



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (141)

*Vancouver Community College (1155 East
Broadway)*

By-law No. 5407

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

Effective November 4, 1980

(Amended up to and including By-law No. 9197, dated November 23, 2005)

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (141).

2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (141) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses limited to Fitness Centre and Community Centre or Neighbourhood House;
- (b) Institutional Uses limited to:
 - (i) Child Day Care Facility,
 - (ii) Public Authority Use limited to community policing office,
 - (iii) School – University or College, and
 - (iv) Social Service Centre;
- (c) Office Uses limited to Health Care Office and Health Enhancement Centre;
- (d) Retail Uses limited to Grocery or Drug Store, Neighbourhood Grocery Store, and Retail Store;
- (e) Service Uses limited to Barber Shop or Beauty Salon, Catering Establishment, Photofinishing or Photography Studio, Print Shop, and Restaurant; and
- (f) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

3 Conditions of Use

3.1 Each use located along 7th Avenue must have direct principal pedestrian access at grade from 7th Avenue, except for any child day care facility, health care office, health enhancement centre, or social service centre.

3.2 No social service centre, health care office, health enhancement centre, or school – university or college may exist within the first storey of any building that fronts the north side of 7th Avenue between Glen Drive and Keith Drive for a depth of 10.7 metres from the front wall of the building, except for entrances to such uses and for accessory uses to a school – university or college.

3.3 No social service centre, health care office, health enhancement centre, or school – university or college may exist within the first storey of any building that fronts the south side of 7th Avenue in Phase 1, shown in Figure 1, for a depth of 10.7 metres from the front wall of the building, except for entrances to such uses and for accessory uses to a school – university or college.

3.4 For the purposes of sections 3.2 and 3.3, principal school – university or college uses include instructional classrooms, lecture theatre, regional offices, continuing education offices, and vocational trade shops, and accessory school – university or college uses include cafeterias and bookshops.

3.5 The width at the front of any grocery or drug store on 7th Avenue must not exceed 15 m.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5407 or provides an explanatory note.*

3.6 If the Director of Planning or Development Permit Board first considers:

- (a) the approved form of development;
- (b) all applicable policies and guidelines adopted by Council;
- (c) the relationship of the development with nearby residential areas;
- (d) pedestrian needs; and
- (e) submissions from any advisory groups, property owners, or tenants;

the Director of Planning or Development Permit Board may relax the restrictions set out in sections 3.2 and 3.3.

4 Density

4.1 For the purpose of computing floor space ratio, the site size is 31 531 m², being the size at the time of the rezoning application and before dedication of any part of the site.

4.2 The floor space ratio for all uses must not exceed 2.82 or 88 815 m.

4.3 Computation of floor space ratio must include all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

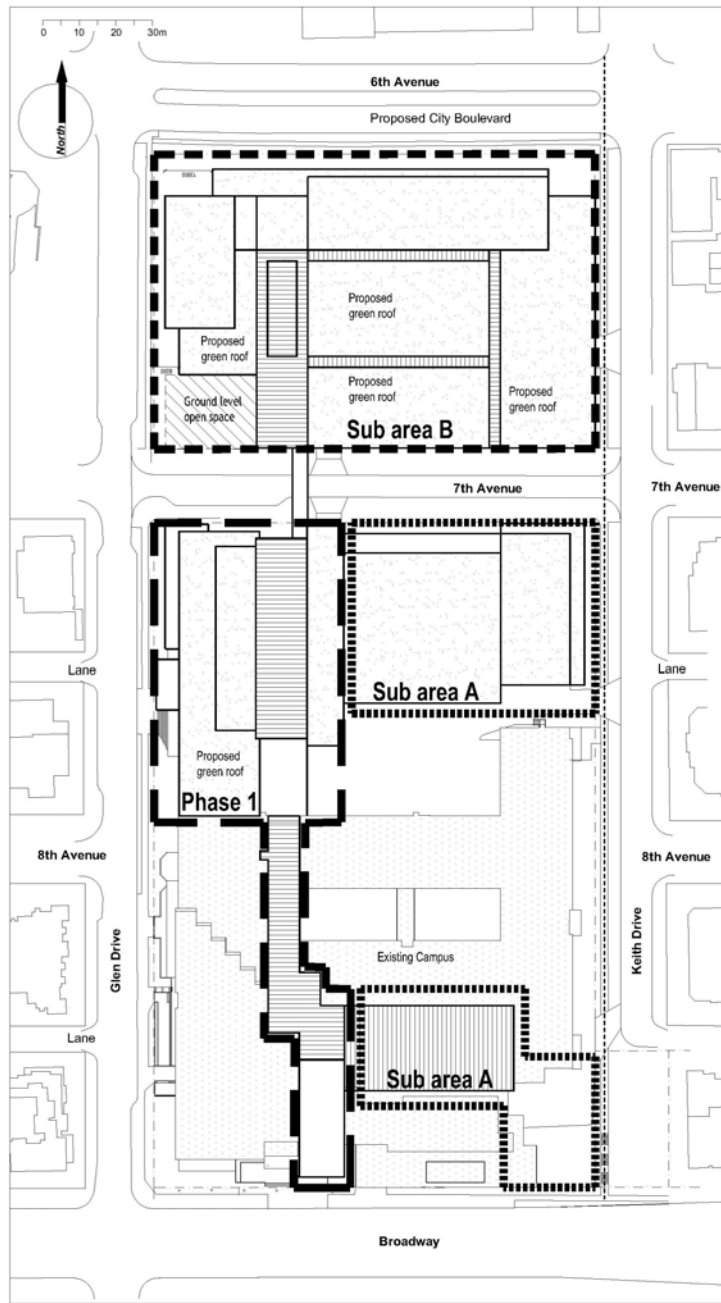
4.4 Computation of floor space ratio must exclude:

- (a) balconies, canopies, open concourses, sundecks, and other features which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) no more than 10% of the maximum permitted floor area of child day care facilities only if, in the opinion of the Director of Planning on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

5 Building height

5.1 Figure 1 shows the site including Phase 1, Sub-area A, Sub-area B, and the balance of the site.

Figure 1: Sub Areas



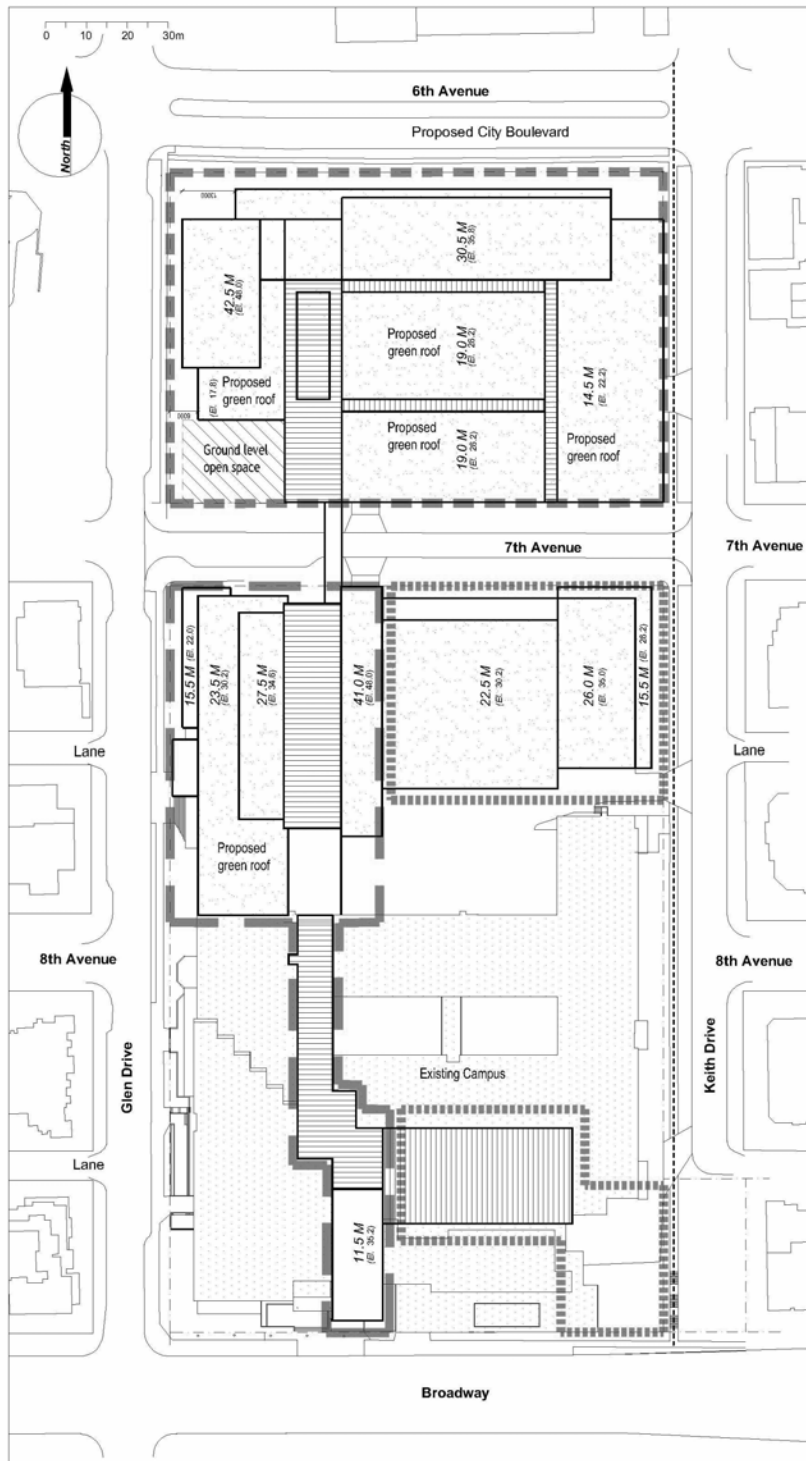
- 5.2** Figure 2 shows the maximum building heights set out in this section 5.
- 5.3** In Phase 1, the building height must not exceed 15.5 m.
- 5.4** In Sub-area A, the building height must not exceed 15.5 m.
- 5.5** In Sub-area B, the building height must not exceed 18.2 m.

5.6 Despite sections 5.3, 5.4, and 5.5, if the Director of Planning or Development Permit Board first considers:

- (a) the approved form of development;
- (b) all applicable policies and guidelines adopted by Council;
- (c) the relationship of the development with nearby residential areas;
- (d) the height, bulk, location, and overall design of the buildings, and their effect on the site, surrounding streets, and existing views;
- (e) pedestrian needs; and
- (f) submissions from any advisory groups, property owners, or tenants;

the Director of Planning or Development Permit Board may allow an increase in maximum building height to 41.0 m in Phase 1, 26 m in Sub-area A, and 42.5 m in Sub-area B.

Figure 2: Maximum Building Heights



6 Setbacks

6.1 Figure 3 shows the building setbacks set out in this section 6.

6.2 In Phase 1, the setback must be at least:

- (a) three m from the property boundary adjoining the east side of Glen Drive for any portion of a building that is 15.5 m or less in height; and
- (b) six m from the property boundary adjoining the east side of Glen Drive for any portion of a building that is more than 15.5 m in height.

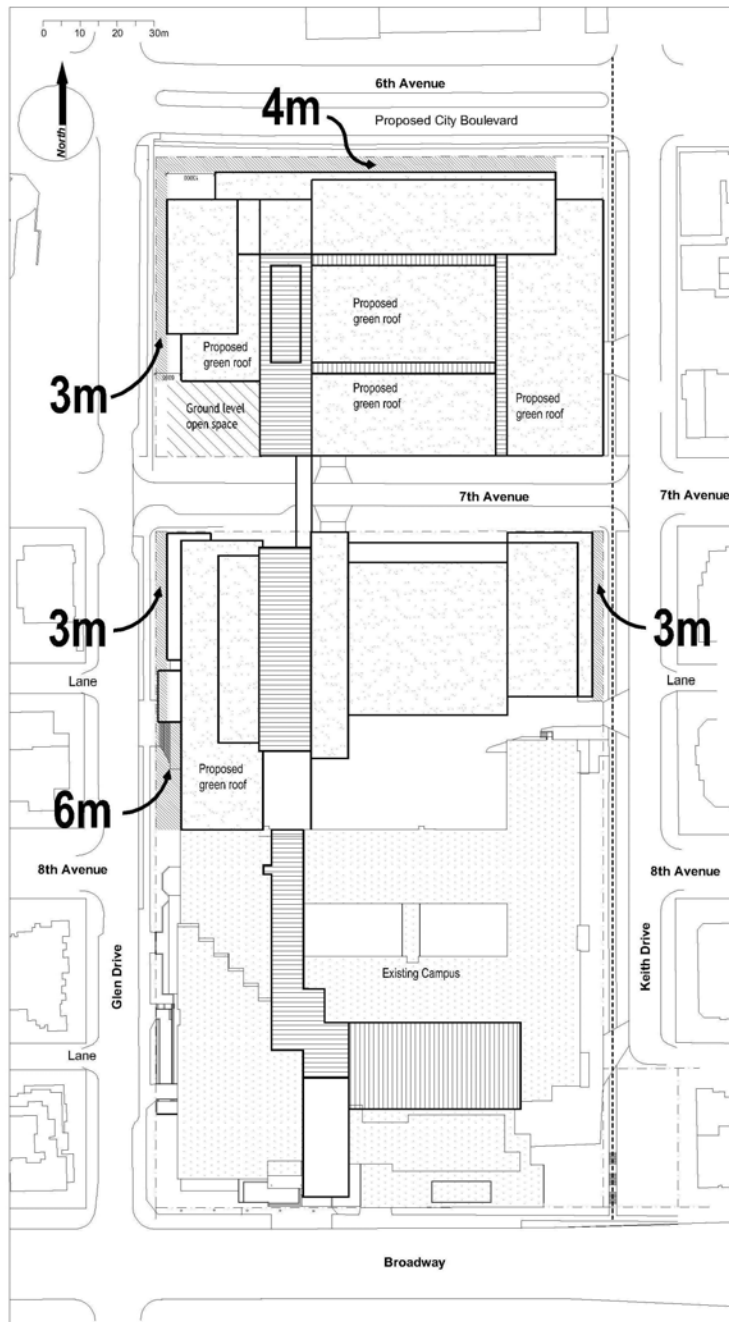
6.3 In Sub-area A, the setback must be at least:

- (a) three m from the property boundary adjoining the west side of Keith Drive for any portion of a building that is 15 m or less in height; and
- (b) six m from the property boundary adjoining the west side of Keith Drive for any portion of a building that is more than 15 m in height.

