



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (145)

2898 East 22nd Avenue

By-law No. 5420

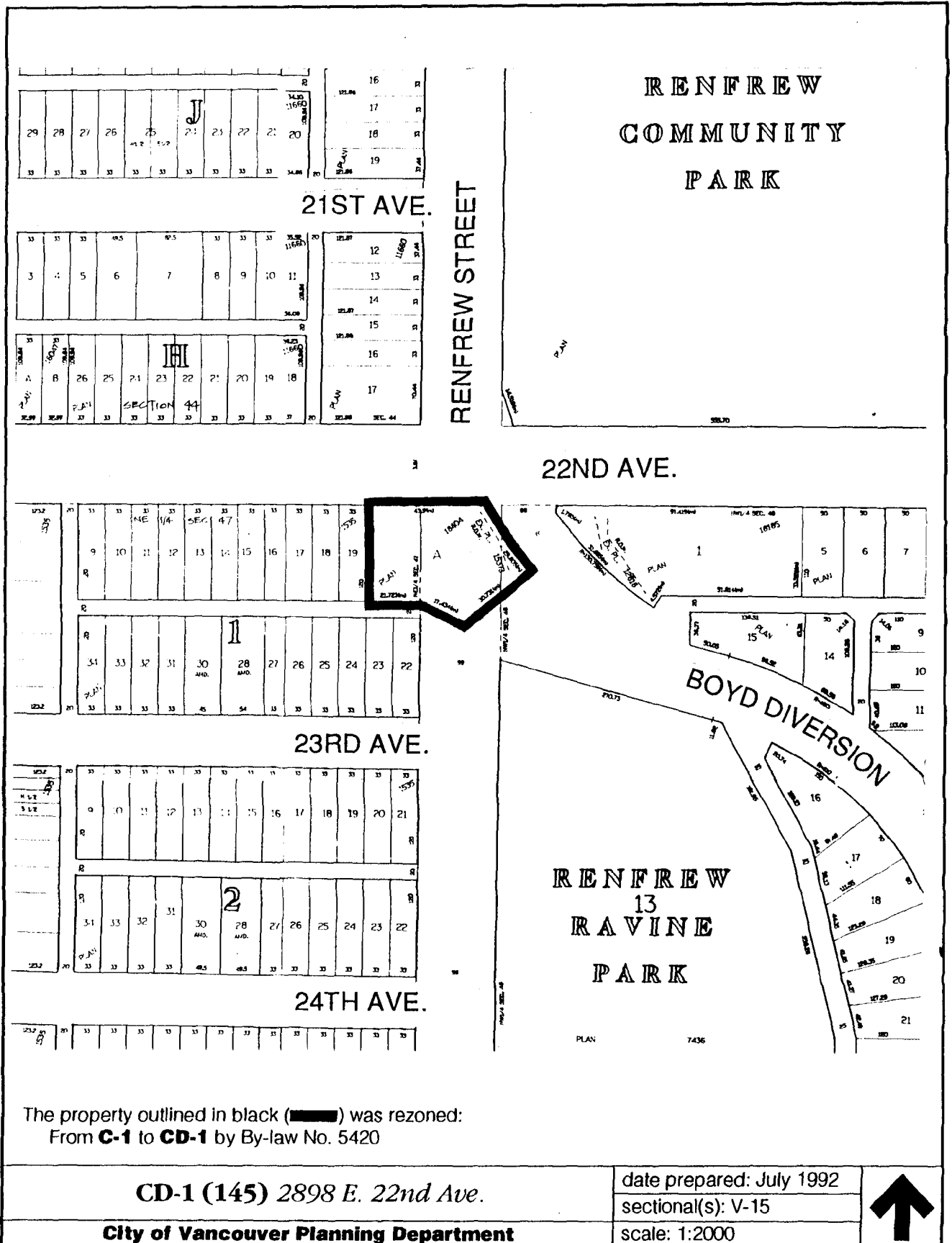
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective November 18, 1980

(Amended up to and including By-law No. 5477, dated October 6, 1981)

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:
- Uses:
Senior Citizens housing comprising a maximum of 41 units, and accessory uses customarily ancillary thereto, including off-street parking;
- and subject to such conditions as Council may by resolution prescribe. [5477; 81 10 06]
- 3 **Floor Space Ratio**
Not to exceed 1.20.
- In computing the floor space ratio, all floors having a minimum ceiling height of 4 feet (1.219 m), including earthen floor, both above and below ground level, shall be included and measured to the extreme outer limits of the buildings.
- For the purposes of this By-law the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located.
- Parking areas, the floor of which is at or below the highest point of the finished grade around the building, shall be excluded from floor space ratio computation.
- Balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed eight percent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.
- 4 **Site Area Coverage**
Not to exceed 46 percent.
- 5 **Height**
Not to exceed 35 feet (10.663 m) nor three storeys plus a cellar, whichever is less, measured from the average grade at the property line along East 22nd Avenue.
- 6 **Off-street Parking and Loading**
Spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575, provided that parking spaces for residential uses shall be assessed at a minimum of one parking space for every six units.
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

NOTE: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5420 or provides an explanatory note.



The property outlined in black (■) was rezoned:
 From **C-1** to **CD-1** by By-law No. 5420

CD-1 (145) 2898 E. 22nd Ave.

