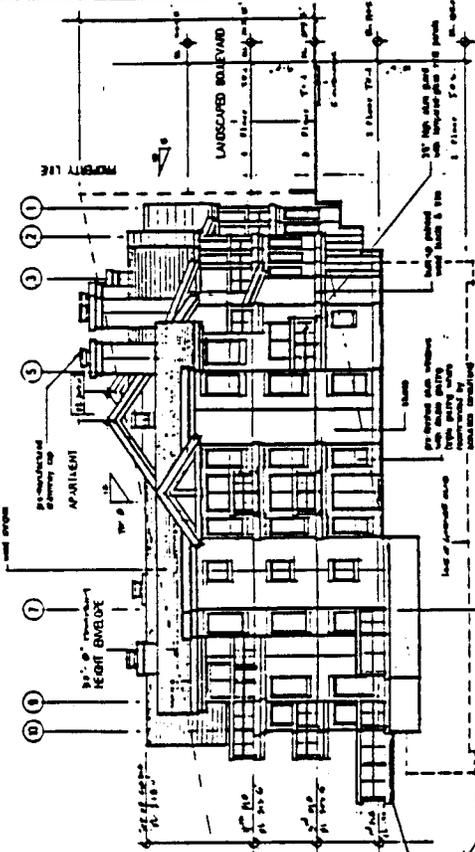
115
HARRIS STREET
VANCOUVER
B.C. CANADA
V6A 1S1
PH: 604.681.8882
FX: 604.681.8871

**CHAMPLAIN
HEIGHTS
SOUTH**
VANCOUVER, B.C.

**RESCORP
PROPERTIES
INC.**

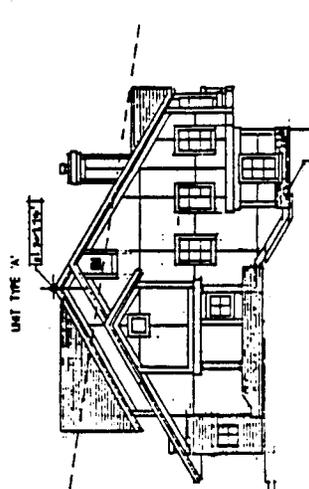
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FORM
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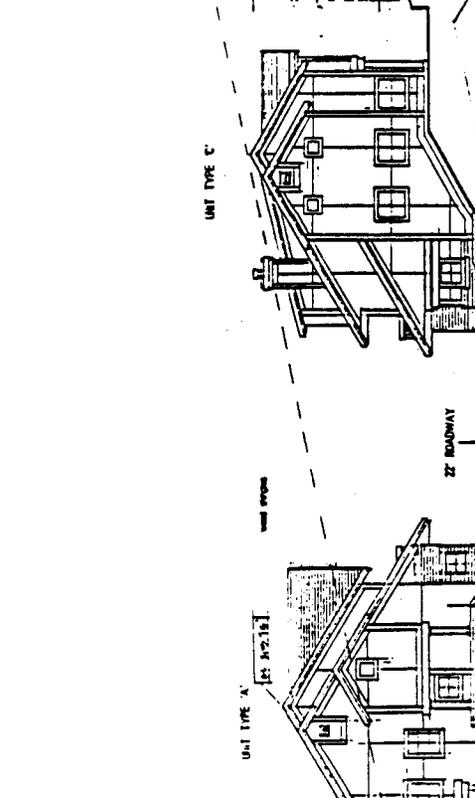


EAST ELEVATION

RESCORP PROPERTIES INC.
SCALE: 1/8" = 1'-0"

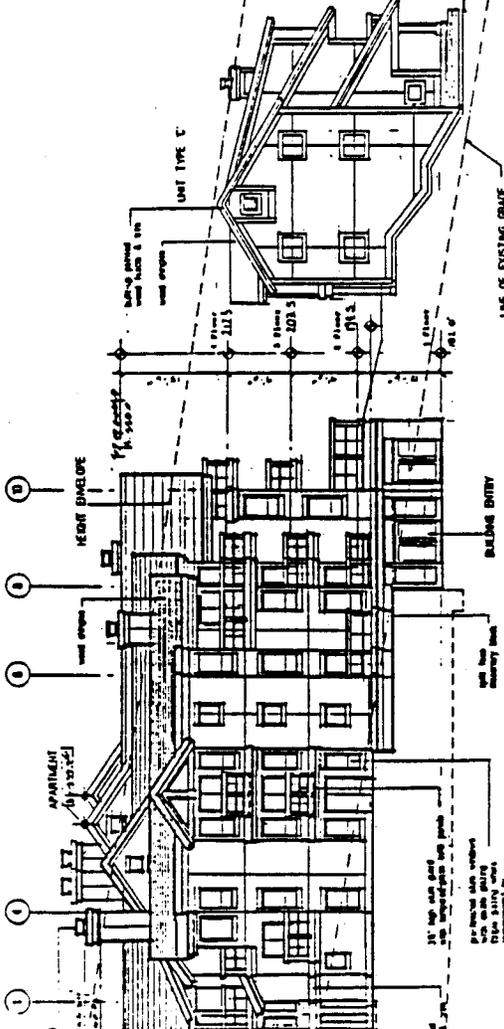


PARTIAL SITE SECTION



PARTIAL SITE SECTION

RESCORP PROPERTIES INC.
SCALE: 1/8" = 1'-0"



WEST ELEVATION

RESCORP PROPERTIES INC.
SCALE: 1/8" = 1'-0"

CITY OF VANCOUVER
MEMORANDUM

91-086

From: CITY CLERK

Date: May 17, 1991

To: CITY MANAGER
DIRECTOR OF HOUSING & PROPERTIES
CITY ENGINEER
→ DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES
MANAGER OF REAL ESTATE & HOUSING
PUBLIC HEARING CLERK

Refer File: 8003

Subject: Champlain Heights South - Minor Text
Amendment to CD-1 By-law No. 5381

| | |
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| RECEIVED | |
| PLANNING DEPARTMENT | |
| MAY 21 1991 | |
| NUMBER | MI 3508 |
| REFERRED TO | THH/FIS |
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| ANSWER REQ'D | |

REVISED

I wish to advise you of the attached extract from the Minutes of the Vancouver City Council Meeting of Tuesday, May 14, 1991, regarding a Policy Report (Development and Building), dated April 29, 1991, regarding the above matter.



DEPUTY CITY CLERK _{LG}

TT:mjh
Attachment

Letters Also Sent To:

- Mr. Steve Zuliani, Moodie Consultants Ltd.
464 West 13th Avenue, Vancouver, B.C., V5Y 1W5
- Ms. Claire Normand, Entre Nous Femmes Housing Society
1656 Adanac Street, Vancouver, B.C., V5L 2C6

280

POLICY REPORT
DEVELOPMENT AND BUILDING

Date: April 29, 1991
Dept. File No.:

TO: Vancouver City Council

FROM: Director of Planning, in consultation with the Director of Housing & Properties, the City Engineer and the Fraser Lands Development Consultant

SUBJECT: Champlain Heights South - Minor Text Amendment to CD-1 By-law No. 5381

RECOMMENDATION

THAT the Director of Planning be instructed to make application to amend Section 4.6.2 of the Champlain Heights South CD-1 By-law No. 5381 to reduce the parking requirement for sub-areas 3 and 4 from 1.75 to 1.4 spaces per dwelling unit for low income, non-market family housing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law;

AND FURTHER THAT the application and by-law be referred to Public Hearing.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Council policy, as reflected in the CD-1 By-law for Champlain Heights South, is to provide for housing in sub-areas 3 and 4, subject to the provision of 1.75 parking spaces per dwelling unit. The parking requirement for low income housing in the Parking By-law is one space for every two dwelling units.

PURPOSE

This report recommends that the minimum required number of off-street parking spaces per dwelling unit be lowered for development sites designed for low income, non-market family housing in sub-areas 3 and 4 of Champlain Heights South.

DISCUSSION

The current minimum requirement for off-street parking is 1.75 spaces per dwelling unit. The experience of existing low income, non-market family housing developments is that 1.2 to 1.5 parking spaces per dwelling unit is sufficient to accommodate resident and visitor parking plus some storage needs.

The Champlain Heights South area contains three low income, non-market development sites. Two sites have submitted proposals for B.C.H.M.C.'s 1991 non-profit family housing programme, one of which meets the 1.75 ratio. The designers of the second site are having great difficulty in meeting the 1.75 ratio given the site's steeper slope and budget constraints. The third site's slope is similar to that of the second site.

This report recommends amending Section 4.6.2 of the Champlain Heights South CD-1 By-law to require a minimum of 1.4 parking spaces per dwelling unit for sites designated for low income, non-market family housing under the National Housing Act. This ratio should be physically achievable and reflects the needed amount of parking for this tenure of housing.