6.4 In Sub-area B, the setback of any portion of a building must be:

- (a) no more than three m from the property boundary adjoining the west side of Keith Drive; and
- (b) at least four m from the property boundary adjoining the south side of Great Northern Way.

Figure 3: Building Setbacks



- 7 Parking and loading, and bicycle storage
Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law.
- 8 Severability
A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

[9197; 05 11 23]



Dwg. May 3/1980
in Manila File

1155 E. Broadway /
1111 E. 7th.
VAN. C. College.
CO-1 # 141

CITY OF VANCOUVER
M E M O R A N D U M

From: CITY CLERK

Date: May 29, 1980

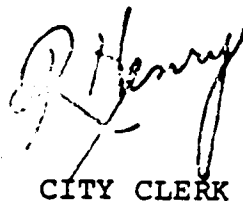
To: CITY MANAGER
CITY ENGINEER
→ DIRECTOR OF PLANNING
SUPERINTENDENT OF PARKS
PUBLIC HEARING CLERK

Refer File: 5311

Subject: Rezoning Application - Vancouver
Community College, China Creek Site

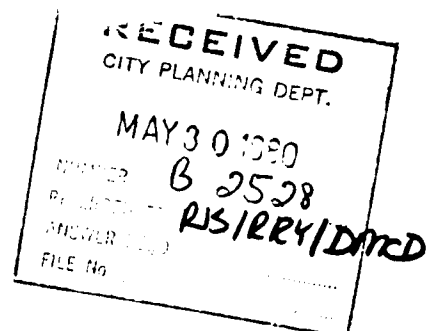
I wish to inform you that the Vancouver City Council, at its meeting on May 27, 1980, approved the recommendation of the City Manager, as contained in his attached report dated May 21, 1980.

Alderman Puil requested and the Mayor agreed that the City Manager meet with the Park Board and Civic staff to investigate the possibility of retaining a portion of the lands adjacent to No. 1 Fire Hall for utilization for the Chinese freemasons housing project.


CITY CLERK

GBarden:ci
Att.

Also sent to: Mr. R.B. Howard
Architect
1161 Melville Street
Vancouver V6E 2X7



MANAGER'S REPORT

B

DATE May 21, 1980

TO: Vancouver City Council

SUBJECT: Summary Report - Rezoning Application
Vancouver Community College, China Creek Site

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PROPOSAL

An application has been submitted on behalf of the Vancouver Community College to rezone lands bounded by Broadway, East 6th Avenue, Glen Drive and Keith Drive from M-1 Industrial District and RM-3A Multiple Dwelling District to CD-1 Comprehensive Development District.

The proposal is to transfer the functions of the present King Edward Campus to the new China Creek site, including high school completion, English language training, homemaking, courses for deaf people and other specialized activities. In addition, vocational shops will be added, including autobody, auto mechanics and diesel mechanics. The central administrative offices will be moved from downtown, as well as an unspecified number of the existing courses presently being offered in rented facilities. The new campus will provide much improved recreational and service facilities for the students than at the present quarters. To be developed in three phases, only Phases I and II form a part of this application. (Phase III is provided for information only). Details of the proposed development are contained in the main report.

CONCLUSION

The long search for a site to relocate the Vancouver Community College King Edward Campus has culminated with the submission of this rezoning application. The China Creek location has received continuing support from City Council and the Director of Planning and has received a reserved level of support from the surrounding community. There is no "perfect" site available for V.C.C., but this site meets criteria relating to size, central location, proximity to transit (including future L.R.T.) and cost. If developed, it will visually improve an area that has been largely vacant and in a state of blight for a number of years, and will provide a needed educational facility closer to the majority of the students it serves.

There are some trade-offs with every large development, and the negative ones here will be the traffic generation and foreseeable overspill of parking onto side streets. Also, some of the spectacular view of the mountains and downtown will be lost. The City's efforts in each of these issues should be to soften the known impacts as much as possible.

It is concluded that the uses, floor space ratio and site coverage proposed for Phases I and II should be supported as well as the parking spaces proposed for Phase I. The matters of parking spaces for Phase II and building height, setbacks and location of buildings on site in relation to view corridors for both phases depend to a great degree on detailed design and functional relationships and therefore should be dealt with under a development permit application to the satisfaction of the Director of Planning and the City Engineer.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the matter be referred to a Public Hearing:

THAT the application be approved in accordance with the parameters outlined in Appendix "C" of the main report."

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

CITY PLANNING
DEPARTMENT

DATE 1980 05 21

TO: City Manager (for Council)

SUBJECT: Rezoning Application - Vancouver Community College China
Creek Site

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

'An application has been submitted by R.B. Howard, Architect, on behalf of the Vancouver Community College, requesting an amendment to Zoning and Development By-law, No. 3575, whereby various properties from Broadway to East 6th Avenue and from Glen Drive to Keith Drive (Blocks 95, 111 and 114 of D.L. 264-A), with the exception of East Seventh Avenue, would be rezoned from M-1 Industrial District and RM-3A Multiple Dwelling District to CD-1 Comprehensive Development District, for the stated purpose of:

'Relocating the present King Edward Campus of the Vancouver Community College from its Oak Street site (to make way for hospital expansion) and to consolidate related College activities on a central east-side site. The facilities will comprise:

King Edward Campus Instructional classrooms
Regional Office
Continuing Education offices and classrooms
Vocational Trade Shops and classrooms
General and student support spaces
(library, cafeteria, gymnasium, lecture theatre.)'

INTRODUCTION

This rezoning application to develop a regional college was submitted on March 20, 1980 and is the culmination of a long search by Vancouver Community College (V.C.C.), assisted by the City Planning Department, to find a new site for the established King Edward campus. The facility must be relocated from 12th Avenue and Oak Street to make way for an expansion of the Vancouver General Hospital.

SITE DESCRIPTION

The site and existing zoning are outlined on the attached Appendix A plan. Existing development includes a wooden outdoor cycle track, a caretaker's residence and washrooms, a small manufacturing plant and the remains of a burnt-out sawmill. The rest of the site is vacant. An important feature of the site is that because it is depressed well below Broadway and the form of development has consistently been low in scale, it provides the only panoramic view of the mountains and the downtown for both motorists and pedestrians along east Broadway.

The site is divided by Seventh Avenue and has an area of 3.148 hectares (7.78 acres), portions of which are under extensive, poor quality landfill, and part of which forms the original drainage corridor for the surrounding area. The site drops off sharply from Broadway, then slopes gently down toward East 6th Avenue. The surrounding area is zoned RM-3A and M-1 but a considerable amount of older residential development remains, particularly to the east of the site towards Clark Drive. The M-1 area to the east of the site accommodates the S.P.C.A., a casket manufacturer and some smaller industrial establishments.

BACKGROUND

Since the early 1970's Vancouver Community College has been looking for a new site for the relocation of its King Edward Campus.

In October 1975 V.C.C. submitted a development permit application to convert an existing warehouse at 2780 East Broadway (at Kaslo) for purposes of a college campus. This application was refused by the Director of Planning as an unsuitable use at this location having regard to the lack of required off-street parking facilities. On December 16th, 1975 after hearing a delegation from V.C.C., City Council resolved:

'THAT the Director of Planning be instructed to process Development Permit Application No. 71895 - 2780 East Broadway, subject to the facility containing a parking structure which would immediately provide 350 parking spaces.

Further that the Vancouver Community College Council undertake to increase the structure to provide a maximum of 560 parking spaces at a later date, if proven necessary, and that the structure be so designed to permit this expansion.'

A public information meeting was held in the community and subsequently, on January 27, 1976, City Council heard further delegations from the community and resolved:

'THAT Council rescind its motion of December 16, 1975 and THAT Vancouver Community College Council be requested to work with the Planning and Development Committee and City officials with respect to locating a suitable alternate site for its King Edward campus.'

In February 1976 Mayor Phillips requested the Properties Division and Planning Department to assist V.C.C. in looking for sites. Some twelve sites were examined against a set of criteria relating to location and site area, access to transit, amenities and positive and negative impacts on the surrounding local community. Only three sites, including the China Creek Site, were considered worthy of further investigation. On March 9, 1976 City Council (In Camera) received a report prepared by R.B. Howard, Architect, showing three possible sites and further resolved:

'THAT Vancouver Community College be encouraged to pursue further with the Director of Planning the acquisition and use of the former Vancouver Sawmills site referred to as the China Creek site as a college campus.'

Negotiations between V.C.C. and the Vancouver Sawmills to enable the former to acquire the site carried on unsuccessfully for several months. Subsequently, in September, 1976, a rezoning application for the site, Block 95, D.L. 264A from M-1 Industrial District to RM-3A Multiple Dwelling District was submitted by Landmark Corporation Ltd. In the rezoning report it was recommended to City Council:

1. 'THAT the Director of Planning be authorized to hire a Consultant to undertake a study and present recommendations for an integrated development program for the area bounded by East 6th Avenue, Clark Drive, Broadway and Glen Drive, this study to be completed within one year with consultant's fee not to exceed \$15,000.00.
2. That the application not be approved.

On February 8, 1977 City Council resolved:

'THAT the recommendations of the City Manager be approved, after changing the completion period of study to six months;

FURTHER THAT the Director of Planning enquire of the Vancouver Community College and the Minister of Education on the status of the College at King Edward site and the needs of a new site.'

Terms of reference for the consultant work were developed by the Planning Department, several firms were asked to submit proposals and the I.B.I. Group was subsequently selected in June, 1977. During the following few months, a public meeting was held and several revisions of a draft report were produced by the Consultant. In December, 1977 the then current draft was circulated to appropriate City departments and outside agencies for comment. Extensive comments were received early in January, 1978 and in June, 1978 the final draft, incorporating the various comments was submitted by the Consultant. The report made two primary recommendations:

- '1. Encourage establishment of College on Broadway;
2. Improvement of Area and Recreation Facilities.'

It was intended that the report would be presented to City Council and later, at a public information meeting in the community. This was not carried through, however, mainly because of the continuing uncertainty regarding the status of the College proposals.

In October, 1978 V.C.C. advised the Planning Department they had received indications of funding approval for a new college campus from the Provincial Ministry of Education and were reviewing a number of site options, including the China Creek site. In March, 1979, however, V.C.C. informed the Planning Department that its Board had decided against pursuing the China Creek site due to an '...inability to negotiate appropriate terms for the acquisition of the property.' Negotiations resumed on the privately-owned site after a meeting between the principal City and V.C.C. officials. On June 19, 1979, City Council (In Camera) approved the recommendations of the City Manager in support of a proposal of the Park Board to sell the 4.15 acres of China Creek Park to V.C.C. contingent on the Park Board having a guaranteed option to purchase a City-owned industrial parcel of roughly the same size in Strathcona to meet long-term park objectives in that area.

In order to apprise the public of the V.C.C. proposal, a public meeting was held in the community on January 29, 1980, at which presentations were made by representatives of V.C.C. and their architect. Some fifty people attended the meeting and the concerns were primarily about parking, but also about community use of the facilities, daycare, student housing, traffic on local streets and turning movements, L.R.T., college use of adjacent parklands, and site drainage.

In February, 1980, Planning Department staff met with V.C.C. officials and their architect to provide advice on the elements that should be included with their rezoning application, including a parking and traffic analysis, resolution of the drainage problems, and resolution of the issue of the 'view corridor' along Broadway. It was also recommended that a scale model of the project be produced. The application was formally submitted on March 20, 1980.

PROPOSED DEVELOPMENT

Vancouver Community College is a multiple-campus college, presently operating three major campuses: King Edward, Langara and Vancouver Vocational Institute. Part-time courses are offered in various facilities owned and rented throughout the City. Presently the central administrative services of the College are operated out of leased quarters in the downtown due to a lack of space at their own facilities.

The proposal is to transfer the functions of the present King Edward Campus to the new China Creek site, including high school completion, English language training, homemaking, courses for deaf people and other specialized activities. In addition, vocational shops will be added, including autobody, auto mechanics and diesel mechanics. The central administrative offices will be moved from downtown, as well as an unspecified number of the existing courses presently being offered in rented facilities. The new campus will provide much improved recreational and service facilities for the students than at the present quarters.

The applicant states that the intention is to construct the facility in three phases which are outlined in Appendices B1, B2 and B3 respectively. Phase I, 'the immediately proposed construction', and Phase II, 'that expansion that can reasonably be anticipated as desirable and foreseeable in the near future', form the substance of the rezoning application. Phase III reflects the long-term intent of V.C.C., but is submitted for information purposes only.

(a) Description of Proposed Phases (provided by Applicant May 7, 1980)

	Block bounded by Broadway, 7th, Glen and Keith	Block bounded by 6th, 7th, Glen and Keith	Total Site Area
Site Area	5.39 acres	2.39 acres	7.78 acres
	<u>PHASE I</u>	<u>PHASE II</u>	<u>PHASE III</u>
Building Area (accumulated total)	276,000 sq.ft.	42,000 (318,000)	110,000 (428,000)
Floor Space Ratio*	0.8	0.9	1.2
Site Coverage*	0.25	0.27	0.47
Parking	540	540	Multi-storey Parking Structure. Numbers to suit.**

- * Excludes concourses, decks, courtyards, etc.
- ** Number of parking spaces to be determined by historical record of existing use and type of proposed expansion.