City of Vancouver Planning Department

date prepared: July 1992

sectional(s): V-15

scale: 1:2000



CITY OF VANCOUVER
MEMORANDUM

CD-177 145
Dwgs. in Manilla File

From: CITY CLERK

Date: December 14, 1978

Refer File: 5303-13

To: DIRECTOR OF PLANNING
CITY ENGINEER
→ SUPERVISOR OF PROPERTIES
COMPTROLLER OF ACCOUNTING
COMPTROLLER OF BUDGETS & RESEARCH

DEC 14 1978

Amaldust

Subject: Disposition of City Land: 22nd and Renfrew

I wish to inform you that Vancouver City Council at its meeting on December 12, 1978 approved the recommendation of the City Manager as contained in his attached Report dated December 1, 1978.

R. Henry
CITY CLERK
mcc

MLCross:ah
Attachments

Special letter sent to:

Mr. A. Ingre
Consulting Engineer
903 - 525 Seymour St.
Vancouver, B. C.
V6B 3H7

MANAGER'S REPORT

Date December 1, 1978

TO: Vancouver City Council
CLASSIFICATION: RECOMMENDATION
SUBJECT: Disposition of City Land: 22nd and Renfrew

The Director of Planning, the City Engineer and the Supervisor of Properties report as follows:

"PURPOSE OF REPORT

This report discusses a proposal for the disposition of City-owned Lots 20 and 21, Block 1, N.E.¼ Section 47, Plan 153, together with a portion of the abutting street allowance, for the development of a senior personal care facility.

BACKGROUND

On September 2, 1976 the Housing and Environment Committee received a request from the Renfrew/Collingwood Citizens Committee to locate an appropriate site in the Renfrew area for a Senior Citizens Personal Care Facility. The Housing and Environment Committee resolved:

'THAT City officials be instructed to investigate and report back to the Committee on an appropriate site for a Senior Citizens Personal Care Facility in the Renfrew/Collingwood area.'

Subsequently, in October 1976, the Director of Planning reported to City Council noting that a potential site existed on the southwest corner of 22nd and Renfrew, comprising a residual portion of Renfrew Street and the adjoining B.C. Hydro owned lots 20 and 21. As a result, City Council 'IN CAMERA' resolved:

'THAT the City of Vancouver purchase B.C. Hydro owned Lots 20 and 21 and release the combined Hydro/City site to a prospective group for the development of a Seniors Personal Care Facility and the funding for the acquisition of Lots 20 and 21 to come from the Public Housing Fund.'

The Supervisor of Properties in accordance with the resolution purchased the B.C. Hydro lots for the sum of \$70,000.00.

The site would comprise that portion of Renfrew Street remaining from the construction of the Boyd Diversion and the realignment of Renfrew at 22nd Avenue and Lots 20 and 21, N.E.¼, Section 47, THSL, and is outlined in Appendix I. The combined site occupies approximately 21,660 square feet or .47 acres and is presently zoned C-1. The surrounding area is developed with one-family dwellings to the west and south while Renfrew Park and Community Centre is located on the north east corner of 22nd and Renfrew. Local shopping facilities are located on 22nd Avenue and Nootka to the east and Slocan Street to the west while bus transit is available at site on Renfrew Street.

In July 1977, a consultant was hired to undertake a feasibility study relating to the development potential of the site for Seniors Personal Care use. The consultant was directed to provide a massing plan outlining design guidelines in terms of numbers of units, building height and a density that would be compatible with the surrounding community. More importantly, the consultant was asked to determine the funding minimums

available and to outline a process by which funding could be secured for the development of this site. The Director of Planning notes that the cost for such consultant services were charged to the Public Housing Fund with the intent that upon disposal of the site, these expenditures would be reimbursed from the proceeds of the sale.

The consultant's study is on file in the Planning Department and notes that the site is an ideal location and it is economically feasible to develop a 50-bed Seniors Care Facility on it. The conclusions of the Study are attached as Appendix II.

RECENT ACTIONS

Subsequent to the receipt of the consultant's study, the Planning Department undertook lengthy negotiations with the Provincial Ministries of Health and Human Resources to obtain a commitment in principle for funding of a Personal Care Facility on the site. Subsequently, in July of 1978, a formal funding commitment was received from the Ministry of Health.

On August 17, 1978, a letter was received from a representative of the Unity Oddfellows Lodge #4 in the City of Vancouver requesting an opportunity to purchase the above noted City-owned land from the City for use for the development of a Seniors Care Facility on a non-profit non-sectarian basis. The letter (Appendix III) notes that the non-profit group has received approval from the Provincial Government for the Facility.

THE CITY ENGINEER REPORTS AS FOLLOWS:

Recently the road alignment on Renfrew Street, south of 22nd Avenue has been relocated to meet the Boyd Diversion. Consequently, a portion of Renfrew Street between 22nd Avenue and the lane south of 22nd Avenue is no longer required for road purposes and should be closed.

THE SUPERVISOR OF PROPERTIES REPORTS AS FOLLOWS:

The Supervisor of Properties advises that following negotiations, the Unity Oddfellows Group have agreed to the following:

- (a) Purchase the site for \$115,360.00
- (b) Pay the cost of relocating utility services estimated at \$63,000.00.

(This amount will be paid separately by certified cheque subject to a satisfactory arrangement being made with the City Engineer).

CONCLUSIONS

A preliminary analysis by staff of a massing plan outlined in Appendix IV indicates that with some revisions a 50-bed facility at a maximum Floor Space Ratio of 1.0 could be achieved on the site without adversely affecting the surrounding area or interfering with views.

On this basis, the Director of Planning believes that the site is suitable for development of a Seniors Personal Care Facility and the Society should be encouraged to make application for rezoning so that normal procedures can be administered. Staff recommend that the sale of the Unity Oddfellows Lodge of the 22nd and Renfrew site be approved subject to the group obtaining rezoning and a development permit.