The proposed parking requirement of 1.4 spaces per dwelling unit is suitable for low income family housing, noting that even though the Parking By-law requirement is considerably lower, Champlain Heights South is a somewhat isolated area with fewer transportation alternatives than the City as a whole.

20

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING
April 14, 1991

1. Policy Report
Development and Building
April 29, 1991

Champlain Heights South - Minor Text
Amendment to CD-1 By-law No. 5381

Council considered a report of the City Manager, in which the Director of Planning, in consultation with the Director of Housing & Properties, City Engineer and the Fraser Lands Development Consultant, recommended an amendment to the Champlain Heights South CD-1 By-law to reduce the parking requirement for sub-areas 3 and 4 for low-income, non-market family housing. The City Manager recommended approval of the amendment.

Responding to a question from Council, Mr. S. Zuliani, on behalf of the Fraser Lands Development Consultant, advised that this amendment to reduce to the parking requirement only pertains to low income, non-market family housing in the Champlain Heights area, and not to the city generally.

MOVED by Ald. Price,

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT the Public Hearing for this matter be held on June 18, 1991 at 2:00 p.m.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: June 19, 1991

To: City Manager
→ Director of Planning
Associate Director, Zoning Division
Director of Legal Services
City Engineer

Refer File: P.H. #249

Subject: Public Hearing - June 18, 1991

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of June 18, 1991, regarding the text amendment to CD-1 By-law No. 5381, 3300-3600 S.E. Marine Drive.

Please note any items contained therein for your attention.

CITY CLERK

JT:ci
Att.

Also sent to: Mr. Steve Zuliani
Moodie Consultants Ltd.
464 West 13th Avenue
Vancouver V5Y 1W5

Ms. Claire Normand
Entre Nous Femmes Housing Society
1656 Adanac Street
Vancouver V5L 2C6

RECEIVED
PLANNING DEPARTMENT
JUN 20 1991
NUMBER M4291
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CITY OF VANCOUVER

2

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 18, 1991, in the Council Chamber, Third Floor, City Hall, at 2:05 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, Puil,
Wilson and Yorke

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: J. Thomas

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 & Development By-law.

- CARRIED UNANIMOUSLY

1. Text Amendment: CD-1 By-law No. 5381
3300-3600 S.E. Marine Drive

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

TEXT AMENDMENT: CD-1 BY-LAW, NO. 5381 - 3300-3600 S.E. MARINE DRIVE (Lot B, D.L. 330, Plan 17987; Lots A and E, Blocks 16 to 19, D.L. 330, Plan 14773; Lots 129, 132 to 134, Blocks 24 to 29, District Lots 330 and 331, Plan 19131; and Lots 185 and 186, Blocks 24 to 29, D.L. 331, Plan 22800)

(i) If approved, the proposed text amendment would reduce the parking requirement in sub-areas 3 and 4 for low-income, non-market family housing from 1.75 to 1.40 spaces per dwelling unit.

(ii) Any consequential amendments.

Clause No. 1 cont'd

The Director of Planning recommended approval.

The agenda contained the following summary of the proposed changes.

SUMMARY OF PROPOSED CHANGES

| | CURRENT STATUS | PROPOSED REZONING (IF APPROVED) |
|---|---------------------------|---------------------------------|
| ZONE | CD-1 | CD-1 |
| OFF-STREET PARKING (FOR NON-MARKET DWELLINGS) | 1.75 spaces/dwelling unit | 1.40 spaces/dwelling unit |
| OFF-STREET PARKING (FOR MARKET DWELLINGS) | 1.75 spaces/dwelling unit | 1.75 spaces/dwelling unit |

There were no speakers.

MOVED by Ald. Bellamy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

* * * *

The Special Council adjourned at 2:10 p.m.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

To: CITY MANAGER
→ DIRECTOR OF PLANNING

| | |
|---------------------|---------|
| RECEIVED | |
| PLANNING DEPARTMENT | |
| AUG - 6 1991 | |
| NUMBER | M 5491 |
| REFERRED TO | THF/FAS |
| COPY TO | |
| ANSWER REQ'D | |

Date: August 2, 1991

Refer File: 2608-1

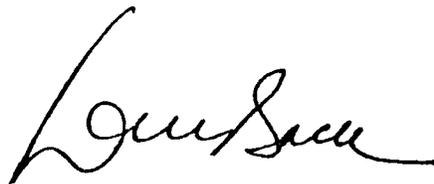
Subject: Form of Development: 3600 Southeast Marine Drive
D.A.212646 - CD-1 By-law Number 5381

I wish to advise you of the following extract from the Minutes of the Vancouver City Council Meeting of Tuesday, July 30, 1991, regarding a Administrative Report, dated June 14, 1991, regarding the above matter.

"MOVED by Ald. Price,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

In reviewing the foregoing report, a member of Council enquired whether a landscape buffer for this multiple residential development will be provided, and the Director of Planning undertook to confirm if a buffer has been required."



DEPUTY CITY CLERK

#

TT:mjh

Letter Also Sent To:

Mr. Julio Gomberoff, Gomberoff & Policzer Architects
101 - 1012 Balfour Avenue, Vancouver, B.C., V6H 1X1



MEMORANDUM

To *file* Date *9/11/13*
From *John Coetz*
Subject *East setback sub area 1, Champlain Heights full*

There is an "apparent" contradiction between the Guidelines and by-law. The Guidelines are more correct,

Discussion with Steve Tubiani indicates the intent of sec. 4.7.2 (b) is that landscaped setbacks should be related to 3 m minimum when adjacent to walkways, *main drive* or "and Parks".

This east side yard adjoins the park, so the 3m minimum should be applied, not 9m use Section 4.7.2.(c).

CD-1(141)

CITY OF VANCOUVER
MEMORANDUM

92 016

From CITY CLERK

Date: February 5, 1992

To CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES

Refer File 8003

Subject Form of Development: 3600 Southeast Marine Drive
DA213493 - CD-1 By-law Number 5381

REC-5381
N 0865
FAS
THF

I wish to advise you Vancouver City Council, at its meeting on Tuesday, February 4, 1992, approved the recommendation of the City Manager, as contained in an Administrative Report, dated January 30, 1992, regarding the above matter.

M. Kinsella

CITY CLERK

A

TT:mjh

Letter Also Sent To:

Mr. Eric Schroeder, Gomberoff Policzer Architects
101 - 1012 Balfour Street, Vancouver, B.C., V6H 1X1

44

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: February 5, 1992

To: CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES

Refer File: 8003

Subject: Form of Development: 3600 Southeast Marine Drive
DA213493 - CD-1 By-law Number 5381

| |
|---------------------|
| RECEIVED |
| PLANNING DEPARTMENT |
| FEB - 6 1992 |
| NUMBER N 0865 |
| REFERRED TO FRS |
| COPY TO (THF) |
| ANSWER BY |

I wish to advise you Vancouver City Council, at its meeting on Tuesday, February 4, 1992, approved the recommendation of the City Manager, as contained in an Administrative Report, dated January 30, 1992, regarding the above matter.

M. Kinsella

CITY CLERK

At

TT:mjh

Letter Also Sent To:

Mr. Eric Schroeder, Gomeroff Policzer Architects
101 - 1012 Balfour Street, Vancouver, B.C., V6H 1X1

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: Feb. 19, 1992

To:



City Manager
Director of Planning
Associate Director Land Use & Development

Refer File: 2608-2

Subject:

Form of Development: 3450 Southeast Marine Drive (139)
D.A. 213625 - CD-1 By-law Number 5381

I wish to advise Vancouver City Council, at its meeting on February 18, 1992, approved the recommendation of the City Manager, as contained in the Administrative Report dated February 6, 1992, regarding the above matter.