(b) Phase I Description (provided by Applicant March 17, 1980)
(See Appendix B1)

Building Areas:	Instructional:	104,955 sq.ft.	
	Instructional Support:	33,047	
	Student Services:	5,900	
	Administration:	10,735	
	General Support:	15,905	
	Building Services:	6,250	
	Regional Offices:	13,138	
	Continuing Education:	<u>4,010</u>	
	Total Net:		193,940 sq.ft.
	Total Gross @ 1.43		276,648 sq.ft.
	Outdoor Yards:		9,050 sq.ft.
	Parking	540 cars	
	Loading	3 spaces	
Student Stations:		1,822	
Maximum number of staff on Site at one time:		262	

(c) Phase II Description (See Appendix B2)

No additional student stations are proposed. Additions are proposed as follows:

- i) 16,000 square feet to resource centre (library)
- ii) 6,000 square feet for unspecified non-student station generating space such as racquetball courts, and
- iii) 19,500 square feet of office (3rd storey addition to Broadway elevation).

As parking requirements are based on the number of student stations and staff increases proposed are minimal, no additional parking spaces are to be provided in conjunction with Phase II.

(d) Phase III Preliminary Description (See Appendix B3)

Tentatively, Phase III will include 110,000 square feet of floor space. The actual uses, to be determined at a future date, will need to be tailored to evolving educational requirements. Additional parking is proposed for multi-level structures on the northern portion of the site.

PHASE
3

EVALUATION

1. Parking

The primary concern expressed by residents of Mount Pleasant has consistently been the provision of adequate on-site parking to ensure the continued availability of on-street parking for the local community. At the public information meeting held January 29, 1980, V.C.C. officials stated their thinking at the time of providing 300-400 parking spaces to accommodate 1,700 student stations (seats) plus staff. After receipt of China Creek Campus Parking/ Access Study, dated March, 1980 from their Consultant, Zoltan Kuun Associates, the rezoning application reflects the Consultant's recommended number of parking spaces on site - 540 to serve 1,822 student stations and 262 staff "on site one time maximum."

Planning Department staff asked Lower Mainland colleges to provide the following approximate figures, to be compared with the parking proposed at V.C.C. China Creek.

CAMPUS	Floor Space (Net Assign- able)	Parking Spaces	Student Stations Plus Staff (Max. one time)	Ratio of park- ing - Students & Staff	On-Street Overspill Parking
V.C.C. China Creek (Proposed)	193,940	540	2,084	1/3.9	100 (Zoltan Kuun)
V.C.C. Langara	200,000	992	3,929	1/3.9 1/3.9	Several blocks
Douglas (New West- minster)	55,000	250	640	1/2.6	Negligible
Capilano	140,000	900	1,580	1/1.8	Negligible
BCIT/PVI (shared parking)	1,049,000 (combined)	2,600	9,900 (combined)	1/3.8	400-500
UBC	Not avail.	9,400 (academic facilities)	30,000 (very rough)	1/3.2	Some (distance problem)
Simon Fraser	900,000 (not inclu- ding housing)	3,522 (academic facilities)	8,000 (very rough)	1/2.3	Negligible

In developing the recommended number of parking spaces to be provided at V.C.C. China Creek, Zoltan Kuun Associates carried out a car usage survey of the Regional Office staff, V.V.I. staff and students, and King Edward staff and students. They found that car usage is higher for V.V.I. students than for King Edward students; that no obvious relationship exists between good transit service and low car usage; and that it is unlikely that there will be any major change in the mode split (car vs. transit use) even though there will be less competition for parking around China Creek as compared with the present King Edward Campus. The study also concludes there will be less overall parking demand in the evenings because the regional office staff of 65 will not be on campus. Further, the study suggests that approximately 100 on-street parking spaces on surrounding streets and on 7th Avenue would be available without affecting adjacent residences or businesses.

50% plus PLUS
100 on-street
suggested

The Director of Planning questions the assumption that the mode split will not change from the present King Edward site to the China Creek site and feels that the availability of on-street parking at the latter and the difficulty and cost of parking at 12th and Oak may well change driving habits of students and staff at the China Creek site. It is noted, however, that other campuses in the Lower Mainland offering an equivalent low parking standard have close to the same proportion of overspill related to students and staff as Zoltan Kuun has estimated for China Creek, and providing the additional 100 spaces can be accommodated on the streets as suggested by the Consultant, would not require more spaces to be provided on-site. Some means should be developed, however, to ensure that the users of V.C.C. keep to these streets and do not park on residential streets closer to the location of classrooms.

The Director of Planning has difficulty supporting the Phase II development without more evidence to support the position that no further parking demand will be created with the additional floor space. This matter should be resolved to the satisfaction of the Director of Planning and the City Engineer at the development permit stage.

The City Engineer comments as follows:

The proposal is not totally acceptable, because we believe at least 50 additional parking spaces are required. It is noted that the proposed student and staff ratio per parking space (3.9) is the second lowest of all the lower mainland campuses. This is at the high end of the design range of 3-4 persons/space therefore, the suggestion to provide 3.5 persons/space is applicable.

While some spillover immediately adjacent to the site itself can be acceptable, it is conceivable that cars would encroach into the residential areas, which is not acceptable. The consultant's report recommends parking adjacent to China Creek Park (a distinct safety hazard) and angle parking on both sides of 7th Avenue within the site boundaries in order to make up an expected deficiency of 100 stalls. Neither of these solutions can be recommended, as both represent potential safety problems. Parking adjacent the park is a well recognized hazard while vehicles backing into the travelled portion of 7th Avenue is unacceptable. Parallel parking would reduce the number of spaces in this block between Keith and Glen Drives. The difference would be forced to park on adjacent residential streets.

It is recommended that of the 100 vehicles which are expected to park on the street, one-half (50 vehicles) should be provided on-site by increasing the parking to 590 spaces minimum. This would improve the ratio to 3.5 persons per space. To ensure maximum usage of the on-site parking areas, the parking should be free to staff and students.

2. Traffic

Zoltan Kuun Associates has concluded the following:

'Because of the location of the campus relative to the arterial street system there will be a reasonably high volume using Glen between Broadway and 7th. However, it is unlikely that much traffic will use 7th and 8th through the residential area west of Glen.'

The Consultant based this conclusion on a finding that the traffic signal at Clark provides good breaks in the traffic, therefore causing no delay for left-turn demand from Broadway to the proposed Campus site. A map included with the Consultant's report shows that traffic going to the campus from north and south along Clark Drive would use Great Northern Way for access.

The Director of Planning agrees that most of the traffic heading to the campus would use the routes suggested by the Consultant, but suggests a proportion of the demand will be accommodated on the side streets by persons attempting to avoid traffic line-ups at traffic signals. If the rezoning application is approved, it is recommended that traffic movements in the area be monitored and appropriate measures (i.e., no left turn from Clark Drive to 7th or 8th Avenues) be taken if required.

The City Engineer comments as follows:

It is doubtful that northbound traffic on Clark Drive will proceed as far as Great Northern Way (6th Avenue), but will likely turn left at 7th and/or 8th Avenues to take the shortest route to the campus site and the parking entrances. In fact, left turns are already a problem at Clark Drive and Great Northern Way (6th Avenue) and at Clark Drive and Broadway. Traffic may have no choice but to use 7th or 8th Avenues. We therefore agree that this situation will have to be monitored closely but are not confident that an appropriate solution will be available to obviate any problems occurring.

3. Building Form

In February 1980, it was recommended to the applicant that a number of basic pieces of information be included with the rezoning application, including a site plan, building elevations, an account of floor space ratio, setbacks, etc., functional space breakdowns, an indication that if expansion was perceived, where and how it would be done, a situation plan relative to surrounding buildings and as much information on design and finishing material as possible. It was further recommended that a parking and traffic analysis be done, the drainage problems be resolved, the "view corridor" issue be resolved and that a scale model be built. On the "view corridor" issue, a methodology was suggested by Planning Department staff.

The application as submitted in March, plus additional material submitted on May 2 and May 7, provides all of the above information with the exception of detailed design and landscaping plans.

The basic form of development provides for a "presence" on Broadway in the form of a two-storey building on the Broadway elevation in Phase I, with a third storey added in Phase II. A major portion of the frontage will contain

a building low enough in height to provide for views of the mountains and downtown from the motorists' eye level. Eventually, Phase III is proposed to add a fourth and fifth storey to the building and provide for additional parking in a multi-storey structure below future educational space.

While the Director of Planning notes the maximum height of the building (from the crown of the road surface on Broadway) is shown as 22.23 metres (76.26 feet), it is now understood this height reflects the maximum height of Phase III which does not form part of the rezoning application. In the absence of detailed figures for the heights of Phases I and II therefore, it is felt the matter of height of the various building components should be left to the discretion of the Director of Planning at the development permit stage. The Director of Planning feels the floor space ratio and site coverage proposed does not differ greatly from the surrounding zoning and, with careful design consideration, could be supported.

The proposal submitted with the application also indicates no setback from Broadway. This is not in keeping with the RM zoning districts to the east and west of the site where a 20-foot setback is required. The lack of a setback, if not designed properly, could result in a "blank wall" being presented to adjacent residential developments. A relaxation can only be supported if the design and detail is satisfactory at the development permit stage.

4. Community-Related Facilities

At the Public Information Meeting held on January 29, 1980 several questions were raised concerning community use of recreational and other components of the campus, the provision of day-care, the question of student housing, and the question of whether the college will over-use the adjacent park. None of these concerns is addressed by the applicant in the rezoning proposal.

The Director of Planning believes that a reasonable amount of community use of the facilities is desirable and has included a condition to this effect in the proposed CD-1 By-law (see Appendix C - Recreational Facilities). The provision of day-care is felt to be of benefit to the community, however, inclusion of the use may be more dependent on Provincial funding than any other factor. V.C.C. suggests that students generally live outside the vicinity of this site. Locating students within the community will help to create a greater diversity in the area, and student housing could be considered in the multiple dwelling district zones adjacent to the site.

5. Stability of Site and Drainage

In December 1979, Cook, Pickering and Doyle Ltd., presented a soils investigation study of the China Creek site for V.C.C. The study concludes that most of the area is covered with a fill layer which varies up to 40 feet thick and since it is understood the fill area used to be a garbage dump, is not material that can carry structural loads. The study proposes alternative ways of preparing foundations, driving piles, and for ensuring drainage under and around any buildings, but warns that some frost heaving may be experienced under the paved parking areas unless very expensive measures are taken.

The Director of Planning concludes that while site preparation costs may be comparatively expensive, the ground condition does not represent an impossible situation and, if prepared properly, would not present a major problem.

CONCLUSION

The long search for a site to relocate the Vancouver Community College King Edward Campus has culminated with the submission of this rezoning application. The China Creek location has received continuing support from City Council and the Director of Planning and has received a reserved level of support from the surrounding community. There is no "perfect" site available for V.C.C., but this site meets criteria relating to size, central location, proximity to transit (including future L.R.T.) and cost. If developed, it will visually improve an area that has been largely vacant and in a state of blight for a number of years, and will provide a needed educational facility closer to the majority of the students it serves.

There are some trade-offs with every large development, and the negative ones here will be the traffic generation and foreseeable overspill of parking onto side streets. Also, some of the spectacular view of the mountains and downtown will be lost. The City's efforts in each of these issues should be to soften the known impacts as much as possible.

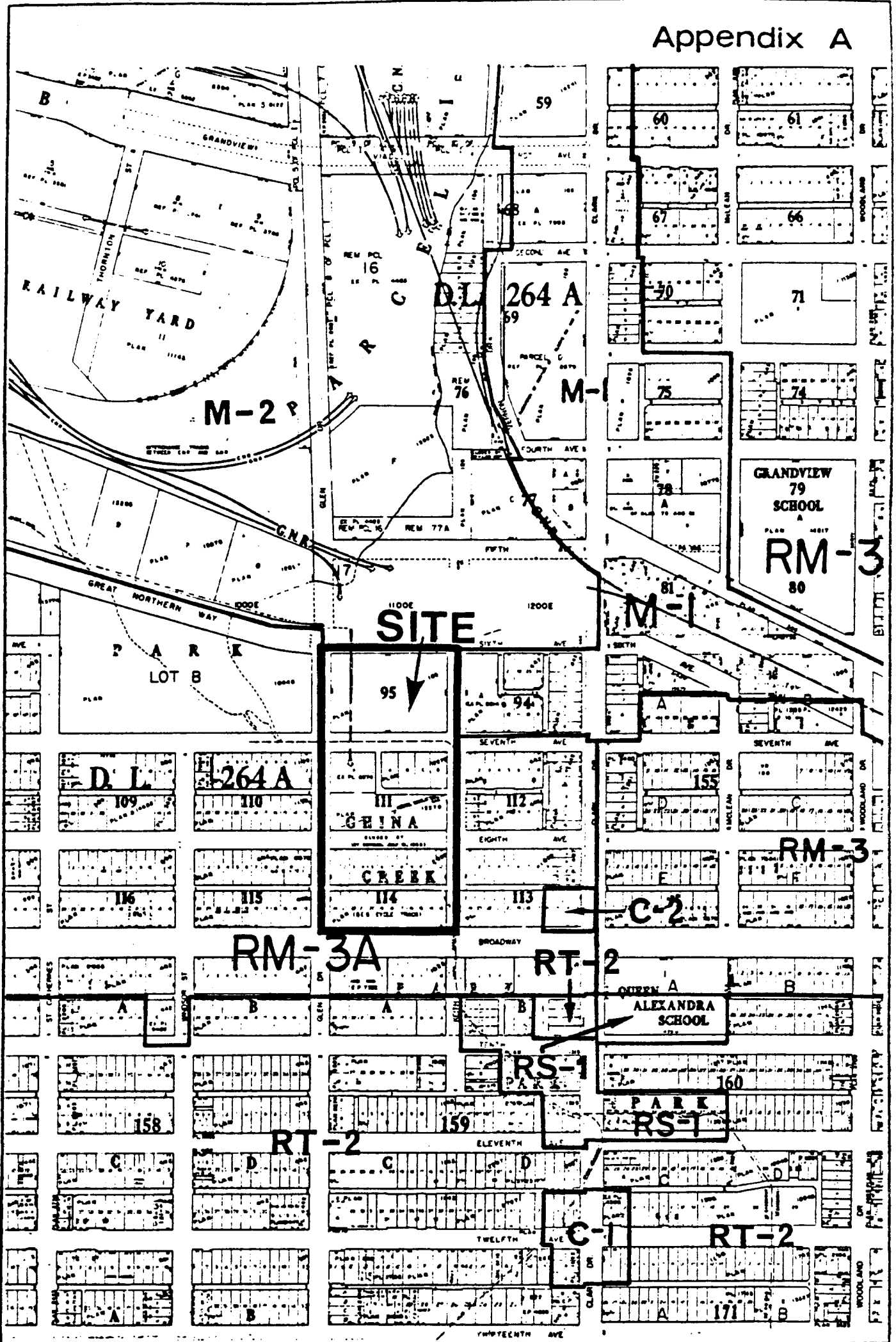
It is concluded that the uses, floor space ratio and site coverage proposed for Phases I and II should be supported as well as the parking spaces proposed for Phase I. The matters of parking spaces for Phase II and building height, setbacks and location of buildings on site in relation to view corridors for both Phases depend to a great degree on detailed design and functional relationships and therefore should be dealt with under a development permit application to the satisfaction of the Director of Planning and the City Engineer.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the matter be referred to a Public Hearing:

THAT the application be approved in accordance with the parameters outlined in Appendix "C".