RECOMMENDATIONS:

1. The City Engineer recommends that all that portion of road shown hatched on plan marginally numbered LF 8891 (Appendix V) be closed, stopped up and title taken thereto subject to the following conditions:
 - (a) The closed road be consolidated with the abutting City-owned lands.
 - (b) The cost of relocating the existing utilities together with the cost of physical closure of the street be to the applicant's account. The estimated cost of this work is \$63,000.
 - (c) A right-of-way be retained over the easterly portion of the closed road to contain a 6 foot by 6 foot box culvert that is part of the Still Creek drainage system.
 - (d) A right-of-way over the westerly 10 feet of the consolidated site for public utility purposes.

2. The Supervisor of Properties and the Director of Planning recommend that the site created under Recommendation I be sold to the Unity Oddfellows' Lodge #4 for \$115,360.00 on City terms, being one quarter of the sale price as the down-payment and the balance payable in three equal installments, six, twelve, and eighteen months after the date of sale; interest to be paid on the unpaid balance at the rate current at the date of the sale. Subject to the Society:

- (a) paying the cost of relocating the utilities and necessary street work (estimated at \$63,000.) in addition to the cost of the site;
- (b) obtaining rezoning for development of such facility within 120 days; *Rick*
455
- (c) obtaining a development permit;
- (d) paying a 5% deposit upon approval of this report. *none paid*

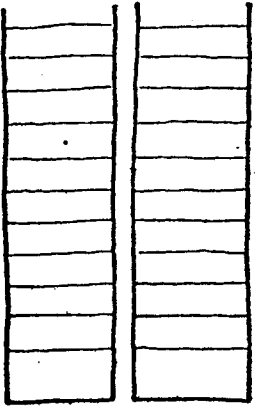
See 10/24/74

See 10/24/74

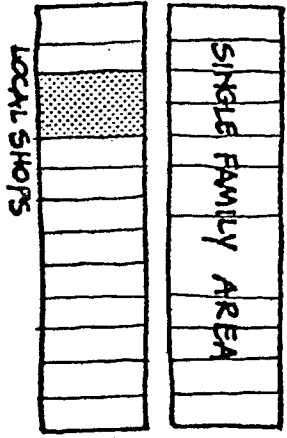
The date of sale to be 90 days from the date rezoning is approved or the date of the issuance of the development permit whichever is sooner."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning, City Engineer and Supervisor of Properties be approved.

SCALE: 1" = 200'



KASLO ST.



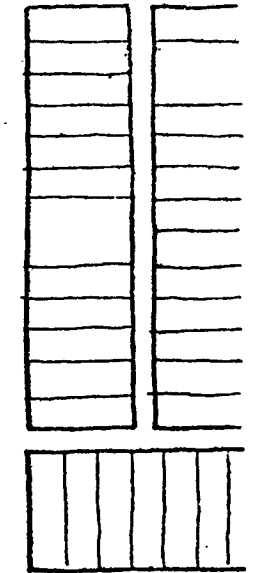
LOCAL SHOPS

SINGLE FAMILY AREA

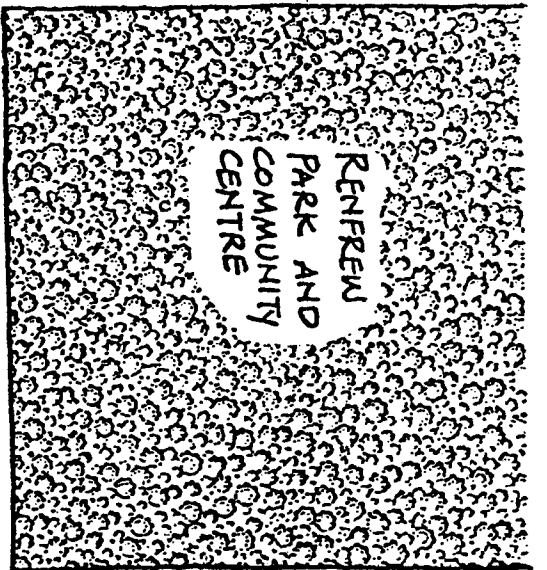


GAS STATION

BUS STOP



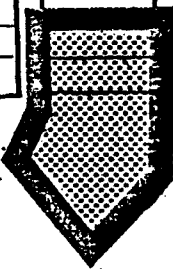
RENFREW ST.



RENFREW PARK AND COMMUNITY CENTRE

SUBJECT SITE

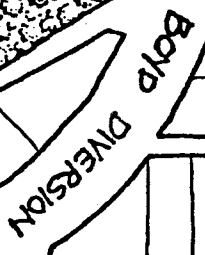
TWENTY-SECOND AVE.