CITY CLERK

TT:cs

Also sent to: Mr. Tom Dishelroy
Project Architect
Perkins & Cheung Ltd.
#210 - 111 Water Street
Vancouver, B.C.
V6B 1A7

| | |
|---------------------|--------|
| RECEIVED | |
| PLANNING DEPARTMENT | |
| FEB 21 1992 | |
| NUMBER..... | N 1309 |
| REFERRED TO..... | FAS |
| COPY TO..... | (THP) |
| ANSWER REQ'D..... | |

Champlain Heights South

BY-LAW NO. 6682

A By-law to amend
By-law No. 5381,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 5381 is amended:
 - (a) in section 3.2 by deleting Diagram 1 and by substituting the new Diagram 1 which follows below:

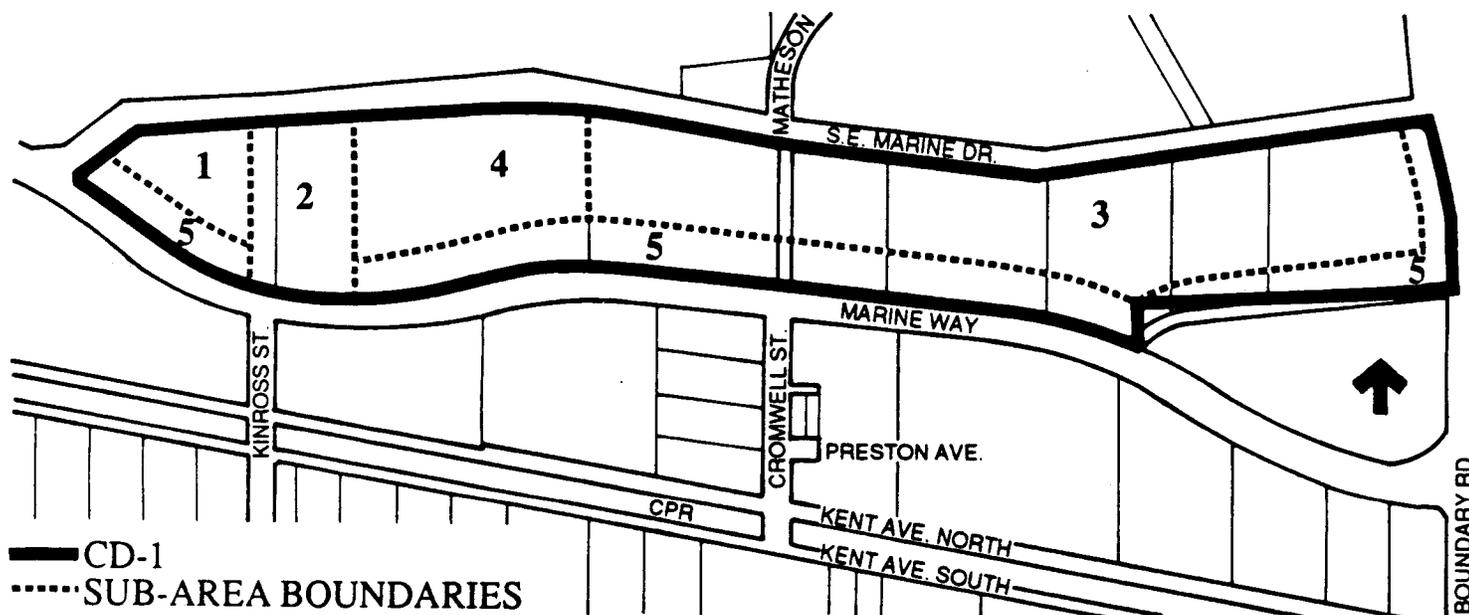


Diagram 1

- (b) by deleting section 3.4 and by substituting therefor the following:

"3.4 Sub-area 5 shall consist of a setback/buffer area extending northerly 30.48 m (100 ft.) perpendicularly or radially distant from the Marine Way property line and from the north property line of the lane north of

Champlain Heights South
Sub Area 1

BY-LAW NO. 6702

A By-law to amend
By-law No. 5381, being a By-law which amended
the Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 5381 is amended:
 - (a) in Table 1 of section 3.3 by adding thereto a line commencing with the words "Accessory uses" followed by the symbol "X" in the columns headed by the numbers "1", "3" and "4";
 - (b) in section 4.4.3 by deleting the words "20 percent of the site area." and by substituting therefor a colon and the following:
 - "(a) 30 percent of the site area for sub-area 1, and
 - (b) 20 percent of the site area for sub-areas 3 and 4.";
 - (c) in section 4.4.4 by deleting the words "30 percent" and by substituting therefor the following:

"40 percent for sub-area 1 and 30 percent for sub-areas 3 and 4";
 - (d) in section 4.7.1 by deleting clause (c) and by substituting therefor the following:
 - "(c) church: 10.67 m (35 ft.), except that the Director of Planning may permit religious symbolic structures, such as spires or towers, within 10.67 m (35 ft.) of the church building provided that:
 - (i) he is satisfied that the structure is compatible with the overall appearance of the building;

Marine Way for sub-areas 1, 3 and 4, and extending westerly 21.33 m (70 ft.) perpendicularly distant from the Boundary Road property line for sub-area 3. No portion of the setback/buffer area shall be used in the calculation of site area, floor space ratio, site coverage, or dwelling unit density calculations for any development in sub-areas 1, 3 or 4."; and

* (c) in section 4.7.1 by changing the period at the end of clause (c) to a semi-colon and by adding thereafter the following:

"except that

- (d) the northerly boundary of sub-area 5 shall, where applicable, be used as a boundary of the site for the purpose of determining corners and establishing the base surface; and
- (e) the Director of Planning may, after considering the intent of this by-law, the recommendations of any advisory groups and any applicable policies or guidelines approved by Council, prescribe an average existing grade where there exists an abnormality in the existing grade at a specific location."

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

DONE AND PASSED in open Council this 19th day of
June, 1990.

(sgd) Gordon Campbell
Mayor

(sgd) 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 19th day of June 1990, and numbered 6682.

CITY CLERK"

* Refer to memo dated 91 0324 (Al Lloyd) for interpretation (attached).

- (ii) the height of such structure shall not exceed 21.34 m (70 ft.); and
- (iii) the width of such structure shall not exceed 20 percent of the width of the church measured on any elevation drawing.";
- (e) in clause (b) of section 4.7.2 by inserting immediately after the word "walkways" a comma and the following:
 - "from the west limit of sub-area 2"; and
- (f) in section 4.8.1 by:
 - (i) inserting immediately after the words "dwelling units" the words "or church use area";
 - (ii) inserting immediately after the words "Dwelling Unit" the words "or Church Use Area"; and
 - (iii) adding thereto the following:

| | |
|------------------------|------|
| "(e) Assembly spaces | 40 |
| "(f) Office/Work areas | 40". |

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

DONE AND PASSED in open Council this 31st day of
July , 1990.

(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 31st day of July 1990, and numbered 6702.

CITY CLERK"

Champlain Heights South
Sub Area 1

BY-LAW NO. ~~6702~~

A By-law to amend
By-law No. 5381, being a By-law which amended
the Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 5381 is amended:

(a) in Table 1 of section 3.3 by adding thereto a line commencing with the words "Accessory uses" followed by the symbol "X" in the columns headed by the numbers "1", ~~"3"~~ and ~~"4"~~;

(b) in section 4.4.3 by deleting the words "20 percent of the site area." and by substituting therefor a colon and the following:

"(a) 30 percent of the site area for sub-area 1, and

(b) 20 percent of the site area for sub-areas 3 and 4.";

(c) in section 4.4.4 by deleting the words "30 percent" and by substituting therefor the following:

"40 percent for sub-area 1 and 30 percent for sub-areas 3 and 4";

(d) in section 4.7.1 by deleting clause (c) and by substituting therefor the following:

"(c) church: 10.67 m (35 ft.), except that the Director of Planning may permit religious symbolic structures, such as spires or towers, within 10.67 m (35 ft.) of the church building provided that:

(i) he is satisfied that the structure is compatible with the overall appearance of the building;

MOTIONS (CONT'D)

G. Allocation of Land for Road Purposes
(The North 17 feet of Lot 6
of Lots 1 to 5, Blocks 1 to 6 and
12 of Block C, District Lots 319,
323 and 324, Plan 2733)

MOVED by Ald. Taylor,
SECONDED by Ald. Owen,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

The North 17 Feet of Lot 6 of Lots 1 to 5, Blocks 1 to 6 and 12 of Block C, District Lots 319, 323 and 324, Plan 2733

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

H. Champlain Heights South Guidelines

MOVED by Ald. Taylor,
SECONDED by Ald. Owen,

THAT the document entitled "Champlain Heights South CD-1 Guidelines (Sub-Area 1, Church Site)" be adopted by Council for use by applicants and staff for development applications in Champlain Heights South, Sub-Area 1; and

FURTHER THAT the document entitled "Fraser Lands Champlain Heights South Guidelines," previously approved by Council, be amended as necessary to apply only to Sub-Areas 2 - 5.

- CARRIED UNANIMOUSLY

Champlain Heights South

BY-LAW NO. 6853

A By-law to amend
By-law No. 5381, being a By-law,
which amended the Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 5381 is amended in section 4.6.2 by deleting the words "1.75 spaces per dwelling unit" and substituting therefor the words "1.40 spaces per dwelling unit for sites designated for low income, non-market family housing under the National Housing Act and 1.75 spaces per dwelling unit for all other residential uses".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 25th day of
June , 1991.

(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 25th day of June 1991, and numbered 6853.

CITY CLERK"

3300 S.E. Marine Drive

BY-LAW NO. 7120

A By-law to amend
By-law No. 5381, being a
by-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 4 of By-law No. 5381 is amended by adding the
following:

"4.3.4 The Director of Planning may permit a covered
entranceway to be excluded in the computation of floor
space ratio in sub-area 1, provided that the Director
of Planning first considers all applicable policies and
guidelines adopted by Council and that he approves the
design of the covered entranceway, and provided further
that the total area excluded does not exceed 185 m²."