Appendix A



Present Zone: RM-3A, M-1
 Requested Zone: CD-1

DRAWN *Rkm*

DATE APRIL 17 1980

REVISED

scale: 1" = 400'

file no.
20-92

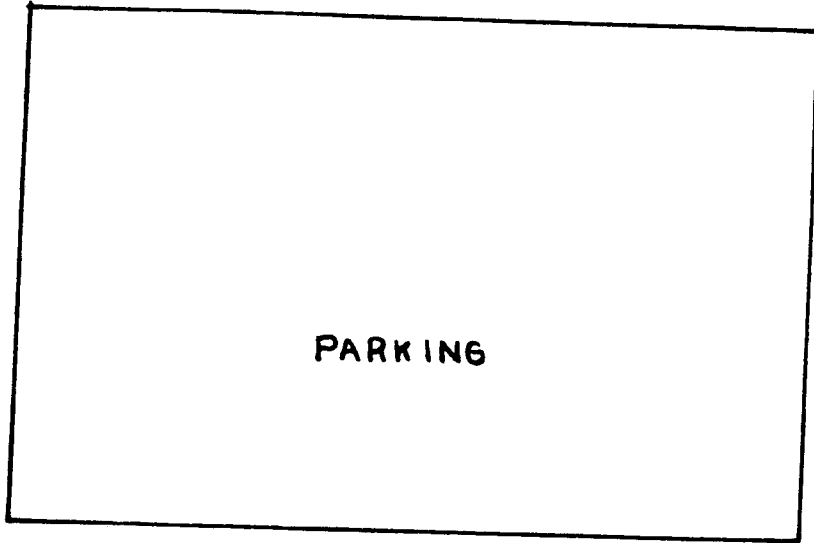


Vancouver City Planning Department

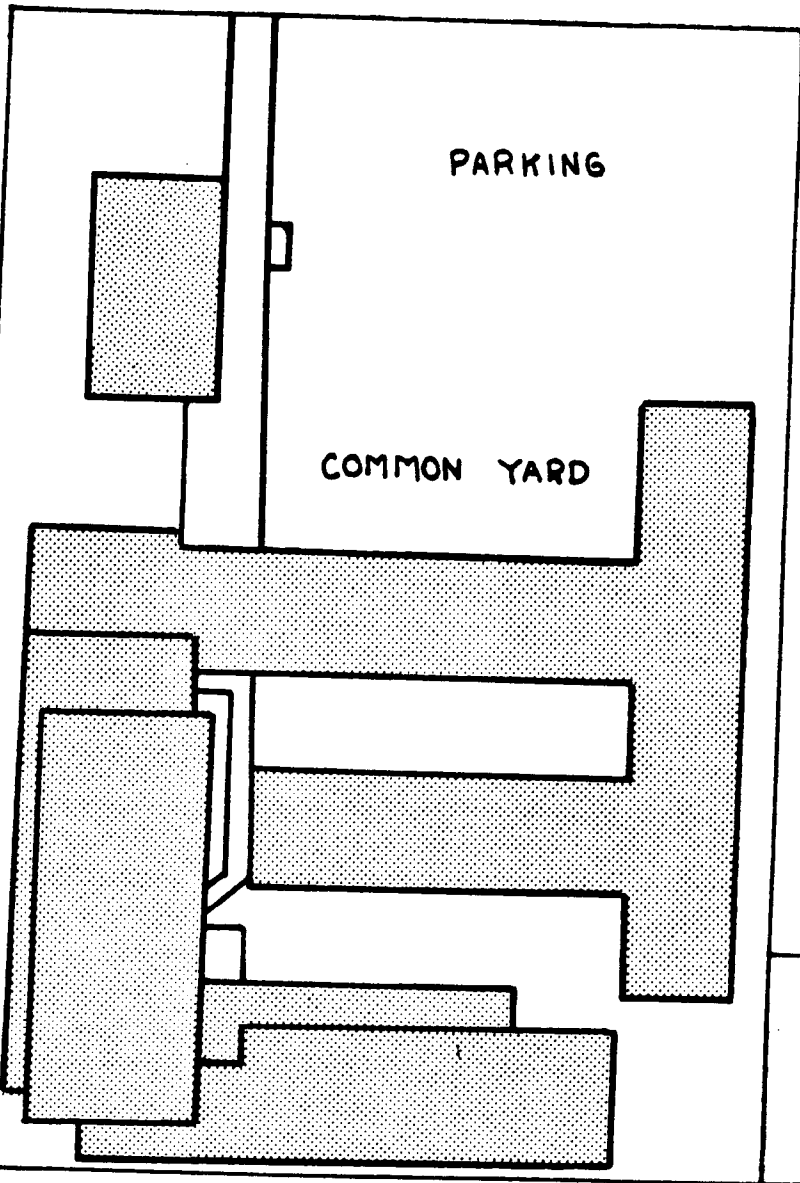


SIXTH

APPENDIX B1



SEVENTH



GLEN DR.

KEITH DR.

EIGHTH

BROADWAY

INITIAL DEVELOPMENT PROPOSAL
PHASE I

DRAWN DCM

DATE 80 05 07

REVISED

scale: 1" = 100' (approx)



Vancouver City Planning Department



SIXTH

PARKING

SEVENTH

GLEN DR.

Gym Facilities Expansion

KEITH DR.

EIGHTH

BROADWAY

Resource Centre Expansion

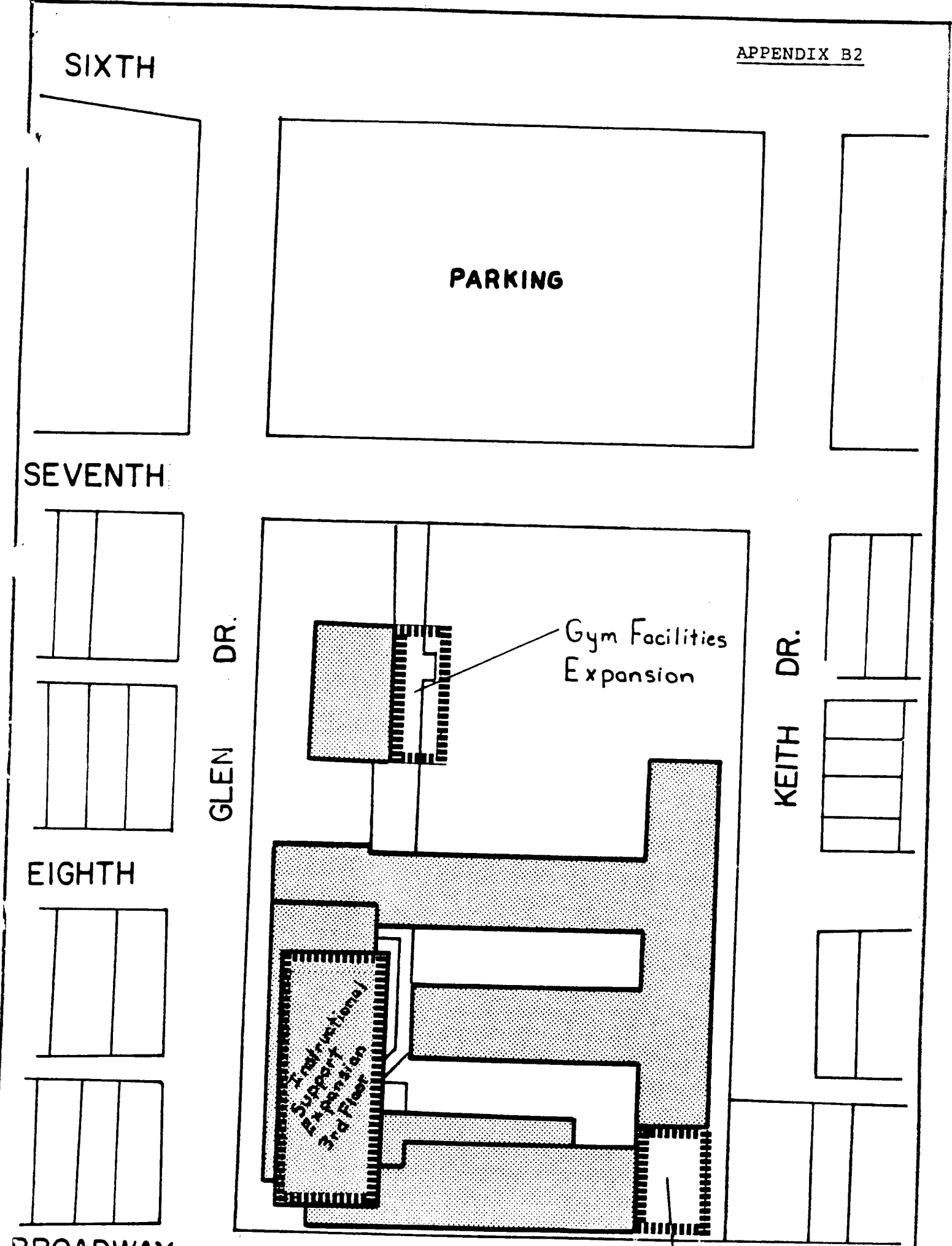
PROPOSED EXPANSION
PHASE II

DRAWN DCM
DATE 80 05 07
REVISED



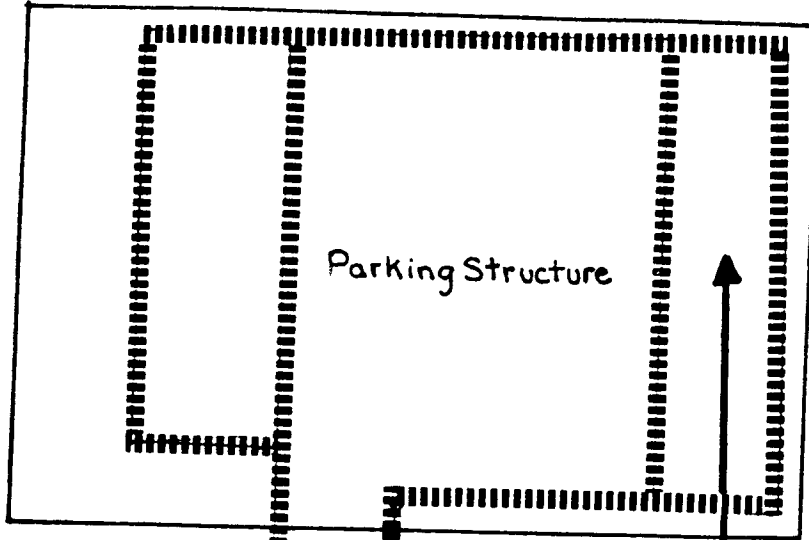
Vancouver City Planning Department

scale: 1" = 100' (approx)



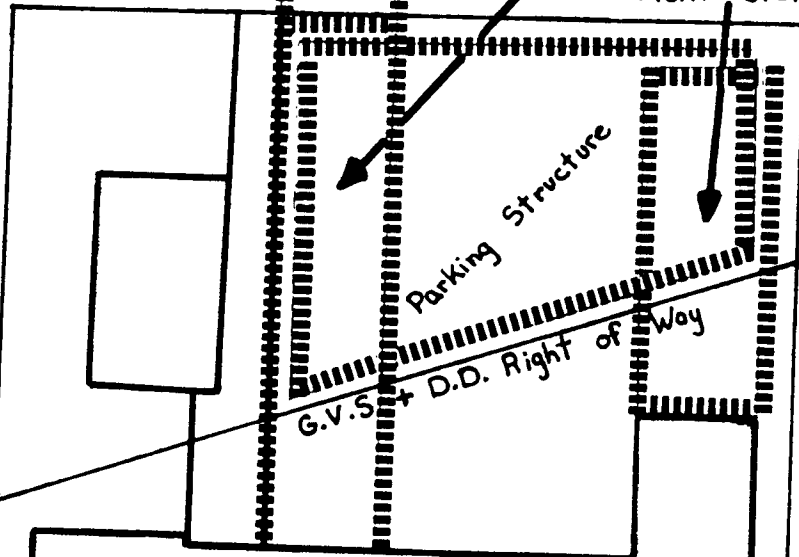
SIXTH

APPENDIX B3



SEVENTH

Instructional Facilities Expansion Over Multi-Storey Parking



GLEN DR.