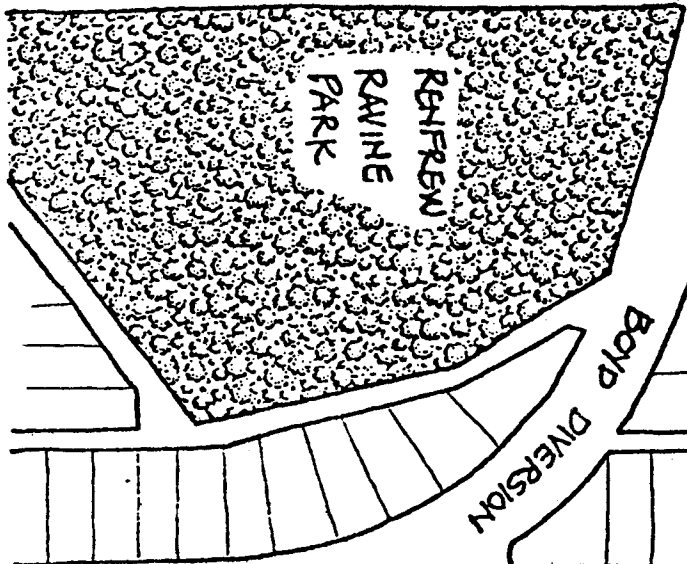
SENIORS HOUSING SITE

LOCAL SHOPS

BUS STOP

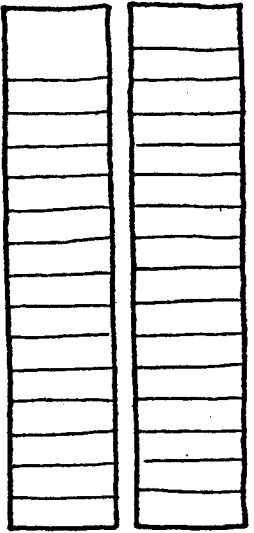


BOYD DIVERSION



RENFREW PARK RAVINE

NOOTKA ST.



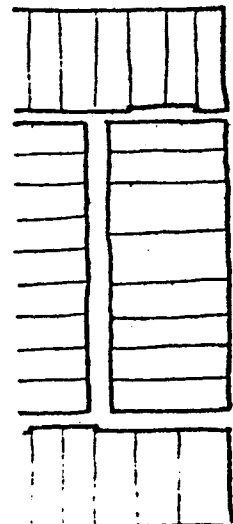
LILLOOET ST.

TWENTY-FIRST AVE.

SINGLE FAMILY AREA

TWENTY-THIRD AVE.

TWENTY-FOURTH AVE.



SITE EVALUATION SUMMARY:

1. Design Perspective

The site is restricted, but with some flexibility in the application of zoning regulations, a 50 bed facility can be achieved on it. This home can be a suitable residential scale to fit into the neighbourhood. It can be an attractive solution to the user, the staff and the public. The site is well located and access is good.

2. Cost Perspective

It is evident from the foregoing Budget Analysis, that land cost has a minimal affect on the final daily operating charges. The most critical aspect, in dealing with cost, is the Provincial Government Policy as administered by Health and Human Resources, and the Central Mortgage & Housing Corporation Policy, with respect to total development cost per bed, and land cost per bed.

Both of these departments have indicated that they use a rather flexible approach in this regard and that they in fact work more from the per diem cost that is ultimately subsidized by the Provincial Government.

Current development costs for comparable projects are running between \$23,000 and \$25,000 per bed.

Current per diem costs vary greatly depending on the age of the facility, the level of service provided, and the degree of care required by the resident. The costs which have been quoted as an end user cost in this submission are current in several submissions that we have made to the Province for new facilities. Only the older facilities with lower debt service, and with lower staff ratios per resident, have lesser daily rates.

The cost of development is not going to be that much lower on other alternative locations, to the extent that the subsequent daily rate is substantially affected.

3. The User Need Perspective

This site is an ideal site for a multi-level care facility. It offers opportunities for continued involvement in the outside community with access to transportation, shops and Renfrew Community Centre for those who are physically capable. Those requiring more intensive care, and who would probably be confined for most of their remaining life-time to the facility itself, would still have the visual involvement in the busier outside daily street scenes of 22nd Avenue and Renfrew Street. They would also be easily accessible to visitors. The fact that the facility would require to be built on several levels would impose some staffing restrictions and would, to some extent, involve a less than optimum mobility to residents, but a modern elevator can overcome most of this restrictive element. Current Provincial Policies tend to restrict care homes to a maximum of two levels. However, there are numerous examples of care facilities that exceed that figure. It is the consultant's opinion that a third level would not work a hardship when most of the common facilities are on the intermediate level.

4. Provincial Policy Perspective

The Provincial Agencies responsible for adult care facilities are currently in a state of flux. It is not certain at this time which Agency is going to ultimately have this responsibility. However, it is apparent that the Provincial Government will use assessment teams with both provincial and local involvement. These will be made up of Human Resource representation and local Public Health representation. The assessment team will decide which level of care the individual resident corresponds to.

It would appear that because the state of health of the individual resident varies considerably from time to time, and thus the subsequent level of care required for them is changing continually that a combined level facility will be preferred by the Provincial Government. Provincial policies in this regard have not yet been determined. Experience with homes that have been previously constructed, has indicated that they tend to be constructed for a single level of care. However, recent homes are definitely planning for combined level care, since the administrators are realizing that that is in fact what they are providing.

CONCLUSION:

The consultant would recommend that the following steps be taken if the City wishes to proceed further with investigation of the possibility of identifying suitability of this site for such a programme, and other sites for similar programmes:

1. Consultation with the Department of Human Resources, and particularly with Dr. Stuart Bland, Geriatric's Consultant to the Ministry of Health, and Head of the Development Committee of the Provincial Adult Care Facilities Licencing Board. Dr. Bland is specifically responsible for research on community needs, and determining the number, the type, and the location of adult care beds in the urban areas of the Province.
2. If a positive response as to the need in the area is indicated by Dr. Bland and Human Resources then it would be suitable for the City to advertise for a non-profit sponsor to develop the care home concept, using the vehicle of CMHC start-up funding for its initial exploratory work. The City could consider doing this through its own Non-Profit Housing Corporation, but it is unlikely that the City would wish to become involved in the administrative problems of operating care homes.