2. 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
June , 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 8th day of June 1993, and
numbered 7120.

CITY CLERK"

3358 S.E. Marine Drive
(Baptist College)

BY-LAW NO. 7139

A By-law to amend
By-law No. 5381, being a By-law which
amended By-law No. 3575, the Zoning
and Development By-law, by rezoning
an area to CD-1

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

1. The Schedule to By-law No. 5381 is amended:
 - (a) in clause (b) of section 4.3.1 by deleting the figure "0.75" and by substituting therefor the figure "0.77"; and
 - (b) in section 4.5.1 by deleting the phrase "59.3 units per hectare (24 units per acre)" and by substituting therefor the phrase "60 units per hectare (24.3 units per acre)".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 6th day of
July, 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 6th day of July 1993, and numbered 7139.

CITY CLERK"

A4

ADMINISTRATIVE REPORT

Date: January 30, 1992
Dept. File No.: MC

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 3600 Southeast Marine Drive
DA213493 - CD-1 By-law Number 5381

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 3600 Southeast Marine Drive be generally approved as illustrated in Development Application Number 213493, prepared by Gomeroff-Policzer Architects and stamped "Received, City Planning Department, January 13, 1992", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no Council policy directly applicable to this matter.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site. The development application proposes the construction of a multiple residential development containing 70 dwelling units and an accessory building for amenity purposes on the site.

SITE DESCRIPTION AND BACKGROUND

The subject site is located in Champlain Heights South, adjacent to Southeast Marine Drive on the north and Boundary Road on the east (see Appendix A, attached).

At a Public Hearing on June 26, 1980, Council approved rezoning of various lands south of Southeast Marine Drive from M-1, RT-2 and CD-1 to M-1B and CD-1 Districts. CD-1 By-law No. 5381, governing the subject site, was enacted on August 12, 1980.

At a Public Hearing on July 14, 1988, Council approved text amendments to this CD-1 By-law. These amendments, enacted on August 1, 1989, by By-law Number 6537, were accompanied by companion guidelines (Fraser Lands Champlain Heights South Guidelines for CD-1 By-laws No. 5381 and 6537), adopted by Council resolution on August 15, 1989. On June 19, 1990, July 31, 1990, and June 25, 1991, further minor text amendments were incorporated by By-laws Numbered 6682, 6702 and 6853.

A form of development was approved by Council for this site on July 30, 1991. That development, however, was not proceeded with and a new form of development is being proposed with this development application.

PROPOSED DEVELOPMENT

The proposed residential development involves the construction of a multiple dwelling building containing 70 dwelling units with one level of underground parking for 98 parking spaces.

The development application (Number 213493), submitted by Gomeroff-Policzer Architects, complies with the provisions of the CD-1 By-law which accommodates residential development to a floor space of 0.75. (Any variances from the By-law will be dealt with through "prior to" conditions of approval.)

Table 1 below provides a summary to the relevant statistics.

TABLE 1

| | REQUIRED/PERMITTED Under CD-1 By-law Number 5381 | PROPOSED DEVELOPMENT (D.A. 213493) |
|-----------------------------|--|---|
| SITE AREA | 7,266.0 sq.ft. (min) | 192,274.0 sq.ft. |
| FLOOR AREA | 96,376.5 sq.ft. (max) | 74,676.0 sq.ft. |
| SITE COVERAGE | 0.50 | 0.26 |
| HEIGHT | 32.8 ft. | 31.0 ft. |
| PARKING | 98 spaces (min) | 98 spaces |
| NUMBER OF DWELLING UNITS | 71 D.U. (max) | 70 D.U. 47 - 2 bedrooms 23 - 3 bedrooms |
| RESIDENTIAL ACOUSTICS | REQUIRED | PROVIDED |

The proposed development has been assessed against Council-approved guidelines and the design is within the scope of these guidelines, responding to the stated objectives.

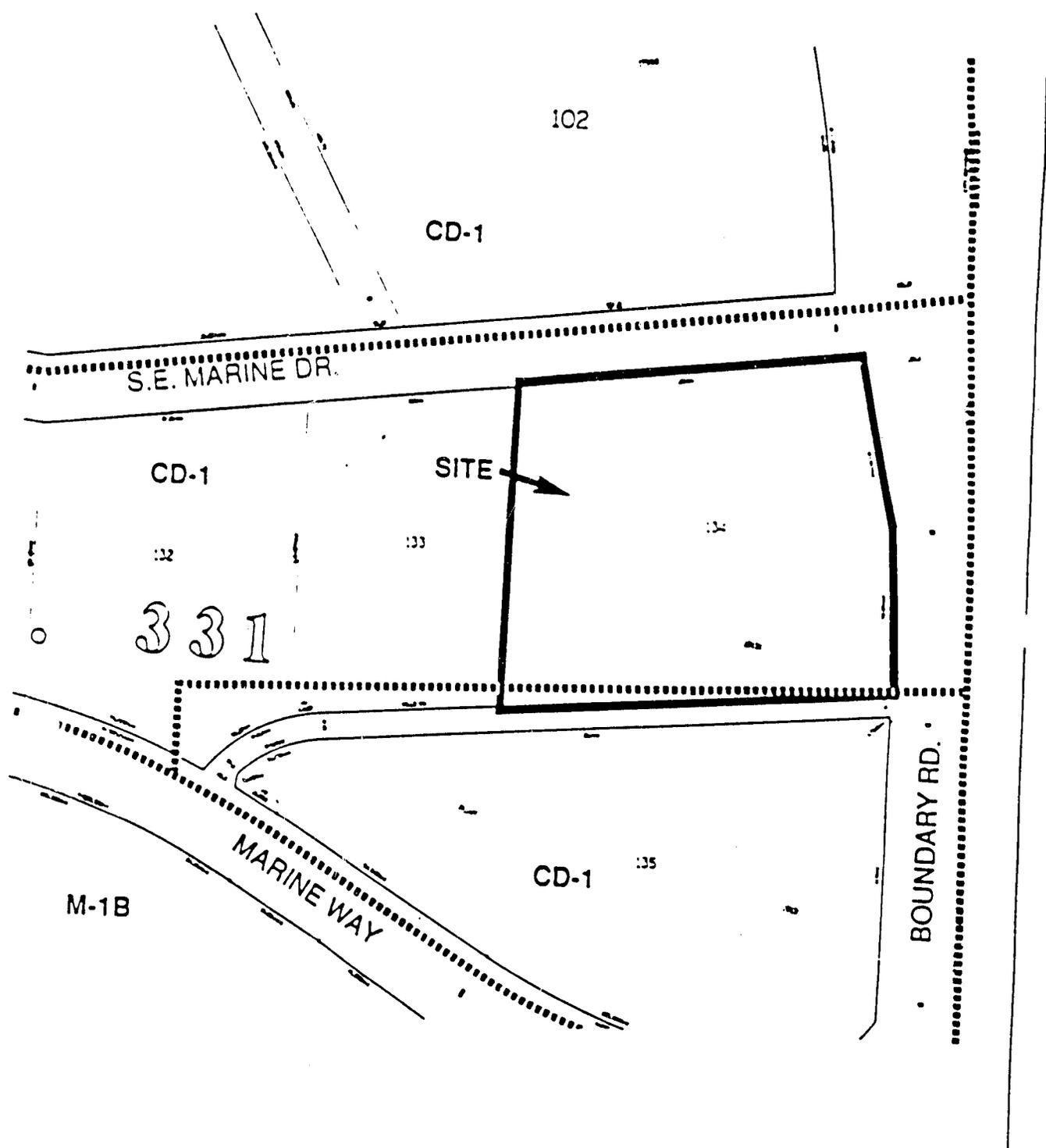
Members of Council have previously questioned the landscaped setback along Marine Drive for development in this CD-1 area. The setback required in the By-law for this development is 9.8 ft. The proposed development would have a setback of 13.0 ft. to the projecting entrances and 21.83 ft. to the main face of the building. The development therefore, more than meets the minimum By-law requirements. The setback now proposed is also greater than that approved with the previous form of development.