KEITH DR.

EIGHTH

Instructional Support Expansion 4th + 5th Floor

BROADWAY

PROPOSED EXPANSION
PHASE III (DOES NOT FORM A PART OF THE CURRENT REZONING APPLICATION)

DRAWN DCM

DATE 80 05 07

REVISED

scale: 1" = 100' (approx)



Vancouver City Planning Department



V. C. C. CHINA CREEK SITE

- Uses: - Community College;
 - Accessory uses customarily ancillary to
 the above, including off-street parking;
 Subject to such conditions as Council may
 prescribe by resolution.
- Floor Space Ratio: (1) Phase I - Not to exceed 0.80
 (2) Phase II - Total of all development
 on site not to exceed 0.90
 Approval of development within Phase II
 will be subject to the review of the
 Phase I parking standard, and if neces-
 sary, the provision of additional off-
 street parking spaces, to the satisfaction
 of the Director of Planning and the
 City Engineer.
- The following shall be excluded in the
 computation of floor space ratio:
- (a) open concourses, decks, courtyards and
 other features which the Director
 of Planning considers similar.
- Off-Street Parking: (1) Phase I - A minimum of 590 spaces
 shall be provided and maintained
 in accordance with Section 12 of
 Zoning and Development By-law
 No. 3575.
 (2) Phase II - To the satisfaction of the
 Director of Planning and the
 City Engineer. See note under
 "Floor Space Ratio - Phase II".
- Off-Street Loading: Spaces shall be provided and maintained in accordance
 with Section 12 of Zoning and Development By-law No. 3575.
- Height and Setbacks: To the satisfaction of the Director of Planning
 having particular regard to the conceptual
 drawings and the detailed scheme of development
 in a development permit application.
- Recreational
Facilities: Satisfactory arrangements are to be made to allow
 the general community to utilize the recreational
 facilities during those times when these facili-
 ties are not required by V.C.C. students.

In considering the detailed scheme of development in a development permit application, the Director of Planning shall have particular regard to the preservation of a sizeable portion of the "view corridor" from Broadway to the mountains and downtown, finishing materials and landscaping.

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 19, 1980

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 19, 1980, at approximately 7:40 p.m. in the Queen Alexandra School Auditorium, 1300 E. Broadway, Vancouver for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

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

ABSENT: Aldermen Harcourt and Little

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,

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

- CARRIED UNANIMOUSLY

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

1. Proposed Rezoning: Lands Bounded
by Broadway, East 6th Avenue,
Glen Drive and Keith Drive

The Special Council had for consideration an application by Mr. R. Howard, Architect, on behalf of the Vancouver Community College, as follows:

LOCATION: LANDS BOUNDED BY BROADWAY, EAST 6TH AVENUE,
GLEN DRIVE AND KEITH DRIVE

Present Zone: M-1 Industrial District
RM-3A Multiple Dwelling District

Requested Zone: CD-1 Comprehensive Development District

- (a) The proposed CD-1 By-law, if approved, would restrict the use of this site as follows:

Uses: School and recreational uses (Vancouver Community College), including:

- instructional classrooms
- regional office
- continuing education offices and classrooms
- vocational trade shops
- library, cafeteria, gymnasium and lecture theatre

and accessory uses customarily ancillary to the above including off-street parking and loading; and subject to such conditions as Council may by resolution prescribe.

cont'd.....

Proposed Rezoning: Lands Bounded
by Broadway, East 6th Avenue,
Glen Drive and Keith Drive (cont'd)

Floor Space Ratio: The floor space ratio for Phase I shall not exceed 0.8.

The floor space ratio for Phases I and II combined shall not exceed 0.9.

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.

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

- (a) balconies, canopies, open concourses, sun decks and other features which the Director of Planning considers similar;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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;
- (d) child day care facilities to a maximum floor area of 10 per cent of the permitted floor area, provided that the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood.

Height and Setbacks: The maximum height permitted and minimum setbacks required shall be to the satisfaction of the Director of Planning, having particular regard to the conceptual drawings submitted and the detailed scheme of development in a development permit application.

Off-Street Parking: A minimum of 590 off-street parking spaces for the Phase I development shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.

Approval of the Phase II development in a Development Permit Application shall be subject to a review of the adequacy of off-street parking provided in connection with Phase I, and may require that additional off-street parking be provided to the satisfaction of the Director of Planning and the City Engineer.

Off-Street Loading: Off-street loading spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.

And subject to the following conditions:

- (i) That Blocks 111 and 114 of D.L. 264A, all lands existing as City lane within these blocks, and the closed portion of East Eighth Avenue be first consolidated into one parcel and registered in the Land Title Office.

cont'd.....

Proposed Rezoning: Lands Bounded
by Broadway, East 6th Avenue,
Glen Drive and Keith Drive (cont'd)

- (ii) That the detailed scheme of development in a development permit application be first approved by the Director of Planning (after receiving advice from the Urban Design Panel), having due regard to the overall design and its relationship to adjacent streets and development, roof top treatment, setbacks, view preservation from Broadway, provision and maintenance of landscaping, vehicular ingress and egress, pedestrian access, off-street parking and loading, garbage collection facilities, and night lighting.
 - (iii) That the detailed scheme of development is not to be materially different from the concept plans prepared by R. Howard, Architect, stamped "Received, City Planning Department, May 5, 1980"; noting however, that deviations from the concept plans may be required by the Director of Planning with respect to the location of buildings on the site in relation to view corridors, and in compliance with the provision of additional off-street parking as detailed in condition (v) below.
 - (iv) That the City Engineer be instructed to monitor the college, once developed, with regard to off-street parking and traffic, and report to Council with recommendations, in the event that corrective measures are required.
 - (v) That the Vancouver Community College submit an undertaking, to the satisfaction of the Director of Legal Services, to provide additional off-street parking spaces, as determined by the Director of Planning on advice from the City Engineer, in the event that the off-street parking proposed proves to be inadequate to serve the facility, noting that the location and design of any additional surface parking or parking structure will require the approval of the Director of Planning under a development permit application.
 - (vi) Should the above conditions numbers (i), (ii) and (v) not be complied with by the applicant within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.
- (b) Any consequential amendments.
 - (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommended the application be approved.

Mr. R. Scobie, Zoning Division, reviewed the application and advised the Vancouver Community College proposed to transfer the functions of the present King Edward Campus to the China Creek site with development taking place in three phases, the first two being the subject of the application before the Council. The building area proposed for Phase I was 276,000 sq. ft. and for Phase II, 42,000 sq. ft. The major part of the development would occur immediately adjacent to Broadway.

Two issues were of particular concern, namely,

- Off-Street Parking: The College was required to provide 590 off-street parking spaces for Phase I. The Development Permit approval of Phase II would be subject to a review of the adequacy of the on-site parking space and if found deficient, the College would be required to provide further parking space.

cont'd.....

Proposed Rezoning: Lands Bounded
by Broadway, East 6th Avenue,
Glen Drive and Keith Drive (cont'd)

- Traffic: There was some concern about access to residential streets and it was proposed the situation be monitored by the City Engineer for report back to Council if problems arise.

Mr. Scobie stated that the closed portion of 8th Avenue and the City lanes contained within the two southerly blocks of the site would be included in the rezoning to CD-1, if approved by Council.

Mr. Tony Manera, Vancouver Community College Principal, addressed the Council and introduced members of the College Board and executive staff who were present.

Mr. W.A. Brown, Chairman of the Board, explained details of the proposed \$22 million development which, he stated, was urgently needed to consolidate on one site the King Edward Campus, administration offices, and a number of training courses currently occupying various rented facilities. The present site was required for Vancouver General Hospital expansion.

The College felt parking would not be a problem as off-street space would be provided free of charge. Council was, therefore, requested to reduce the requirement for 590 spaces to 540.

The Ministers of Human Resources and Education had been approached by the College on the question of capital funding for a daycare facility without success.

Mr. H.E. Pankratz, Principal of King Edward Campus, described the wide variety of training and up-grading courses that would be offered on the new Campus.

Mr. R. Howard, Architect, described the Campus building as a multi-level structure of 5 storeys descending northward down the China Creek incline to 6th Avenue, thus ensuring preservation of views. The main entrance and regional and campus administration offices would be located on Broadway. Mr. Howard stated the College was taking a site which was unattractive and replacing it with a pleasant community resource which would be a valuable contribution to the City and the immediate neighbourhood. A site had been allocated for a future daycare facility in the vicinity of the gymnasium with easy street access.

Following the College presentation, the Mayor invited the participation of speakers for and against the proposal and the following addressed the Council:

- Dan O'Reilly, Grandview-Woodland Area Council, referred to the long waiting list for existing daycare facilities in the area and in the East End. The proposed campus was described as a community facility and the Area Council submitted daycare provision should be a condition of approval.
- Mary Bosze, Grandview-Woodland NIP Committee, advised the NIP Committee had approached the Ministers of Human Resources and Education pointing out the shortage of daycare facilities and urging provision of daycare on the Campus but had met with negative response. The Committee was now asking the Council to take the initiative in this regard.

cont'd.....

Proposed Rezoning: Lands Bounded
by Broadway, East 6th Avenue,
Glen Drive and Keith Drive (cont'd)

- Rose Koyama, East Side Family Place, stated many area residents had expressed a desire to upgrade themselves through courses offered by the College. Single parents would not be able to take advantage of this educational opportunity unless they could leave their children in daycare.
- Darlene Jewitt, East Side Single Parents, felt quality daycare was a major component in the student upgrading process. She was hopeful the College would be responsive to community needs.
- Dave Martin, Grandview-Woodland Area Services Team, also urged that a daycare facility be located on Campus.
- Mr. D. Christie, Finning Tractor & Equipment Co. Ltd., supported the proposal in principle but voiced two concerns: parking and traffic. He suggested the 590 parking spaces recommended by the City Engineer should be the absolute minimum; that the College guarantee the parking would be free and that the local community be assured there will be no on-street overspill parking except on the east side of Glen Drive and west side of Keith abutting the College property. The area of Clark and Great Northern Way already had traffic problems - these were bound to increase once the College was completed. He urged plans for improvements be made now with the required construction to coincide with completion of the College.

(Mayor Volrich requested Engineering staff to note the points made by Mr. Christie.)

- Patricia Kennedy, Chairman of an ad hoc daycare committee at King Edward Campus, requested Council to work with the College in its efforts to obtain the necessary government funding for on-campus daycare.
- Dr. Nathan Divinsky, Board member, Vancouver Community College, addressed the issues of parking and daycare. He stated an indepth mathematical analysis of flow indicated 540 parking spaces would be sufficient. The remaining green space would have to be given up if more parking spaces were required. The College Board had made every effort to obtain funding - Victoria would permit land to be appropriated but would not provide the money for the physical facilities. Time was running out but the Board was open to any arrangement involving Council in that area. At the King Edward Campus there were 45 children in daycare, 17 student or faculty connected.
- Melvin Scott, Vancouver Community College, noted funds for daycare could not come from the educational tax dollar.
- Mr. J. Lebrum, area resident, asked whether the gymnasium facilities would be available for the community.
- Jill White, Vancouver Status of Women, also expressed concern regarding lack of on-campus daycare.
- Alf Worthington, Mt. Pleasant Neighbourhood Association and NIP Committee, advised the neighbourhood welcomed the campus but the eight highways in the area were already overloaded. Students should be encouraged to leave their cars at home.

cont'd.....

Proposed Rezoning: Lands Bounded
by Broadway, East 6th Avenue,
Glen Drive and Keith Drive (cont'd)

- Mr. T.P. Graham, Mt. Pleasant Neighbourhood Association, noted the Association had been formed following the wind-up of the NIP program, and hoped it would enjoy the same cooperation with the City on neighbourhood issues.

In response to a question, Mr. Manera advised a detailed study of daycare capital cost concluded that a 3,000 sq. ft. facility would be required at an approximate cost of \$250,000.

Mr. Scobie referred to the floor space ratio of the proposed development and noted that while the draft by-law recognized a maximum floor space ratio of 0.8, the architect had pointed out it was actually 0.82.

MOVED by Ald. Kennedy,

THAT the application by Vancouver Community College to rezone lands bounded by Broadway, East 6th Avenue, Glen Drive and Keith Drive be approved subject to the conditions set out in this minute of the Public Hearing, except that:

- (a) the condition relating to floor space ratio for Phase I be amended by deleting the figures 0.8 and inserting in lieu thereof the figure 0.82;
- (b) the condition relating to off-street parking be amended by deleting the figure 590 and inserting in lieu thereof the figure 540.

FURTHER THAT the Vancouver Community College reserve land on this site in the area of the gymnasium for a daycare centre and the Vancouver City Council in concert with the Vancouver Community College make every effort to obtain the necessary capital funding for this centre.

- Carried Unanimously

MOVED by Ald. Rankin,

THAT the above motion be amended by deleting those words after 'FURTHER THAT' and inserting in lieu thereof "approval be subject to the Vancouver Community College providing a 45-unit daycare facility as part of the development".

- LOST

(Ald. Bellamy, Boyce, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Ford,

THAT the above motion be amended by deleting the figure '540' and inserting in lieu thereof the figure '590'.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed)

The amendments having lost, the motion of Ald. Kennedy was put and CARRIED UNANIMOUSLY.

cont'd....