ADOLPH INGRE

DIPLOMA P. ENG.

CONSULTING ENGINEER

TELEPHONE 689-5635

9TH FLOOR-525 SEYMOUR ST.
VANCOUVER, B.C.
V6B 3H7

August 17, 1978

Mr. R. Spaxman,
Director of Planning,
City of Vancouver,
City Hall, 453 W 12th Ave.,
Vancouver, B.C.

Re: City Property on Renfrew & 22nd Ave. East.

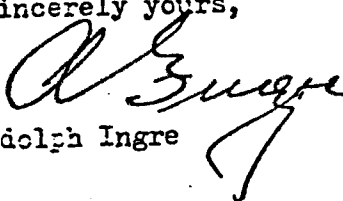
Dear Mr. Spaxman:

In a recent meeting in which Mr. R. Youngberg, P. Eng. and Mr. G. H. Jordan took part, it was agreed on that I will make an application to your Department for use of the above mentioned property as a Senior Citizens' Intermediate Care Facility Site.

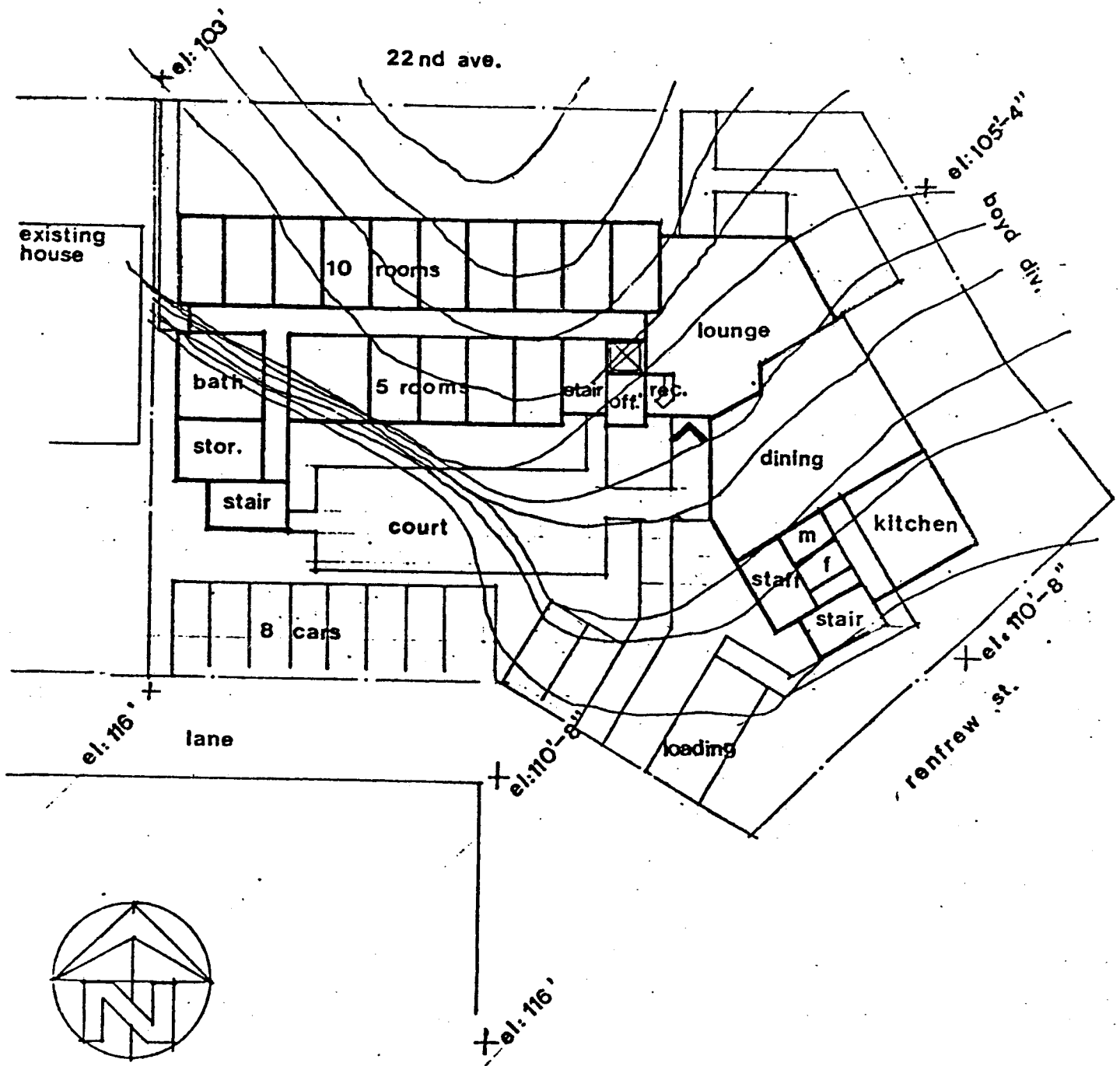
I herewith apply on behalf of my Principals, the Unity Oddfellows Lodge # 4, to be given the opportunity of purchasing the site from the City and use it for the above purpose on a non-profit, non-sectarian basis.

We have received the approval of the Provincial Government for the Facility and would be happy to learn that the City will re-zone the Property subject to an application from us.