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

CONCLUSION

The Director of Planning is prepared to approve Development Application Number 213493, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



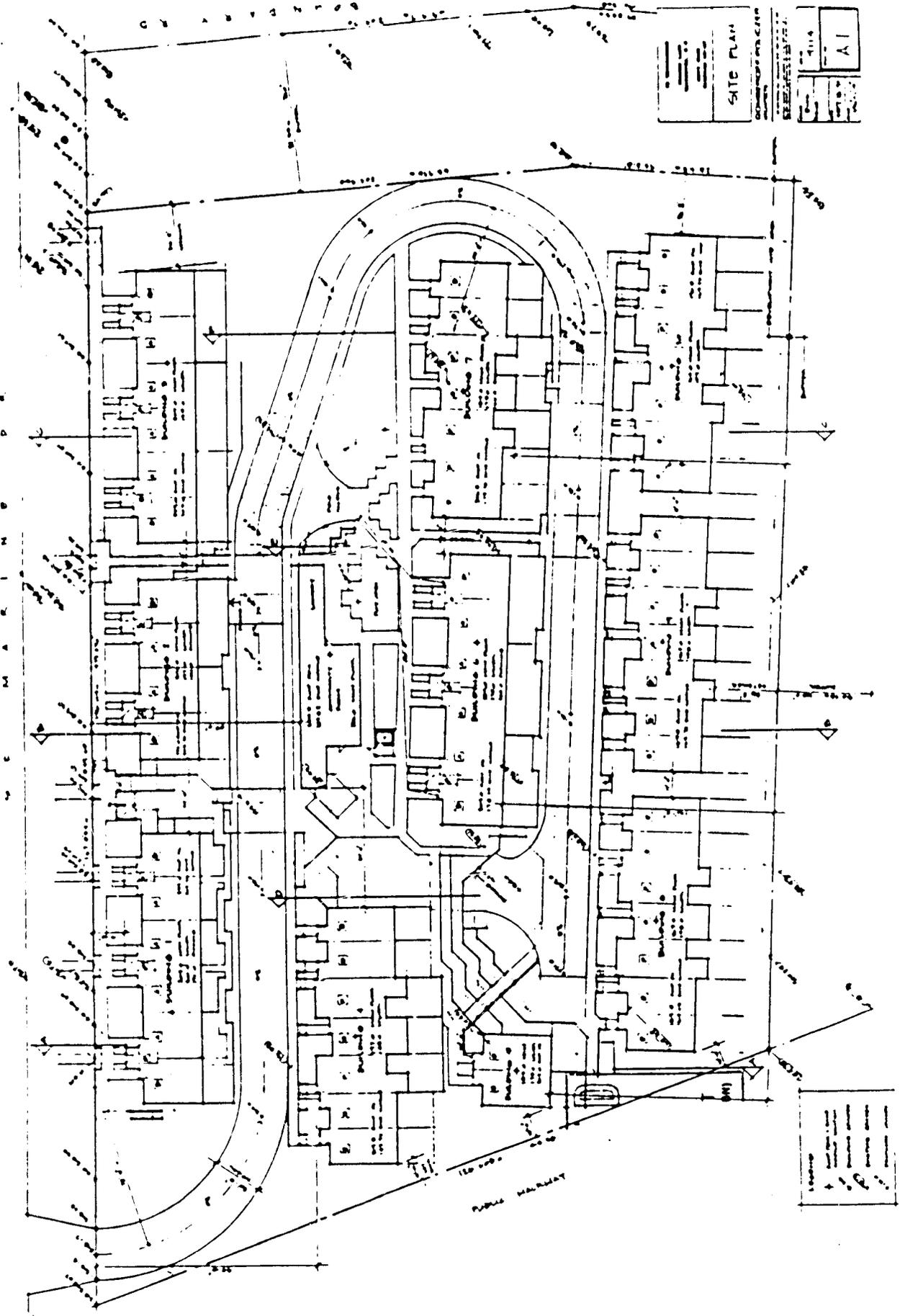
DA 212646
 3600 S.E. Marine Way

City of Vancouver Planning Department

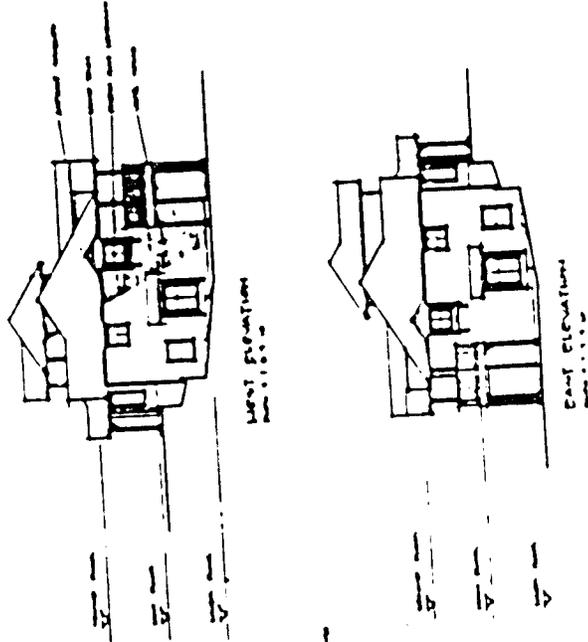
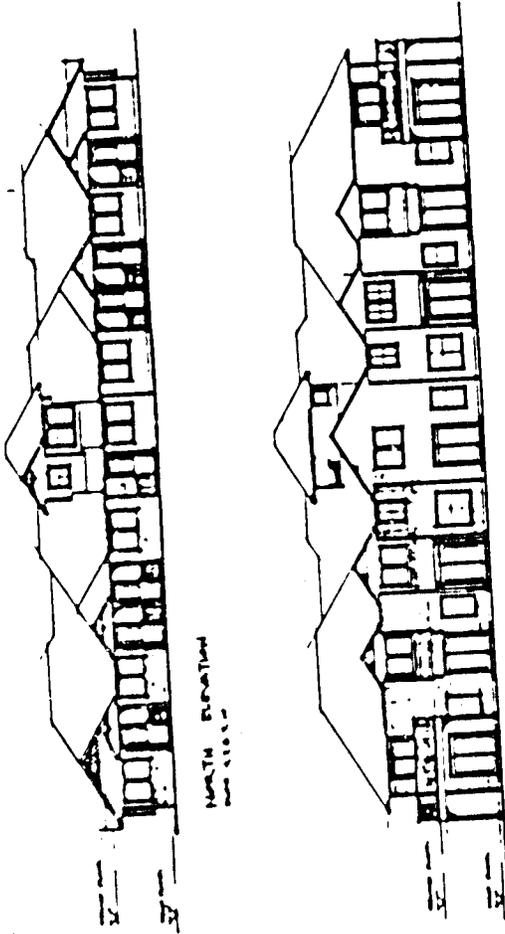
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|-----------------|
| Date: June 1991 |
| Drawn: Dean |
| Scale: 1:2000 |



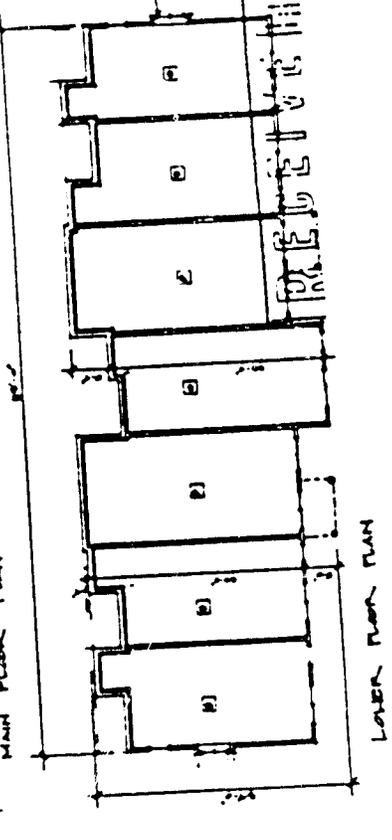
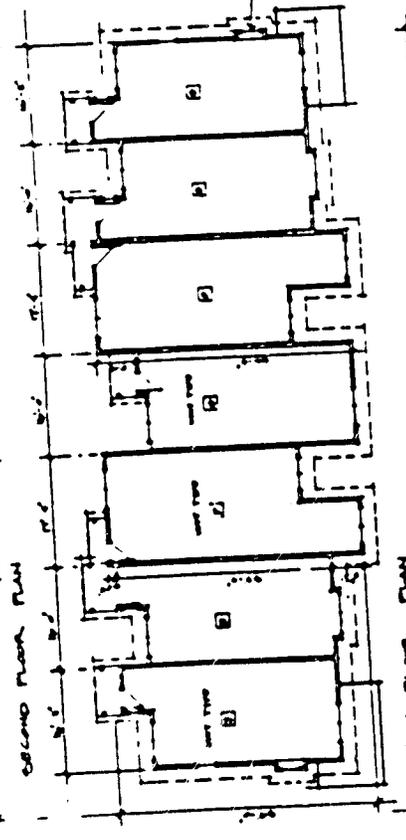
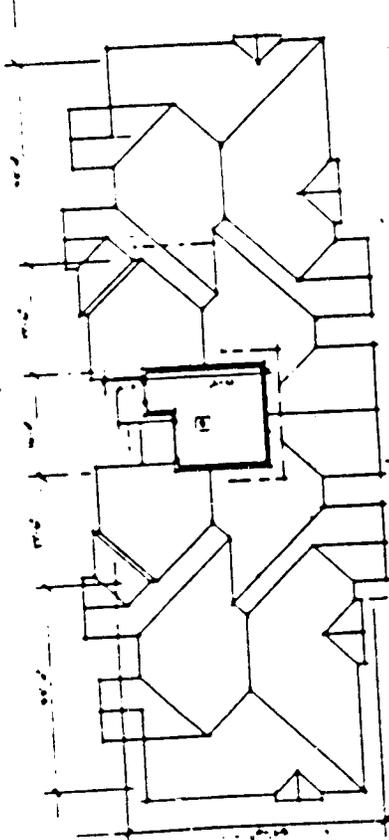
APPENDIX B