Proposed Rezoning: Lands Bounded
by Broadway, East 6th Avenue,
Glen Drive and Keith Drive (cont'd)

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,

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 amendments to the Zoning and Development By-law
and the Sign By-law.

- CARRIED UNANIMOUSLY

* * * * *

The Special Council adjourned at approximately 9:30 p.m.

* * * * *

VANCOUVER COMMUNITY COLLEGE
China Creek Area

#141 V.C.C.

BY-LAW NO. 5407

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-243 annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

USES: School and recreational uses (Vancouver Community College), including:

- instructional classrooms
- regional office
- continuing education offices and classrooms
- vocational trade shops
- library, cafeteria, gymnasium and lecture theatre

and accessory uses customarily ancillary to the above including off-street parking and loading; and subject to such conditions as Council may by resolution prescribe.

3. FLOOR SPACE RATIO:

The floor space ratio for Phase I shall not exceed 0.82.

The floor space ratio for Phases I and II combined shall not exceed 0.9.

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.

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

- (a) balconies, canopies, open concourses, sundecks and other features which the Director of Planning considers similar;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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;
- (d) child day care facilities to a maximum floor area of 10 per cent of the permitted floor area, provided that the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood.

4. HEIGHT AND SETBACKS:

The maximum height permitted and minimum setbacks required shall be to the satisfaction of the Director of Planning, having particular regard to the conceptual drawings submitted and the detailed scheme of development in a development permit application.

5. OFF-STREET PARKING:

A minimum of 540 off-street parking spaces for the Phase I development shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.

Approval of the Phase II development in a Development Permit Application shall be subject to a review of the adequacy of off-street parking provided in connection with Phase I, and may require that additional off-street parking be provided to the satisfaction of the Director of Planning and the City Engineer.

6. OFF-STREET
LOADING:

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

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

DONE AND PASSED in open Council this 4th day
of November , 1980.

(signed) John J. Volrich

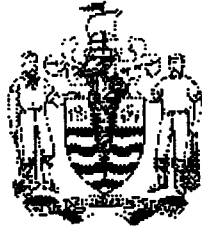
Mayor

(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 4th day of November, 1980, and numbered 5407.

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.

* * * * *



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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**

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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"

1155 East Broadway
(Vancouver Community College)

BY-LAW NO. 9197

A By-law to amend CD-1 By-law No. 5407

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

1. From By-law No. 5407, Council repeals sections 1 to 7, and substitutes:

“Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-565 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (141).

2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (141) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses limited to Fitness Centre and Community Centre or Neighbourhood House;
- (b) Institutional Uses limited to:
 - (i) Child Day Care Facility,
 - (ii) Public Authority Use limited to community policing office,
 - (iii) School - University or College, and
 - (iv) Social Service Centre;

- (c) Office Uses limited to Health Care Office and Health Enhancement Centre;
- (d) Retail Uses limited to Grocery or Drug Store, Neighbourhood Grocery Store, and Retail Store;
- (e) Service Uses limited to Barber Shop or Beauty Salon, Catering Establishment, Photofinishing or Photography Studio, Print Shop, and Restaurant; and
- (f) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

Conditions of Use

3.1 Each use located along 7th Avenue must have direct principal pedestrian access at grade from 7th Avenue, except for any child day care facility, health care office, health enhancement centre, or social service centre.

3.2 No social service centre, health care office, health enhancement centre, or school - university or college may exist within the first storey of any building that fronts the north side of 7th Avenue between Glen Drive and Keith Drive for a depth of 10.7 metres from the front wall of the building, except for entrances to such uses and for accessory uses to a school - university or college.

3.3 No social service centre, health care office, health enhancement centre, or school - university or college may exist within the first storey of any building that fronts the south side of 7th Avenue in Phase 1, shown in Figure 1, for a depth of 10.7 metres from the front wall of the building, except for entrances to such uses and for accessory uses to a school - university or college.

3.4 For the purposes of sections 3.2 and 3.3, principal school - university or college uses include instructional classrooms, lecture theatre, regional offices, continuing education offices, and vocational trade shops, and accessory school - university or college uses include cafeterias and bookshops.

3.5 The width at the front of any grocery or drug store on 7th Avenue must not exceed 15 m.

3.6 If the Director of Planning or Development Permit Board first considers:

- (a) the approved form of development;
- (b) all applicable policies and guidelines adopted by Council;

- (c) the relationship of the development with nearby residential areas;
- (d) pedestrian needs; and
- (e) submissions from any advisory groups, property owners, or tenants;

the Director of Planning or Development Permit Board may relax the restrictions set out in sections 3.2 and 3.3.

Density

4.1 For the purpose of computing floor space ratio, the site size is 31 531 m², being the size at the time of the rezoning application and before dedication of any part of the site.

4.2 The floor space ratio for all uses must not exceed 2.82 or 88 815 m.

4.3 Computation of floor space ratio must include all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

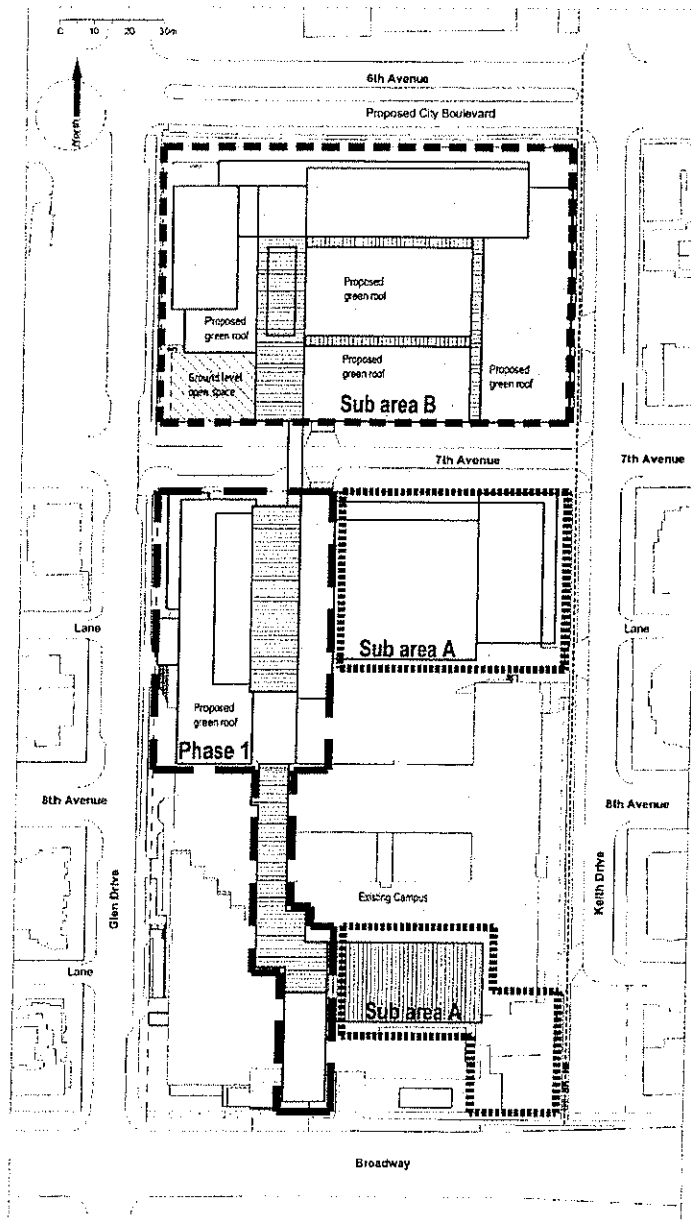
4.4 Computation of floor space ratio must exclude:

- (a) balconies, canopies, open concourses, sundecks, and other features which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) no more than 10% of the maximum permitted floor area of child day care facilities only if, in the opinion of the Director of Planning on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

Building height

5.1 Figure 1 shows the site including Phase 1, Sub-area A, Sub-area B, and the balance of the site.

Figure 1: Sub Areas



5.2 Figure 2 shows the maximum building heights set out in this section 5.

5.3 In Phase 1, the building height must not exceed 15.5 m.

5.4 In Sub-area A, the building height must not exceed 15.5 m.

5.5 In Sub-area B, the building height must not exceed 18.2 m.

5.6 Despite sections 5.3, 5.4, and 5.5, if the Director of Planning or Development Permit Board first considers:

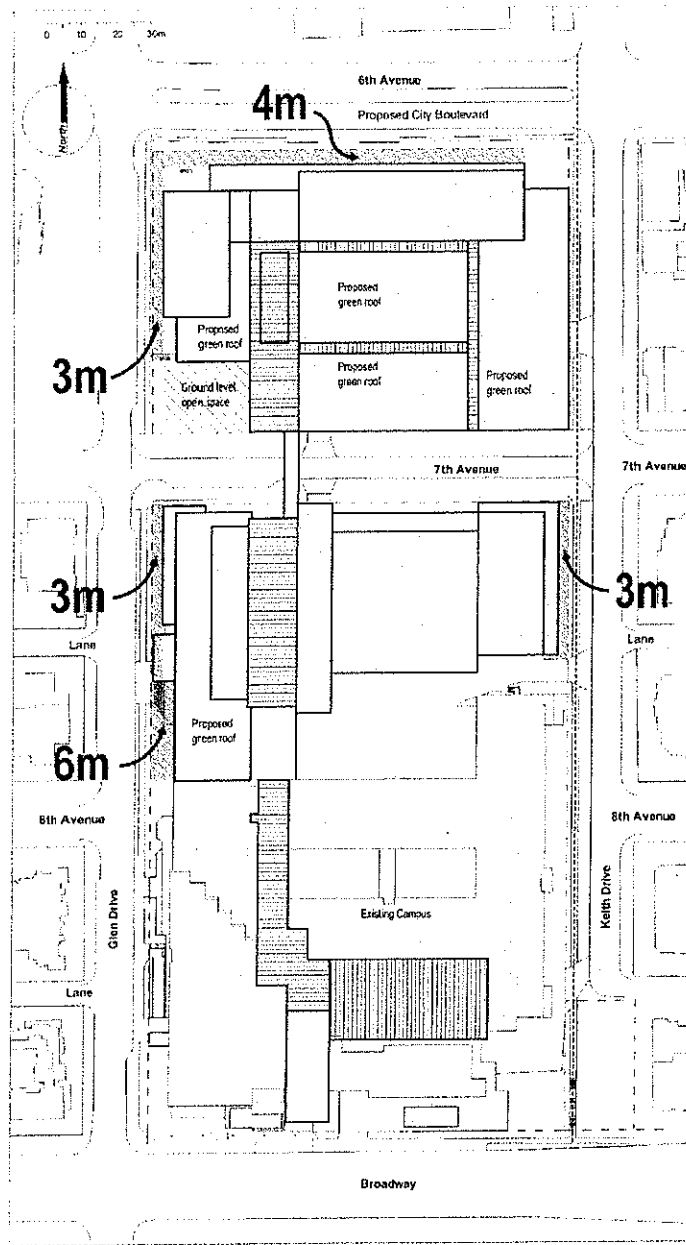
- (a) the approved form of development;
- (b) all applicable policies and guidelines adopted by Council;
- (c) the relationship of the development with nearby residential areas;
- (d) the height, bulk, location, and overall design of the buildings, and their effect on the site, surrounding streets, and existing views;
- (e) pedestrian needs; and
- (f) submissions from any advisory groups, property owners, or tenants;

the Director of Planning or Development Permit Board may allow an increase in maximum building height to 41.0 m in Phase 1, 26 m in Sub-area A, and 42.5 m in Sub-area B.

Setbacks

- 6.1 Figure 3 shows the building setbacks set out in this section 6.
- 6.2 In Phase 1, the setback must be at least:
- (a) three m from the property boundary adjoining the east side of Glen Drive for any portion of a building that is 15.5 m or less in height; and
 - (b) six m from the property boundary adjoining the east side of Glen Drive for any portion of a building that is more than 15.5 m in height.
- 6.3 In Sub-area A, the setback must be at least:
- (a) three m from the property boundary adjoining the west side of Keith Drive for any portion of a building that is 15 m or less in height; and
 - (b) six m from the property boundary adjoining the west side of Keith Drive for any portion of a building that is more than 15 m in height.
- 6.4 In Sub-area B, the setback of any portion of a building must be:
- (a) no more than three m from the property boundary adjoining the west side of Keith Drive; and
 - (b) at least four m from the property boundary adjoining the south side of Great Northern Way.

Figure 3: Building Setbacks



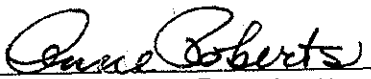
Parking and loading, and bicycle storage


7. Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law.