Sincerely yours,


Adolph Ingre

AI:vh
c.c. Mr. G. H. Jordan
Mr. D. Whiting
Mr. J. Gordon



(15 rooms)

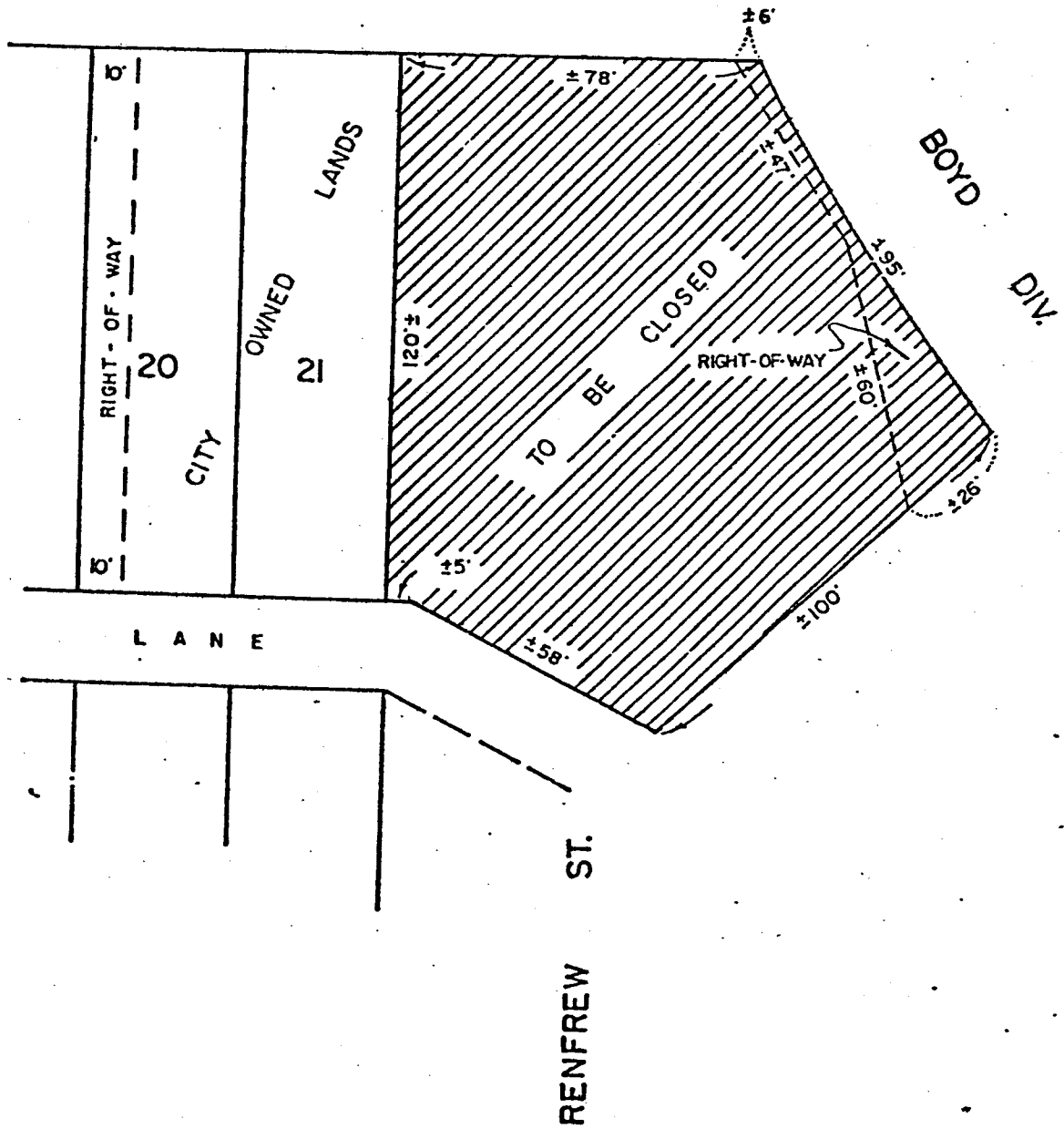
MAIN FLOOR el: 115'-0"
7480 sq.ft.

SCALE 1"=32'-0"	DATE OCT; 1977	DRAWN F.F.	—
JONES H.A.A.V.E.		ARCHITECTS	
50 BED CARE HOME CITY OF VANCOUVER		VANCOUVER, B.C.	SHEET NO. P 2

PLAN OF A PORTION OF RENFREW STREET
ADJACENT TO LOT 21, BLOCK I, NORTH EAST
QUARTER, SECTION 47, T.H.S.L.

SCALE - 1 INCH = 40 FEET

22ND AVE.



CITY ENGINEER'S OFFICE
NOV. 29, 1978

LF 8891

Southwest Corner of East
22nd Avenue and Renfrew Street

#145

S.W. CORNER OF E.
22ND AVENUE & RENFREW

BY-LAW NO. 5420

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-249C 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: Senior Citizens housing comprising a maximum of 39 units, and accessory uses customarily ancillary thereto, including off-street parking;

and subject to such conditions as Council may by resolution prescribe.

3. FLOOR SPACE RATIO: Not to exceed 1.20.

In computing the floor space ratio, all floors having a minimum ceiling height of 4 feet (1.219 m), including earthen floor, both above and below ground level, shall be included and measured to the extreme outer limits of the buildings.

For the purposes of this By-law the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located.

Parking areas, the floor of which is at or below the highest point of the finished grade around the building, shall be excluded from floor space ratio computation.

Balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed eight percent of the permitted floor

area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

4. SITE AREA COVERAGE: Not to exceed 46 percent.

5. HEIGHT: Not to exceed 35 feet (10.663 m) nor three storeys plus a cellar, whichever is less, measured from the average grade at the property line along East 22nd Avenue.