119

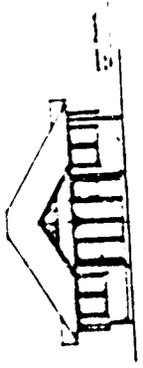


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|---------------------|------------------|
| Project No. | 114 |
| Sheet No. | A7 |
| Scale | 1/8" = 1'-0" |
| Author | |
| Checked | |
| Drawn | |
| Project Name | Building Plans |
| Project Location | Washington, D.C. |
| Project Description | |
| Project Date | |

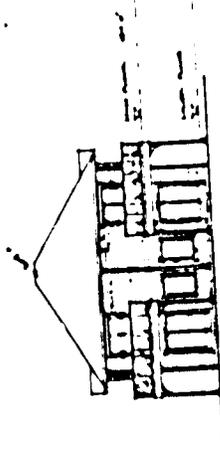


BUILDING 6.6

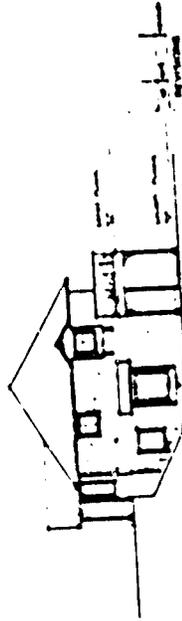
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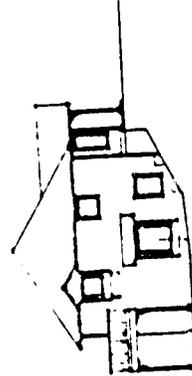
North Elevation
Page 3



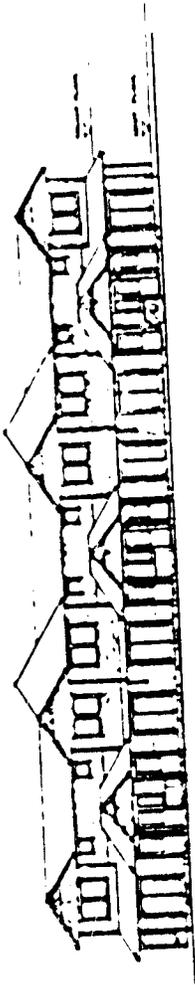
South Elevation
Page 3



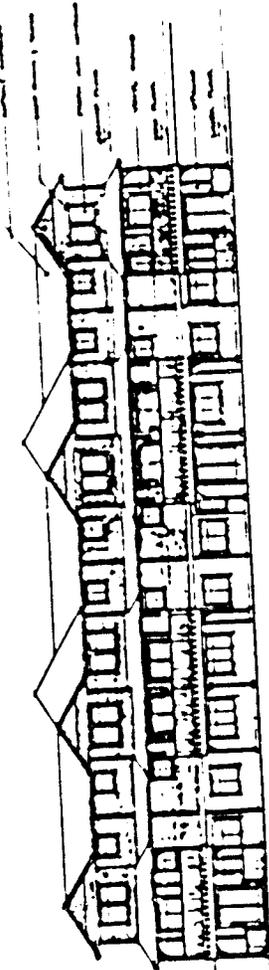
West Elevation
Page 3



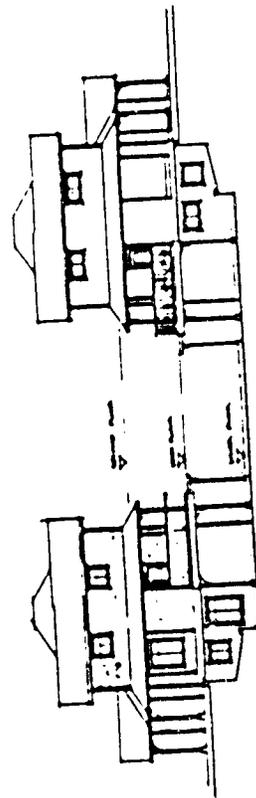
East Elevation
Page 3



North Elevation
Page 3



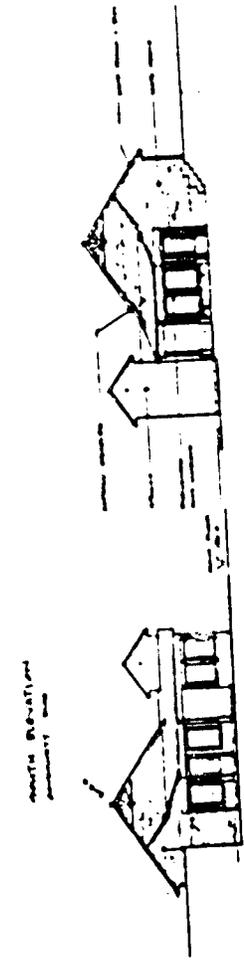
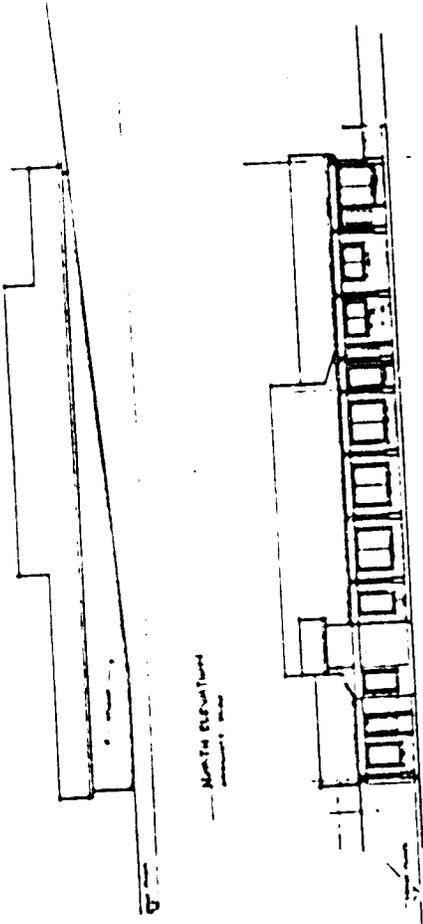
South Elevation
Page 3



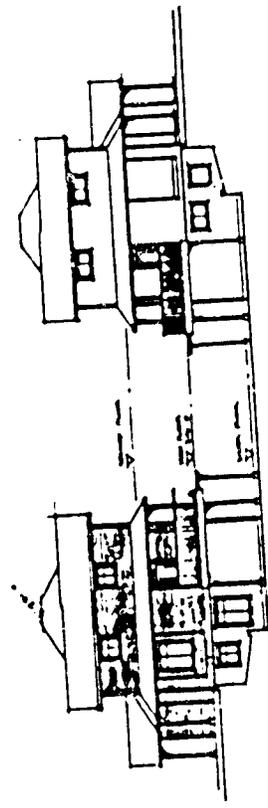
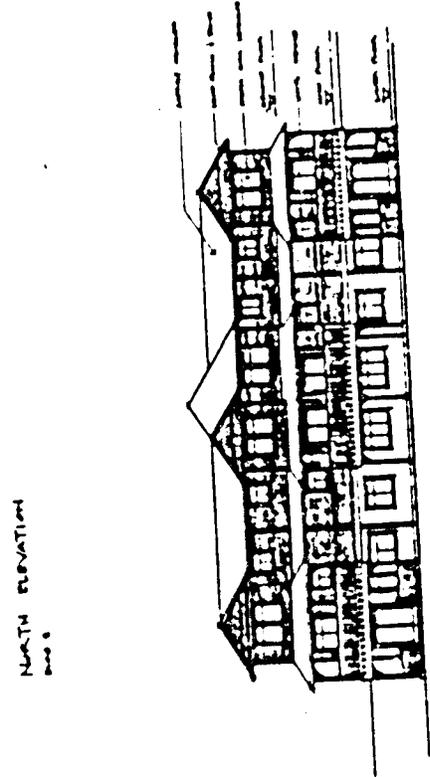
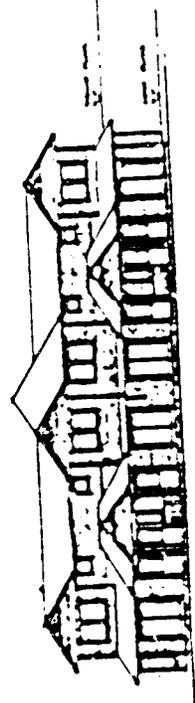
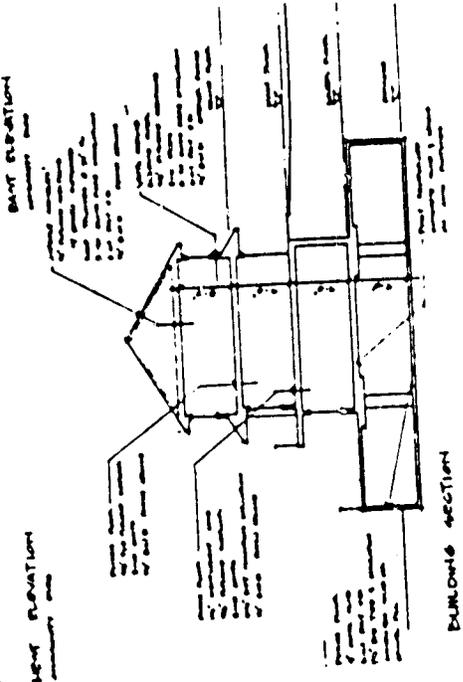
East Elevation
Page 3

West Elevation
Page 3

| | |
|--------------|--|
| ELEVATIONS | |
| SHEET NO. 10 | |
| DATE: 11/14 | |
| A10 | |



| | |
|--------------|-----------------|
| Project Name | 123 Main Street |
| Client | ABC Corporation |
| Architect | XYZ Architects |
| Date | 10/15/2023 |
| Scale | 1/4" = 1'-0" |
| Sheet No. | 4 of 4 |
| Project No. | 2023-001 |



West Elevation Sheet 3

East Elevation Sheet 3

52

CD-1 (139)
Champlain Heights
920130 South.

DESC Jan 30 92 - City Manager's Report to City Council
TEXT File Reference No.: TT 8003

ADMINISTRATIVE REPORT

Date: January 30, 1992
Dept. File No.: MC

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 3600 Southeast Marine Drive
DA213493 - CD-1 By-law Number 5381

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 3600 Southeast Marine Drive be generally approved as illustrated in Development Application Number 213493, prepared by Gomberoff-Policzer Architects and stamped "Received, City Planning Department, January 13, 1992", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no Council policy directly applicable to this matter.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site. The development application proposes the construction of a multiple residential development containing 70 dwelling units and an accessory building for amenity purposes on the site.

SITE DESCRIPTION AND BACKGROUND

The subject site is located in Champlain Heights South, adjacent to Southeast Marine Drive on the north and Boundary Road on the east (see Appendix A, attached*). At a Public Hearing on June 26, 1980, Council approved rezoning of various lands south of Southeast Marine Drive from M-1, RT-2 and CD-1 to M-1B and CD-1 Districts. CD-1 By-law No. 5381, governing the subject site, was enacted on August 12, 1980.

- 2 -

At a Public Hearing on July 14, 1988, Council approved text amendments to this CD-1 By-law. These amendments, enacted on August 1, 1989, by By-law Number 6537, were accompanied by companion guidelines (Fraser Lands Champlain Heights South Guidelines for CD-1 By-laws No. 5381 and 6537), adopted by Council resolution on August

-
 -NUMBER OF DWELLING - 71 D.U. (max) - 70
 D.U. -
 -UNITS - 47 - 2
 bedrooms -
 - - 23 - 3
 bedrooms -
 - -
 -
 -RESIDENTIAL ACOUSTICS- REQUIRED -
 PROVIDED -

- 3 -

The proposed development has been assessed against Council-approved guidelines and the design is within the scope of these guidelines, responding to the stated objectives.

Members of Council have previously questioned the landscaped setback along Marine Drive for development in this CD-1 area. The setback required in the By-law for this development is 9.8 ft. The proposed development would have a setback of 13.0 ft. to the projecting entrances and 21.83 ft. to the main face of the building. The development therefore, more than meets the minimum By-law requirements. The setback now proposed is also greater than that approved with the previous form of development.

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

CONCLUSION

The Director of Planning is prepared to approve Development Application Number 213493, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *

*On file in the City Clerk's Office.

- - - - END OF PRINT REQUEST - - - -

Clause 1(a) and (b) (cont'd)

This development is also in keeping with Council's strategy of reducing traffic congestion by encouraging residential development in this area and reducing commuters. The application also provides for a substantial amount of bicycle parking within the new residential complex.

Staff Closing Comments

Staff offered no additional comments.

Council Decision

Prior to making a decision, several members of Council expressed the view that staff need to reconsider their approach when notifying residents about rezoning applications, as well as other City-related issues. Members of Council also referred to a previously requested report on waterfront tower height and Council expressed a desire to see this report as soon as possible.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City Manager ensure that when the anticipated report from the Housing Centre on housing affordability comes back, it deals with the issues related to Triangle West and new neighbourhoods.

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

An application by the Director of Land Use and Development was considered as follows:

The proposed amendments to various zoning District Schedules, Official Development Plans and CD-1 Comprehensive Development District By-laws, would either:

- not allow any of the permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies except in buildings existing prior to April 23, 1985 in which case the present regulations would apply; or

cont'd....

Clause No. 2 (cont'd)

- continue to permit a maximum of 8 percent of permitted residential floor area to be excluded form Floor Space Ratio (FSR) for balconies BUT to permit no more than half of excluded floor area to be enclosed; or
- permit no more than 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies.

The proposed acoustic amendments would delete the acoustic requirement for balconies, terraces, patios, etc.

Amended Balcony Enclosure Guidelines and Policies are also proposed.

The Director of Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Ralph Segal, Planner, provided background on this issue and introduced the options before Council this evening.

In 1964, in order to improve livability in higher density multiple dwelling developments, open balconies were excluded from FSR to a maximum of eight percent of residential floor area. In the early 1980s, the City received numerous requests from owners of units in existing buildings to enclose their balconies for reasons of poor insulation and acoustics, air drafts and other interior problems. In response, Council in 1985 adopted balcony enclosure guidelines by which enclosed balconies would continue to be excluded from FSR.

Subsequently, in response to the development industry's request for equity, Council permitted this exclusion to apply to new construction, subject to adherence to the guidelines. Since then, new buildings have, to an increasing degree, incorporated enclosed balconies as additional interior space displacing the private open space, the open balconies, for which the FSR exclusion had been originally provided.

Since enclosed balcony space has been successfully marketed at the full per square foot price of the rest of the dwelling unit, many developers have been more and more aggressive in seeking the full eight percent exclusion for enclosed balconies. This differs from a mix of open and enclosed balconies that were anticipated when the exclusion was first put in place.

cont'd....

Clause No. 2 (cont'd)

With the aid of photographs distributed to Council (on file in the City Clerk's Office), Mr. Segal explained that enclosure of most or all balconies bulks up buildings by filling in the volumes of open balconies and intends to create less residential, more office-like buildings. Exclusions from FSR are usually given to encourage developers to provide facilities that are considered important for livability but would likely not be provided without that incentive. In this case, bonuses are being permitted when they the negative affect of displacing the private open space for which the FSR exclusion was intended.

Recommendation A1 would eliminate the FSR exclusion for enclosed balconies except in the buildings existing prior to 1985, as per the original intent of the balcony enclosure provisions. Alternatively, should Council consider that enclosed balconies do have merit, A2 is offered which states that no more than half of the excluded balcony area may be enclosed. The third option, A3 is to simply allow outright the full eight percent exclusion to be enclosed.

This application also proposes an acoustic amendment. At present, acoustic requirements in many district schedules and CD-1 by-laws apply to standards in both rooms within the unit as well as exterior balconies and patios. As the current standard often requires balconies to be enclosed, even when this is not desired, the proposed amendment will delete this requirement. Mr. Segal also explained that amendments are proposed to the balcony enclosure guidelines which would delete provisions calling for easy conversion of enclosed balconies back to open balconies, as well as adding several additional clauses which will clarify the design intent in new construction.

Responding to a question from a member of Council, Mr. Segal advised of an error in the memorandum dated July 18, 1995 from the City Clerk, which referred this matter to Public Hearing. Recommendation A1 makes reference to excluding floor space ratio for enclosed balconies except in buildings existing prior to April 23, 1995. This should read April 23, 1985.

A member of Council enquired whether these guidelines would permit a style of balcony sometimes referred to a french balconies. Mr. Segal advised this style would not be permitted under the proposed guidelines.

Council members also enquired whether thresholds will still be required between the interior unit and the closed balconies. It was confirmed the proposed guidelines still contain this threshold requirement.

cont'd....

Clause No. 2 (cont'd)

Correspondence

All correspondence received prior to this matter being referred to Public Hearing was included as Appendix E in the Council report. One additional letter stressing the need for more open balconies in Vancouver and another favouring option A2, were also received.

Speakers

The Mayor called for speakers for and against the application, and the following addressed Council.

Mr. Hans Schmidt, representing the Society of Soundscape Preservation, expressed concern with the proposed deletion of acoustic requirements, on the grounds that if these requirements are deleted, the City is simply accommodating the noise which exists and not attempting to eliminate or reduce it. A greater emphasis should be directed towards elimination of the source of noise.

Mr. Dugal Purdie, on behalf of the Urban Development Institute (UDI), indicated his support for option A2 as it represents an appropriate compromise. The UDI is strongly opposed to A1 as this would affect proformas upon which construction was predicated upon. Mr. Purdie urged Council to support recommendation A2 with an amendment to exclude the applicability of the guidelines to enclosed space, as the Institute believes the total design of the building should be left with the architects and reviewed through the existing development permit process, without the addition of guidelines.

Mr. Stuart Howard, on behalf of the Architectural Institute of British Columbia (AIBC), lent his support to option A2, as it represents a compromise position. AIBC would ultimately prefer option 5 as stated in its May 30, 1995 brief to Council, but is willing to accept the compromise position. Mr. Howard suggested the Planning Department is naive in its support of option A1 because apartments are now significantly smaller in size and the continued requirement of an open balcony would result in a small, unusable space.

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

THAT the City continue to permit a maximum of eight percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies, but to permit no more than half of excluded floor area to be enclosed;

FURTHER THAT the requirement that thresholds be included in enclosed balconies be removed.

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

THAT those District Schedules and CD-1 by-laws containing an acoustic regulation be amended, to delete the acoustic requirement for on-site open space (i.e., balconies, terraces, patios, etc.), generally as outlined in Appendix A of the Policy Report dated June 6, 1995.

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT Council advise the Planning Department that it supports "French Balconies" where appropriate and that language be incorporated in the balcony regulations and/or guidelines that would encourage their provision.

- CARRIED UNANIMOUSLY

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend

By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381, 5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475, 6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688, 6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739, 6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817, 6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135, 7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174, 7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209, 7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337, 7340, 7381, 7425, 7431, 7434 and 7461, 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 Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended in section 5 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

2. The following By-laws are each amended in section 6 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column:

| | | | |
|------|------|------|------|
| 4037 | 6688 | 7087 | 7180 |
| 4397 | 6710 | 7155 | 7189 |
| 4677 | 6713 | 7157 | 7209 |
| 5852 | 6731 | 7163 | 7246 |
| 6272 | 6738 | 7166 | 7381 |
| 6363 | 6768 | 7173 | 7425 |
| 6421 | 6787 | 7174 | 7431 |
| 6582 | 6827 | 7175 | 7434 |
| 6663 | | | |

3. By-law No. 6730 is amended in section 6.1 by deleting the words "Terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

4. The following By-laws are each amended in section 7 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

| | | | |
|------|------|------|------|
| 5836 | 6321 | 6564 | 7114 |
| 6310 | 6322 | 6739 | 7135 |
| 6312 | 6323 | 6740 | 7158 |
| 6315 | 6325 | 6817 | 7223 |
| 6319 | 6528 | 6965 | 7230 |
| 6320 | | | |

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

10. By-law No. 6744 is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

12. By-law No. 5381 is amended in section 4.8.1 by

(a) deleting clause (d), and

(b) relettering clauses (e) and (f) as (d) and (e), respectively.

13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).

14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).

15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

16. By-law No. 7317 is amended in section 9 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

17. By-law No. 7461 is amended in section 9 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

18. By-law No. 7204 is amended in section 12 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

19. 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
January , 1996.

"(signed) Jennifer Clarke"
Deputy 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 11th day of January 1996, and numbered 7515.

CITY CLERK"

3330 S.E. Marine Drive
Champlain Heights South
Sub-area 1

BY-LAW NO. 7923

A By-law to amend
By-law No. 5381, being a By-law which amended
the Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 5381 is amended in the schedule entitled "Champlain Heights South"

- (a) in section 3.1 by inserting as the next entry following "•church;" the new entry "•child day care facility;"
- (b) in Table 1 of section 3.3 by inserting after the line beginning with the word "Church" a new line commencing with the words "Child Day Care Facility" followed by the "X" symbol in the column headed by the number "1".
- (c) in clause (a) of section 4.3.1 by deleting the figure "0.25" and by substituting therefor the figure "0.61".
- (d) in clause (a) of section 4.4.1 by deleting the figure "30" and by substituting therefor the figure "50".
- (e) in section 4.6 by renumbering sections 4.6.2 and 4.6.3 to 4.6.3 and 4.6.4 respectively and inserting the following new section 4.6.2:

"4.6.2 For sub-area 1 the minimum number of parking spaces will be:

- (a) for Church, a minimum of 1 space for each 9.3 m² of floor area used for assembly purposes, except that where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning may require parking for only the largest of these areas;
- (b) for all other uses, including accessory uses to Church, a minimum of 1 space for each 35 m² of gross floor area exceeding the first 750 m², except that the Director of Planning, in consultation with the City Engineer and taking into account the time-varying demand of uses, may deem that one or more parking spaces simultaneously may be applied to meet the separate requirements for more than one accessory use in the development.", and

(f) in section 4.7.1 by

(i) deleting clause (c) and by substituting therefor the following:

"(c) church: 10.67 (35 ft.), except that the Director of Planning may permit:

(i) for any portion of the building located within 24.4 m (80 ft.) of the northerly boundary of the setback/buffer area for sub-area 5 required by section 3.4, an increase in the maximum height of up to 15.0 m (50 ft.), provided he first considers:

(A) the height, bulk and location of the building and its effects on the site, surrounding

buildings, adjacent properties and streets,
and existing views;

- (B) the amount of open space, and the effects of the overall design on the general amenity of the area;
- (C) the intent of this By-law, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby park lands; and
- (D) the submission of any advisory group, property owner or tenant; and

(ii) religious symbolic structures, such as spires or towers, within 10.67 m (35 ft.) of the church building provided that:

- (A) he is satisfied that the structure is compatible with the overall appearance of the building;
- (B) the height of such structure shall not exceed 21.34 m (70 ft.); and
- (C) the width of such structure shall not exceed 20 percent of the width of the church measured on any elevation drawing;"

(ii) and by deleting the words "except that" which directly follow clause (c) and substituting the words "and shall be subject to the following:".

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

DONE AND PASSED in open Council this 21st day of July ,
1998.

(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 21st day of July 1998, and numbered 7923.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

PRESENT: Mayor Philip Owen
 Councillor Fred Bass
 Councillor Jennifer Clarke
 Councillor Daniel Lee
 Councillor Don Lee
 Councillor Sandy McCormick
 Councillor Sam Sullivan

ABSENT: Councillor Lynne Kennedy
 Councillor Tim Louis
 Councillor Gordon Price (Sick Leave)
 Councillor George Puil (Civic Business)

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

1. Text Amendments: District Schedules, Official Development Plans and

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute
Bill McEwen, Masonry Institute of British Columbia (brief filed)
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

Staff Closing Comments

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

RS-1 and RS-1S RT-4, etc.

(Italics denote amendment)

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
SECONDED BY Cllr. Don Lee,

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

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

* * * * *



Comments or questions? You can send us [email](#).

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EXPLANATION

**Zoning and Development
Various CD-1 by-laws**

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

**Director of Legal Services
14 March 2000**

I:\BYLAWS\WPDOCS\PORTER\CD-1CONS.WPD

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7164 7173
7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230
7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425
7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088
8097 8109 8111 8116 8130 8131

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. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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 clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) 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 subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) 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 subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) 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"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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 clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with 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-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with 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."

9. The By-laws listed below 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

"(iii) 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-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) 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. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

"(b) 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 clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

"(b) 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 clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 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."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon 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."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with 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."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

"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."

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) 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."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with 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."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with 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."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon 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."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with 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."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with 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."

27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) 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."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.4 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."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with 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.", and

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with 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."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with 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."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with 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."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with 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."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

"3.5 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."

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with 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."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon 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."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with 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."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

"4.1 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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 clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

"4.3 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."

41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) 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."

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with 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."

43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with 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."

44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon 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."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with 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."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

" - 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."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with 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."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon 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."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with 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."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with 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."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) 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."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with 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."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with 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."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with 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."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with 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."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 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 in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with 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."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with 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."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with 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."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) 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."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with 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."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with 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."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

"(b) 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;"

69.

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 March , 2000.

(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 14th day of March 2000, and numbered 8169.

CITY CLERK"