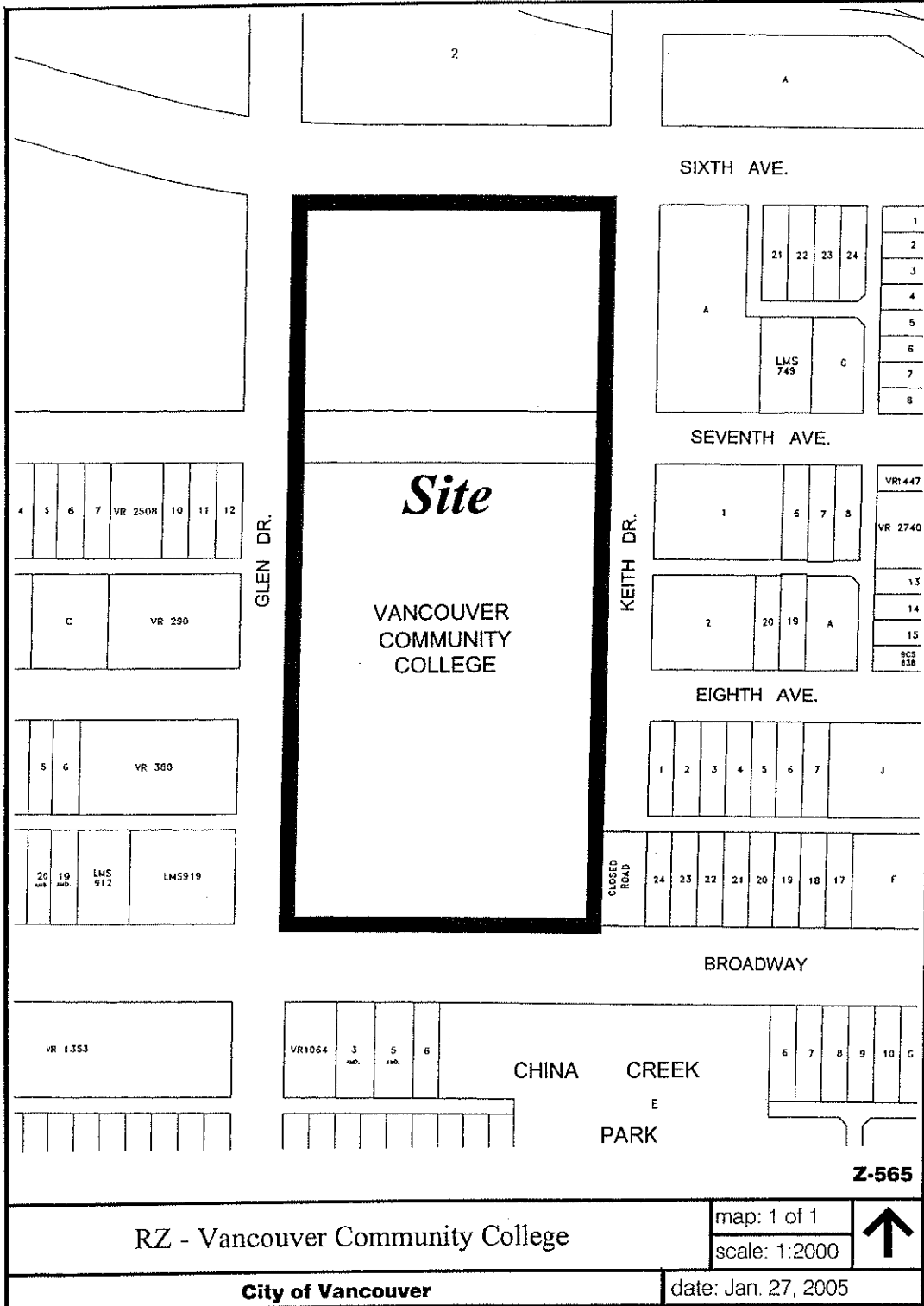
Severability

8. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.”
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 23rd day of November, 2005


Deputy Mayor


City Clerk



10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 1133 West Georgia Street) (By-law No. 9195)
(Councillors Louis and Roberts ineligible to vote)
11. A By-law to amend Sign By-law No. 6510 (re 1133 West Georgia Street)
(By-law No. 9196)
(Councillors Louis and Roberts ineligible to vote)
12. A By-law to amend CD-1 By-law No. 5407 (re 1155 East Broadway) (By-law No. 9197)
(Councillors Green, Louie and Louis ineligible to vote)
13. A By-law to amend Sign By-law No. 6510 (re 1155 East Broadway) (By-law No. 9198)
(Councillors Green, Louie and Louis ineligible to vote)
14. A By-law to amend Subdivision By-law No. 5208 (re 6650 Arbutus Street)
(By-law No. 9199)
(Councillors Louis and Roberts ineligible to vote)
15. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 6650 Arbutus Street) (By-law No. 9200)
(Councillors Louis and Roberts ineligible to vote)
16. A By-law to amend False Creek North Official Development Plan By-law No. 6650
(re 505 - 600 Abbott Street) (By-law No. 9201)
(Councillor Cadman and Mayor Campbell ineligible to vote)
17. A By-law to amend CD-1 By-law No. 6747 (re 505 - 600 Abbott Street)
(By-law No. 9202)
(Councillor Cadman and Mayor Campbell ineligible to vote)
18. A By-law to amend CD-1 By-law No. 4671 (re 749 West 33rd Avenue)
(By-law No. 9203)
(Councillors Louis and Roberts and Mayor Campbell ineligible to vote)
19. A By-law to amend Zoning and Development By-law No. 3575 by rezoning a certain area to CD-1 (re 969 Burrard Street and 1017 - 1045 Nelson Street)
(By-law No. 9204)
(Councillor Cadman ineligible to vote)
20. A By-law to amend CD-1 By-law No. 6063 (re 1835 West 75th Avenue)
(By-law No. 9205)
(Councillors Louis and Roberts ineligible to vote)
21. A By-law to amend Miscellaneous Fees By-law No. 5664 and Vehicles for Hire By-law No. 6066 regarding housekeeping matters (By-law No. 9206)

The Council adjourned at 3:40 p.m.

* * * * *

- (viii) at the discretion of City Engineering Streets Division and Park Board, provide additional street trees adjacent to the development site; and
- (ix) provide three small species trees planting beds, and planters adjacent to building. Two trees to be planted in the linear planting strip parallel to East Pender Street, and one tree to be planted in ground level planter in proximity to front door.

Note to Applicant: In the planting bed located in the five foot front yard set back parallel to East Pender Street, substitute two (2) small species trees for proposed Rhododendron standard. Center trees in between bay windows, and move trees away from building a distance of four feet from the building envelope. One tree can be planted in proposed south side 7 x 10 ft. planter. Recommend small species trees such as Japanese maple, Vine maple, Kousa Dogwood, magnolia species. Expand planting beds to accommodate trees where necessary.

- (c) That prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
 - (i) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and modification, extension or release of any charges deemed necessary by the Director of Legal Services.

CARRIED UNANIMOUSLY

6. Text Amendment: 1155 East Broadway (Vancouver Community College)

An application by Rainer Fassler, Stantec Architecture, was considered as follows:

Summary: The proposed amendments to the existing CD-1 would permit upgrading and expansion of the Vancouver Community College campus. Consequential amendments to the Sign By-law are also required.

The Director of Current Planning recommended approval, subject to conditions.

Council also had before it a memorandum dated March 2, 2005, from the Director of Current Planning, recommending a revision to the recommended condition of rezoning (b) (xii) to increase the unallocated Community Amenity Contribution in phase four from \$318,000 to \$414,000 and recommending adding a condition (b) (xiii) to secure start-up daycare operating subsidies provided by Vancouver Community College. These revisions had been incorporated into the recommendations before Council this evening.

Staff Comments

Tom Phipps, Planner, Major Projects Group, briefly reviewed the history leading up to this rezoning application and introduced Daniel Naundorf, Planning Analyst, Major Projects Group, who provided an overview of the application. Mr. Naundorf noted the proposal had received wide support during the public consultation process and any concerns raised during the process have been addressed in the recommended conditions of approval before Council this evening.

Paul Pinsker, Parking and Development Engineer, noted there were two items of concern to the applicants. Their first concern was the uncertainty surrounding the amount of parking spaces which may be required and the applicants were therefore hoping to have some assurance that the City would not seek to maximize the parking requirements on the site. The second concern was in relation to the recommended condition that a left turn bay be provided on Broadway, given the significant cost involved. In response to that concern staff note that another infrastructure project has provided an opportunity for doing the left turn bay, if it is required, in tandem with that project during phase 1 of the VCC proposal, at a reduced cost to the applicant. Staff therefore advised a revised Condition (b) (ii) c) was put forward for Council's consideration whereby the applicant would pay \$187,500 of the cost of the left turn bay, subject to Council approval of the left turn bay, as part of phase 1 development.

A Council member noted the Park Board had passed a motion the previous night requesting an additional \$414,000 be allocated towards parks in the area. Mr. Phipps responded to questions concerning staff's recommended allocation of \$350,000 for park development and the amount of park space currently in the area.

Mr. Pinsker responded to questions concerning parking requirements, the proposed transportation demand management plan, the current transportation modal splits for the campus, and the proposed left turn bay. Mr. Pinsker noted the left turn bay is not being committed to at this time, only the amount that the College would pay if it is required.

Paul Bunt of Bunt and Associates, transportation and traffic consultants for the College, advised there had been a comprehensive transportation study conducted in relation to this application, including community consultation. He provided information regarding the current transportation modal split, and also provided clarification on the nature of the College's concerns in regard to parking requirements and the proposed left turn bay.

Summary of Correspondence

There has been no correspondence received on this application since referral to Public Hearing.

Speakers

The Mayor called for speakers for and against the application.

Edward Dinter expressed concern regarding the lack of traffic calming measures proposed with this application for the area south of Broadway adjacent to this location.

Applicant Comments

Larry Waddell, Facilities Manager, Vancouver Community College, advised the College was in desperate need of resolving its critical space deficiencies. He further noted there has been no expansion to the campus since 1983. Mr. Waddell advised that Provincial funds were in place for the first phase of the project, pending Council's decision on the rezoning application, and he urged Council to give its approval to this proposal.

Council Decision

Council members requested staff report back at the appropriate time on options for reduced parking, the projected modal splits, and the need for a left turn bay, including information on the subsequent loss of sidewalk space and whether there are plans for bus priority lanes in the future.

MOVED by Councillor Sullivan

- A. THAT the application by Rainer Fassler, Stantec Architecture, to amend CD-1 By-law No. 5407 for Vancouver Community College, to permit an additional 63 639 m² of floorspace for School and related uses, as well as limited Cultural and Recreational, Institutional, Retail and Service uses, generally as outlined in Appendix A to Policy Report "CD-1 Text Amendment: Vancouver Community College (King Edward Campus) 1155 East Broadway " dated February 1, 2005 be approved, subject to the following conditions:

[NOTE: The following conditions have been amended slightly in (b) (xii) and (b) (xiii) and (b) (ii) c) from the version in the referral report]

DESIGN DEVELOPMENT

- (a) That prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

GENERAL

- (i) design development to incorporate green building principles to City standards for institutional buildings in place at the time of any Development Permit Application;

Note to applicant: Measures to be considered are described in the Vancouver Community College King Edward Campus Policy Statement - Green Building Principles.

- (ii) design development to minimize the overall institutional scale and massing of the building components through the use of high quality materials, articulation and transparency;

Phase 1

- (iii) design development to the Glen Drive elevations to articulate and reduce its apparent scale as it relates to the residential neighbourhood to the west;

Note to applicant: Building elements higher than 15.5m should be setback at least 6m from the property line. Along the Glen Drive frontage, new development should respect the scale of the residential neighbourhood with an objective of building height to be generally no more than 3m (9.8ft) higher than the maximum height permitted under the adjacent (RM-4) zoning.

- (iv) design development to maximize the public orientation and visual distinction of campus uses, such as bookstore, fitness centre, cafes or similar animating uses to enhance the pedestrian interface and provide animation and visual interest along Glen Drive and 7th Avenue;

Note to applicant: A high degree of transparency and accessibility should be provided along these frontages.

- (v) design development to the 7th Avenue grade level entry to further demonstrate and emphasize its importance as one of the principle entries for the campus;

Note to applicant: In addition to preserving this principle grade level entry to the campus at the completion of the master plan, provision of interim pedestrian circulation routes (such as from VCC Skytrain Station, from Great Northern Way at Glen Street, and through parking areas) should be provided that will support the importance of this entry.

- (vi) design development to enhance the principle pedestrian entry along 7th Avenue by providing greater separation with the proposed parking entry in Sub-Area A;

Note to applicant: Parking access along the south frontage of 7th Avenue should be relocated within Sub area A of the development.

- (vii) design development to improve the campus presence along the Broadway frontage with an enhanced entrance element and public functions that extends and gives emphasis to the principle pedestrian circulation (spine) within the campus out to Broadway, combined with landscaping improvements to the existing plaza;

Note to applicant: Further reinforcement of this entrance should include the introduction of animating uses.

SUB-AREA A - Subsequent Phases

- (viii) design development to ensure a compatible massing relationship with the residential uses across Keith Drive and to further strengthen the new development massing with the existing campus;

Note to applicant: Along the Keith Drive frontage, new development should respect the scale of the residential neighbourhood with an objective of building height to be generally no more than 3m (9.8ft) higher than the maximum height permitted under the adjacent (RM-4) zoning.

- (ix) design development to the Keith Drive frontage to achieve a compatible relationship with the residential uses across the street by maximizing its transparency and visual interest;
- (x) design development for the 7th Avenue parking access/egress to minimize its aperture on the streetwall and to maximize pedestrian safety.

Note to applicant: to ensure good sightlines between motorists, cyclists and pedestrians, at the sidewalk crossing, the ramp should be set back within the building as far as possible.

- (xi) design development to enhance the public realm interface along the south side of 7th Avenue by:
 - a. further enhancing the public realm interface with the inclusion of interactive or retail uses at grade level.
 - b. minimizing the elevation differences between the floor level of the proposed auto trade shops with the adjacent sidewalk;
 - c. maximizing the transparency, entry and display functions of the street level frontage to achieve a high degree of animation and visual interest of the proposed auto trade shops and library uses along the 7th Avenue frontage; and
 - d. enhanced surface and landscape treatments which may also include expanded sidewalk areas.

Note to applicant: a conceptual plan for treatment of both sides of 7th Avenue should be provided with plans for development with sub-area A.

- (xii) design development to enhance the public realm environment along 7th Avenue by maximizing sun access to the north sidewalk;

Note to applicant: Reducing the height of proposed massing within Sub-Area A and/or sculpting of the upper floors to reduce shadowing along the north sidewalk measured at the Equinox between 10:00 and 4:00 p.m. should be pursued.

- (xiii) design development to enhance the Broadway Street frontage by resolving the gap in the frontage caused by the existing below street grade service area;

Note to applicant: While preserving the city skyline view; uses and/or built forms proposed in this area should be considered in context with the existing southerly open courtyard area to allow for a connection to the main circulation spine.