6. OFF-STREET PARKING AND LOADING: Spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575, provided that parking spaces for residential uses shall be assessed at a minimum of one parking space for every six units.

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 18th 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 18th day of November, 1980, and numbered 5420.

CITY CLERK"

3. Southwest Corner of East 22nd Avenue and Renfrew Street
Lots 20 & 21, Block 1, D.L. Sec. 47
NE¼ T.H.S.L., Plan 1535

An application has been received from Mr. A. Ingre on behalf of Oddfellows Three-Links Housing Society to rezone the subject property from C-1 Commercial District to CD-1 Comprehensive Development District. It was noted that a portion of the Renfrew Street allowance, presently not zoned, is also included in the application for CD-1 zoning.

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

- senior citizens housing comprising a maximum of 39 dwelling units;
- accessory uses customarily ancillary to the above use;
- floor space ratio not to exceed 1.20;
- various other provisions pertaining to site coverage, height, off-street parking and loading;

and subject to such conditions, including the following, as Council may by resolution prescribe:

- (i) That the site (Lots 20 and 21, Block 1, D.L. Sec. 47 NE¼ T.H.S.L., Plan 1535, and portion of Renfrew Street allowance) be consolidated into one parcel and registered in the Land Title Office, along with any required sewer and G.V.R.D. easements to the satisfaction of the City Engineer, prior to the issuance of any development permit.
- (ii) That the detailed scheme of development is not to be materially different than the plans prepared by W.R. Beatty, Design Consultants, stamped "Received, City Planning Department, June 23, 1980."
- (iii) That this site be brought to the attention of the Planning and Development Committee of Council if development has not been started within two years from the date of enactment of the CD-1 By-law.

and any consequential amendments.

This application is also to amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommends approval of the rezoning application subject to the following:

1. That the proposed floor space ratio be reduced from 1.2 to 1.0; and
2. That the height be reduced to 10,668 m (35 feet) above the average grade at the property line along East 22nd Avenue.
3. That the required site consolidation is finalized and required sewer and G.V.R.D. easements registered to the satisfaction of the City Engineer.

The Chairman called for speakers for or against the application and no one appeared.

cont'd.....

Southwest Corner of East 22nd
Avenue and Renfrew Street
Lots 20 & 21, Block 1, D.L. Sec. 47
NE½ T.H.S.L., Plan 1535 (cont'd)

MOVED by Ald. Kennedy,

THAT the rezoning application be approved subject to the restrictions to the CD-1 By-law and the conditions outlined above and including any necessary consequential amendments;

FURTHER THAT the application to amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

SECONDED by Ald. Gerard,

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 No. 4810.

- CARRIED UNANIMOUSLY

* * * * *

The Special Council adjourned at approximately 9:50 p.m.

* * * * *

CITY OF VANCOUVER
MEMORANDUM

CD-1 145

From: CITY CLERK

Date: 22nd July 1981

To: CITY MANAGER
DIRECTOR OF PLANNING
PUBLIC HEARING CLERK

Refer File: 5311

Subject: REZONING APPLICATION: PROPOSED TEXT AMENDMENT TO THE SOUTHWEST
CORNER OF EAST 22ND AVENUE AND RENFREW STREET - CD-1 BYLAW NO. 5420

City Council on Tuesday, July 21st, 1981, approved the recommendation of the City Manager contained in the attached clause of his report dated July 17, 1981, with regard to the above matter.

R. Henry
CITY CLERK

GLEvine:mfm
Att.

Also sent to:

Mr. Adolph Ingre, Odd-Fellows Three-Links Housing Society

RECEIVED
JUL 30 1981
RJS/dmad/fas

2. Rezoning Application - Proposed Text Amendment to the Southwest Corner of East 22nd Avenue and Renfrew Street CD-1 Bylaw No. 5420

The Director of Planning reports as follows:

'An application has been received from Mr. Adolph Ingre, on behalf of the Odd-Fellows Three-Links Housing Society, requesting an amendment to Zoning and Development By-law, No. 3575 whereby CD-1 By-law No. 5420 would be amended to increase the allowable number of senior citizens' units from 39 to 41.

The applicant has stated that the purpose of the amendment is as follows:

'Additional two units at the basement level to help to reduce a long waiting list of applicants for Senior Citizens' accommodation for this development and to greatly improve the operating budget of this non-profit project'.

SITE AND SITUATION

The location of the site and zoning of lands in the vicinity are shown on the Appendix 'A' map attached.

BACKGROUND

This City-owned site was rezoned from RS-1 and C-1 to CD-1 by By-law No. 5420 enacted on November 18, 1980, following a Public Hearing on October 30, 1980. The sale of this site to the Odd-Fellows Three-Links Housing Society was subsequently finalized.

The existing CD-1 By-law, which accommodates the development proposed at that time, restricts the use of the site as follows:

- senior citizens' housing comprising a maximum of 39 dwelling units;
- accessory uses customarily ancillary to the above use;
- floor space ratio not to exceed 1.20;
- various other provisions pertaining to site coverage, height, off-street parking, and loading.

Development Permit Application No. 87467 was issued on February 13, 1981 and the excavation and placement of the footings has since commenced.

ANALYSIS

Through revision of the basement floor plan in preparing drawings for the presently approved development permit, the applicant achieved a more effective utilization of space for lobby, mechanical, electrical, laundry, telephone and storage facilities which facilitated the development of two additional residential units near the lower entrance lobby.

The building grades and location of the two additional units at the northerly entrance lobby indicate a suitable location for residential units, with both units having outdoor patio space at an elevation consistent with the floor of the dwellings.

As the addition of two units at the basement level does not increase the bulk or parking requirements of the scheme approved under the current CD-1 By-law, would not yield a floor space ratio in excess of the maximum 1.20 permitted and does not compromise the amenity areas provided (storage, lobby, telephone), the proposed amendment should be supported.

Should the proposed amendment be approved, the applicant should review and revise as necessary the proposed landscaping adjacent to the two additional dwelling units.

Clause No. 2 Continued

RECOMMENDATION

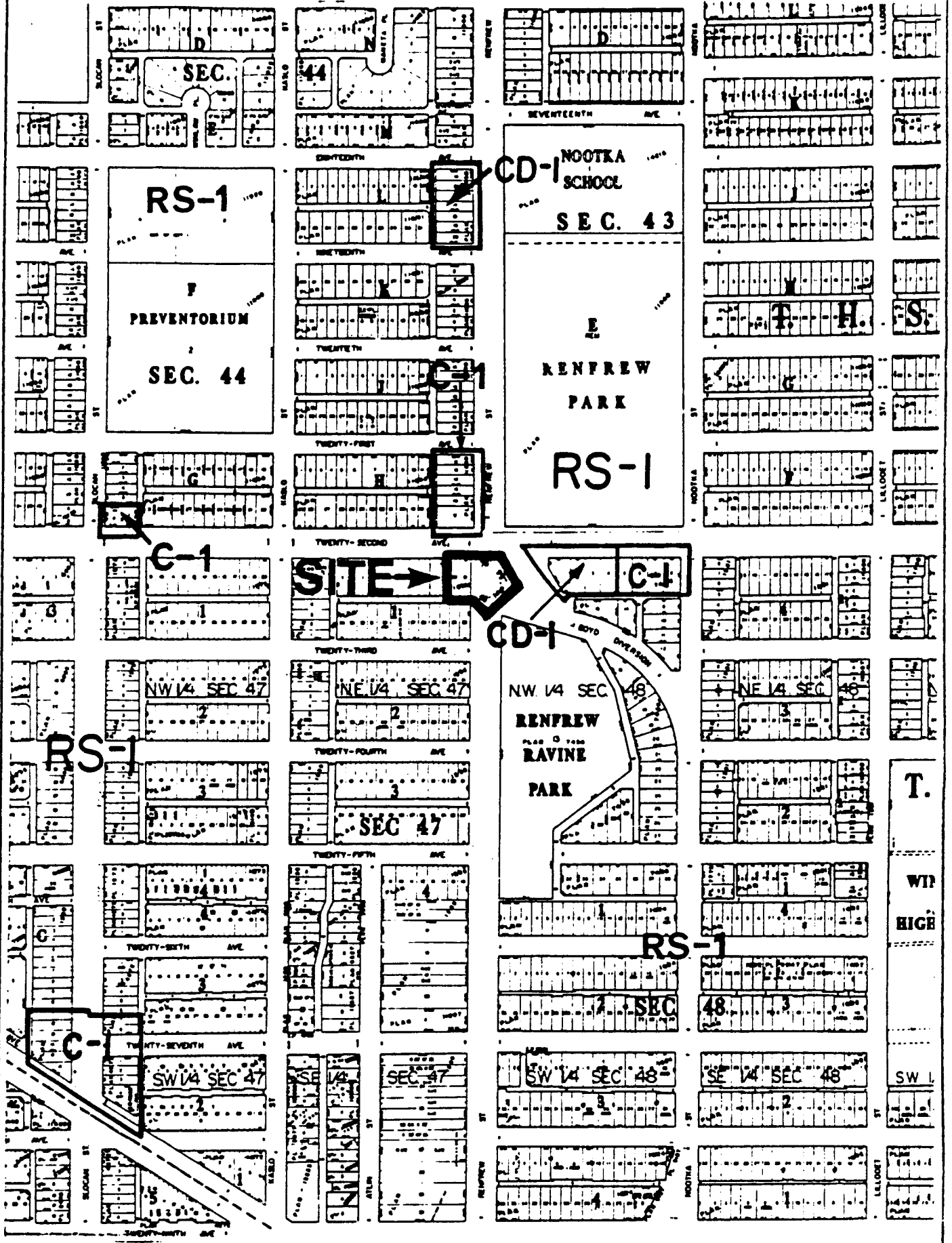
The Director of Planning recommends that the following recommendation be received and the matter referred directly to a Public Hearing:

THAT the application to amend the present CD-1 By-law (No. 5420) be approved, thereby increasing the maximum number of senior citizen dwelling units from 39 to 41."

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

APPROVED.
Council, July 21, 1981.

APPENDIX "A"



Present Zone: CD-1
 Requested Zone: CD-1

DRAWN N.B.
 DATE July 10, 1981
 REVISED



scale: 1" = 400'
 file no. 20 - 123

Southwest corner of
East 22nd Avenue and
Renfrew Street

BY-LAW NO. 5477

A By-law to amend By-law No. 5420
being a zoning by-law

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

1. Section 2 of By-law No. 5420 is amended by
deleting the figure "39" in the clause following the word
'USES' and inserting therefor the figure "41".

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

DONE AND PASSED in open Council this 6th day
of October , 1981.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of
a By-law passed by the Council of the City of Vancouver
on the 6th day of October, 1981, and numbered 5477.

CITY CLERK"