- (xiv) design development to convert the existing southerly open courtyard located within the campus into a covered daylight courtyard;

Note to applicant: Consideration should be given to the removal of the existing elevated concrete overpass that bisects this space.

SUB-AREA B

- (xv) design development to reduce project scale and mitigate view impacts from nearby properties from the east and southeast of Keith Drive and 7th Avenue;
- (xvi) design development to the Glen Drive frontage to enhance the building form to frame and strengthen its presence on the east edge of China Creek Park;
- (xvii) design development to enhance the public realm interface along the north side of 7th Avenue by:
 - a. provision of a variety of campus and community-serving uses, such as cafes, fitness centre, retail, bookstore or other equally animating uses, with direct visibility and multiple pedestrian access/interface from 7th Avenue and the corner open space;
 - b. minimize elevation differences between the floor level of the proposed uses with the adjacent sidewalk;
 - c. maximize transparency of the street level frontage to achieve a high degree of animation and visual interest of the uses along 7th Avenue and the edges of the corner open space; and
 - d. high quality enhanced surface and landscape treatments which may also include expanded sidewalk areas, and a double row of trees.
- (xviii) design development to ensure 7th Avenue as an important pedestrian environment by ensuring internal campus routes provide robust grade level pedestrian connections linking proposed entry points near Keith and Glen Drives along Great Northern Way through to 7th Avenue;
- (xix) design development to enhance the pedestrian interface along the southeast corner frontages of Keith Drive and 7th Avenue with a publicly oriented campus use and to maximize the transparency of its street level frontage to achieve a high degree of animation and visual interest;
- (xx) design development to the proposed pedestrian bridge to be light and transparent as possible allowing for a strong visual connection and natural light to the street below;
- (xxi) design development to locate the loading access and egress for this sub area along the Keith Drive frontage; and
- (xxii) design development to the 7th Avenue street right of way to provide a street configuration, traffic calming, and surface treatments that will facilitate and enhance the pedestrian environment, particularly the usability of public space along the north edge of 7th Avenue.

Note to applicant: A variety of measures could be pursued such as:

- a) maximize sidewalk widths to accommodate two rows of trees along the north sidewalk and one row of trees along the south sidewalk;
- b) a maximum of two (vehicle) lanes and provision of bike lanes to both sides; and
- c) provision of a lay-by along the south west frontage between Glen Drive and principle entry (Phase 1); and high quality enhanced surface treatments.

LANDSCAPE

- (xxiii) design development should ensure that the proposed landscaping areas at grade and on the roofs, as illustrated on the plan and section schematics included in the Rezoning Report dated July 2004, be provided and will be accessible;

Note to applicant: The new landscape areas should provide an attractive natural green setting for both active and passive uses by the students who will use the facility. The landscape treatment of the pedestrian-oriented areas of the public realm bordering all the five streets of this site will form a large part of the success of this application.

- (xxiv) design development to improve the quality and presence of the public realm with benches, street trees, landscape planting, special paving and generous sidewalks. Bikeways should be clearly identified with provision made for bike parking especially on East 7th Avenue;
- (xxv) design development with each phase of development, to improve the quality of the public realm by providing durable, weather-proof and comfortable seating, street trees, generous sidewalks, and landscaping;
- (xxvi) provision, with each development permit application, of a legal survey illustrating the following information:
 1. Existing trees 20cm caliper or greater on the development site
 2. The public realm (property line to curb), including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site.
- (xxvii) provision, with each development permit application, of a Certified Arborist assessment of the condition of all existing trees located outside of the proposed building envelopes and to be retained;

Note to applicant: provision of additional street trees adjacent to the development site should be done in consultation with the General Manager of Engineering Services and Park Board. Notation of New street trees on the Landscape Plan should read: "Final species, quantity and spacing to the approval of the General Manager of Engineering Services and Park Board." Contact Eileen Curran (871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (257-8587) of Park Board regarding tree species.

- (xxviii) design development to include night lighting in all the outdoor public and private areas;
- (xxix) provision, with each development permit application, of a full Landscape Plan illustrating proposed plant materials;

Note to applicant: Common and botanical names, including sizes and quantities, paving, walls, fences, and other landscape elements should be noted. Landscape Plan should be at 1:100 (1/8"=1'-0" minimum scale. The public realm (building edge to the curb), including the Community Garden Walkway connecting Broadway to Keith Drive, should be illustrated on the Landscape plan. All existing street trees and public utilities such as lamp posts, hydro poles, fire hydrants, etc. should be noted;

- (xxx) Provision, with each Development permit application, a plan illustrating interim parking, tree retention and replacement; and
- (xxxi) Provision, with each development permit application, of a detailed large scale (1:50 or 1/4"=1'-0") sections showing the planting depths for the proposed roof decks, including all green roofs;

CRIME PREVENTION

- (xxxii) Design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard for;
 - open visibility and surveillance of walkways particularly in the vicinity of the transit station,
 - Reducing the number of pathways through the site for better control of the campus,
 - significant design development to reduce opportunities for theft in the parking areas; and reducing opportunities for;
 - mischief in alcoves and undefined areas,
 - other mischief such as graffiti;

EMPLOYMENT AND SKILLS TRAINING

- (xxxiii) Provision, with each development permit application, of a report to Planning Staff and the Vancouver Agreement Coordination Unit, outlining the type and number of potential employment opportunities for local, inner city residents, as well as any skills training initiatives being undertaken by VCC.

Note to applicant: In addition to current recruitment practices, VCC, its contractors and subcontractors must use the Social Purchasing Portal (SPP) and take advantage of other community recruitment initiatives to post positions and bids, etc. on all construction related contracts and subcontracts and in other operational areas where appropriate. A semi-annual construction related skills training and employment strategy plan and progress report on the number of inner city residents hired, the number of positions and bids posted on the SPP and filled should be prepared by VCC in consultation with Planning and Vancouver Agreement staff. Staff will work with VCC on the development of an appropriate tracking mechanism and progress report format related to other skills training and employment initiatives being

undertaken by VCC. Contact Celine Mauboules (604.871.6198) Planning Department or Jill Porter (604.873.7262) Vancouver Agreement Office.

- (b) That, prior to enactment of the CD-1 By-law, the registered owner shall at no cost to the City:
 - (i) Clarify all charges registered in the Land Title Office against the title to the lands (a charge summary, including copies of all charges, must be provided) and include the modification, extension or release of any charges deemed necessary by the Director of Legal Services.

ENGINEERING SERVICES

- (ii) Execute agreements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Engineering Services for the following:
 - a) a cash contribution of \$50,000.00 for improvements to the 6th Ave and Glen Drive pump station.

Note to applicant: Engineering Services does not support the proposed on-site pump station. All storm and sanitary services will be standard gravity connections.)

- b) Upgrading of the water system to provide adequate fire protection needs for all phases of the development.

Note to applicant: additional details and clarification is needed to determine any potential upgrading.

- c) Provision by the applicant of \$187,500, with the balance of funding provided through infrastructure program cost-sharing, for a raised left turn bay on Broadway at Glen Drive for eastbound to northbound movement, subject to Council approval of the left turn bay, as part of Phase I development.

Note to applicant: a consultant's study will be required.

- d) Provision of a raised left turn bay on Great Northern Way at Glen Dr. for west to southbound traffic, including provision of an interim (painted) left turn bay.
- e) Provision and implementation of a traffic demand management plan for all phases of the development.
- f) Provision of street trees adjacent all sides of the existing campus and proposed expansion on lot 95 where appropriate and where space permits.
- g) Provision of sidewalk and curb ramp improvements on Broadway adjacent the site.

Note to applicant: infilling and upgrading to select areas along the Broadway frontage of the site will be required

- h) Provision of sidewalk on the north side of 7th Avenue from Keith Dr to Glen Dr. prior to occupancy of the first phase of the development.
- i) Provision of special sidewalk and road improvements on 7th Ave, between Glen Dr. and Keith Dr to the satisfaction of the General Manager of Engineering Services in consultation with the Director of Current Planning.

Note to applicant: A separate application to the General Manager of Engineering Services is required for any special treatments of public property.

- j) Provision of traffic calming measures on 7th Avenue between Glen Drive and Keith Drive as an alternate to the proposed 7th Avenue special sidewalk and road improvements.
- k) Provision of traffic calming measures between Broadway and 7th Ave, west of the campus, in consultation with the community to a maximum of \$50,000.00 and on 7th Ave between Keith Dr. and Glen Dr.
- l) Relocation of the GVS&DD sewer line that passes through the site, including discharge of the related agreements from title prior to any development permit for the site.
- m) Provision of a public stairway from Broadway connecting to Keith Drive adjacent the east side of the site and pedestrian improvements along the west side of Keith Drive from Broadway to the new Skytrain station.

Note to applicant: A separate application to the General Manager of Engineering Services is required.

Note to applicant: Engineering does not support the proposed curb adjustments on Keith Dr, north of the proposed stairway.

- n) Dedication or other arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, of the north 4.0 meters of block 95 for road purposes.
 - o) Relocation of the fence currently located on public property on Broadway adjacent the site, back to the property line.
 - p) Provision of a construction management plan for each phase of construction prior to issuance of the related development permit.
 - q) Release of any redundant charges on title prior to any development permit for each phase of development.
 - r) Provision of a cost estimate for all of the above mentioned works on public property and sewer relocation (to determine appropriate security for the rezoning works).
- (iii) Make arrangements satisfactory to the General Manager of Engineering Services for the following:

- a) Proposed pedestrian bridge over 7th Ave will require a separate application to the General Manager of Engineering Services.

Note to applicant: Issues for the proposed pedestrian bridge include transparency, demountability and height clearances.

- b) Undergrounding of all of the existing aerial utilities and services on Great Northern Way adjacent block 95.
- c) Undergrounding of any new BC Hydro or Telus service for the site from the closest existing suitable service point.

DAYCARE

- (iv) Execute an agreement satisfactory to the Director of Legal Services in consultation with the Director of Social Planning to provide, at no cost to the City, for a fully furnished (i.e., ready for immediate occupancy) licensable temporary Child Day Care facility, on or in close proximity to the existing site, to accommodate children from the current program, until the permanent Child Day Care facility is completed in phase 1.
- (v) Execute an agreement satisfactory to the Director of Legal Services in consultation with the Director of Social Planning to provide for a fully fit, furnished and equipped 49 space licensed daycare facility, for 24 infants/toddlers and 25 three to five year olds, including the required outdoor play space and on-site parking, at no cost to the City.
- (vi) Pay to the City as a community amenity contribution \$595,000 for the Childcare endowment Fund or make arrangements satisfactory to the Directors of Legal Services and Social Planning to secure payment of \$595,000 to the Childcare endowment with interest at the City rate as determined by the Director of Finance from time to time, compounded annually from the date of enactment of this rezoning and payable prior to issuance of any building permit for Phase 1.

SOILS

- (vii) Make arrangements for obtaining and submitting to the City copies of all soils studies and the consequential Remediation Plan for the site including streets (civic lands), approved by the Ministry of Water, Lands, and Air Protection and acceptable to the City. Execute agreements satisfactory to the Director Legal Services and the City Manager, in consultation with appropriate Department Heads, obligating the property owner to;
 - a) remediate to the satisfaction of the Ministry of Water, Lands and Air Protections and with respect to the City, to the satisfaction of the City, any contaminated soils on the subject site and civic lands in accordance with a Remediation Plan approved by the Ministry of Water, Lands and Air Protection, and;

- b) indemnify the City, the Approving Officer and the Park Board and their employees against any liability or costs which may be incurred as a result of the presence of contaminated soils on the site and civic lands, including costs arising as a result of any failure to carry out the aforementioned approved Remediation Plan and provide such security for the indemnity as the Director of Legal Services deems necessary.
- (viii) Execute a Section 215 agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements constructed pursuant to this rezoning on the site and civic lands until the contaminated soils on the subject site have been remediated to the satisfaction of the Ministry of Water Lands and Air Protection (and all relevant Federal authorities to the extent that the same evaluate the remediation), and to the satisfaction of the City with respect to lands dedicated or transferred to the City, in accordance with a remediation plan approved by the Ministry of Water, Lands and Air Protection, and acceptable to the City.

PUBLIC ART

- (ix) Execute an agreement, satisfactory to the Director of Legal Services in consultation with the Director of the Office of Cultural Affairs for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and
- (x) Submit a preliminary public art plan to the satisfaction of the Director, Office of Cultural Affairs setting out the proposed public art program aims, artist terms of reference, site and artist selection methods, project budget, implementation plan and a schedule.

PARKS

- (xi) Execute an agreement, satisfactory to the Director of Legal Services in consultation with the General Manager of Parks and Recreation for the provision of a Community Amenity Contribution of \$350,000, for Parks and Recreation purposes adjusted to account for changes in the construction price index, from the date of enactment of this rezoning and payable prior to any development permit for Sub Area B.

COMMUNITY AMENITY CONTRIBUTION

- (xii) Execute an agreement, satisfactory to the Director of Legal Services securing an unallocated Community Amenity Contribution (CAC) payable to the City in the amount of \$414,000 adjusted to account for changes in the consumer price index, from the date of enactment of this rezoning payable prior to issuance of a building permit for any development in Sub-area B.

- (xiii) That prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, make arrangements to the satisfaction of the Director of Legal Services in consultation with the Director of Social Planning, to secure payment to the city of \$2,000 per space, per year for start up costs for the first two years of operation in the new facility for 24 infant and toddler spaces.

Where the Director of Legal Service deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges, and encumbrances effecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a from satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application by the Director of Current Planning to amend Schedule E of the Sign By-law to establish regulations for the CD-1 site in accordance with Schedule B (C-2) be approved.

CARRIED

[Councillor Bass opposed to Condition (b) (ii) c]

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY