



# **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (181)

*2610 Grandview Hwy. &  
3050 Penticton Street  
By-law No. 6041*

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

**Effective September 30, 1986**

*(Amended up to and including By-law No. 9674, dated June 24, 2008)*

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**

The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) A maximum of 90 apartment dwelling units, all of which shall be eligible for funding under Section 56.1 of the National Housing Act, and subject to the following:
  - (i) the gross floor area shall not exceed 12 171 m<sup>2</sup> (131,012 sq. ft.); and
  - (ii) all dwelling units shall be designed for senior citizens;
- (b) Meeting space, subject to the following:
  - (i) the gross floor area shall not exceed 58.062 m<sup>2</sup> (625.00 sq. ft.);
- (c) Community care facility - class B. [7152; 93 07 27] [9674; 08 06 24]

3 **Floor Space Ratio**

Floor space ratio shall not exceed 0.80.

Floor space ratio for the permitted residential uses shall be measured in accordance with the provisions of the RM-1 District Schedule.

**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. [8169; 00 03 14]

4 **Height**

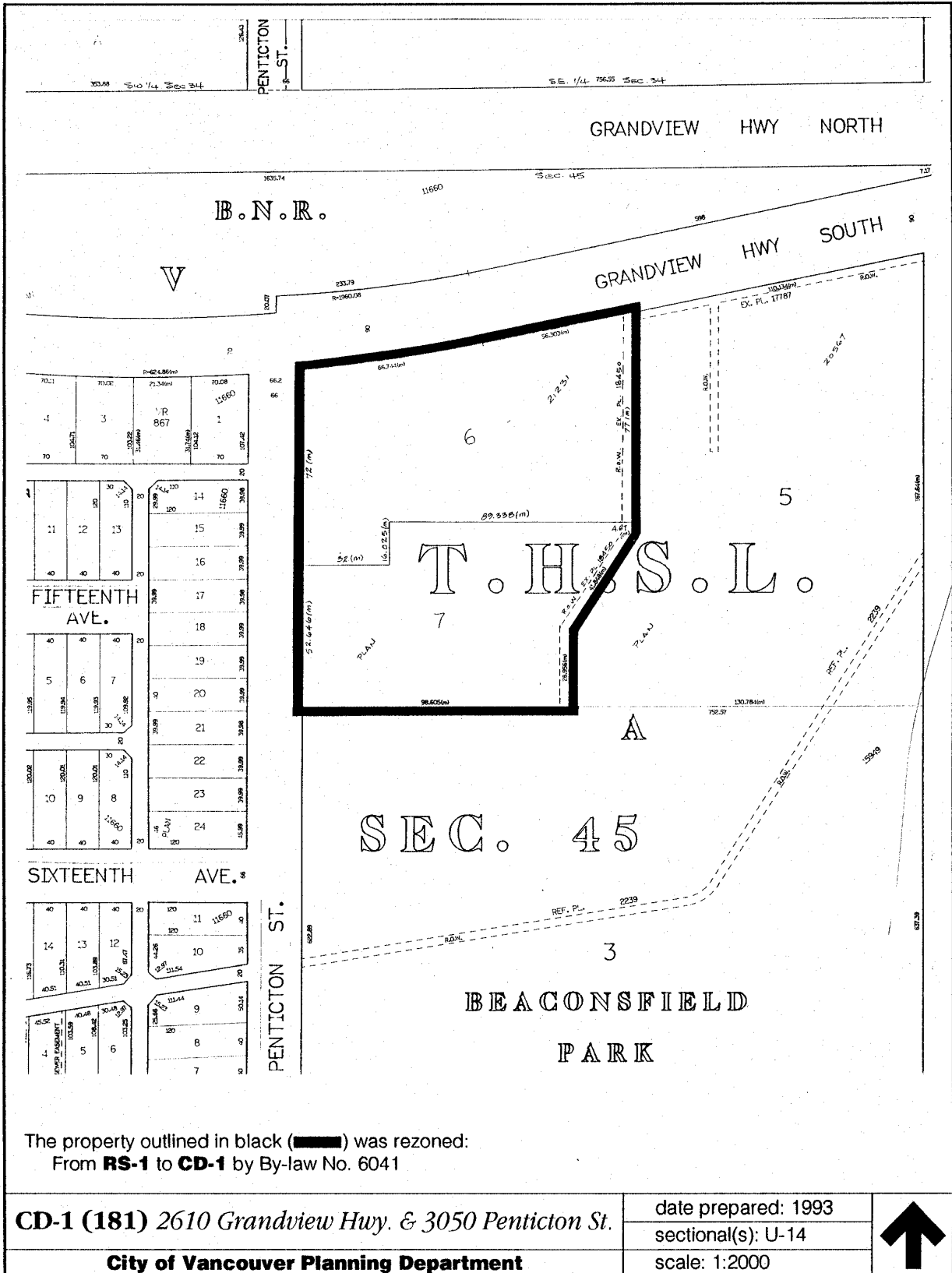
The maximum height, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 9.632 m (31.60 ft.).

5 **Off-street Parking and Loading**

A minimum of 49 off-street parking spaces and one off-street loading space shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6041 or provides an explanatory note.*



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 6041

**CD-1 (181)** 2610 Grandview Hwy. & 3050 Penticton St.

**City of Vancouver Planning Department**

date prepared: 1993

sectional(s): U-14

scale: 1:2000



Italian Cultural Centre

C.C. 66 MLH/80

CITY OF VANCOUVER  
MEMORANDUM

# 180 SW. Cnvr. Grandview  
& Slocan DMD  
181 S-E. Cnvr. Grandview  
& Penticton.

From: CITY CLERK

Date: January 20, 1983

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

Refer File: P.H. #131

Subject: Public Hearing - January 13, 1983  
(S/S Grandview Highway between Slocan and Penticton)  
(Text Amendments - Ambulance Stations in Residential Districts)

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on January 13, 1983.

Please note any matters contained therein which are for your attention.

*R. Henry*  
CITY CLERK

JT:ss

Att.

Also Sent To: Mr. T. Annandale,  
Toby, Russell, Buckwell & Partners,  
Architects,  
1650 Alberni Street,  
VANCOUVER, B.C.  
V6G 1B1

RECEIVED  
CITY PLANNING DEPT.  
JAN 21 1983  
NUMBER E 0273  
REFERRED TO RJS/DMD  
ANSWER REQD.  
FILE No.

CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

JANUARY 13, 1983

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 13, 1983, at approximately 7:30 p.m. in the Council Chamber, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Harcourt  
Aldermen Brown, Davies, Ford,  
Kennedy, Rankin,  
Yee and Yorke

ABSENT: Alderman Bellamy (on Civic Business)  
Aldermen Eriksen and Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
SECONDED by Ald. Brown,

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

- CARRIED UNANIMOUSLY

To aid the public present the Clerk read from the agenda that the Council had before it.

1. Rezoning Application -  
South Side of Grandview Highway  
between Penticton and Slocan Streets

The Council considered an application by Mr. Tom Annandale, Toby, Russell, Buckwell & Partners, Architects, on behalf of the Italian Folk Society, as follows:

LOCATION: SOUTH SIDE OF GRANDVIEW HIGHWAY BETWEEN PENTICTON AND SLOCAN STREETS

Present Zone: CD-1 Comprehensive Development District  
(By-law No. 4954) and RS-1 One-Family Dwelling District

Proposed Zone: Amendment to CD-1 By-law No. 4954 and rezoning of RS-1 portion to CD-1 Comprehensive Development District

(i) Italian Cultural Centre Expansion

The proposed amendments to CD-1 By-law No. 4954 and the proposed westerly extension of this CD-1 District would, if approved, permit expansion of the present Italian Cultural Centre to include a gymnasium, theatre, administrative offices, osteria, storage areas and racquetball courts. The maximum floor space ratio would be 0.55, the maximum building height 11.857 m (38.90 ft.), and a minimum of 357 off-street parking spaces would be required to serve the development upon completion.

cont'd.....

Rezoning Application -  
South Side of Grandview Highway  
between Penticton and Slocan Streets (cont'd)

(ii) Senior Citizen Housing

The proposed rezoning of lands at the southeast corner of Grandview Highway and Penticton Street to CD-1 Comprehensive Development District would, if approved, permit development of a maximum of 160 apartment dwelling units designed for senior citizens, ancillary meeting space, with a maximum floor space ratio of 0.62, a maximum building height of 9.632 m (31.60 ft.) and a minimum of 27 off-street parking spaces.

(iii) Any consequential amendments.

(iv) Amend the Sign By-law, No. 4810 to establish sign regulations for the amended and newly created CD-1 Districts.

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

- (a) That the detailed scheme of development, which may be pursued in stages through individual development permit applications for the various components, is to be approved by the Development Permit Board, after receiving advice from the Urban Design Panel, having particular regard to the following:
- the relationship between and integration of all principal accessory buildings;
  - the overall design and its relationship to adjacent development with regard to finished grade, the provision of screening, landscaping particularly along the southerly property line, and other measures necessary to ensure adequate levels of privacy with specific attention given to the provision of an opening along the Penticton Street facade with a view into the interior courtyard;
  - pedestrian and vehicular circulation within and to/from the site, giving specific attention to realignment of the secondary exit along Slocan Street to respect the 14th Avenue dedication and its intersection with Slocan Street;
  - lighting of off-street parking and its impact on residential uses within and surrounding the site;
  - the provision of useable outdoor open space for the residential uses;
  - the provision and location of garbage collection facilities;
  - the relocation of the parking structure to remain free of encroachment onto the sewer right-of-way along the northerly property line; and
  - the submission of an acceptable comprehensive sign plan for the site.

*Sign by-law amendment  
not required - described  
under Schedule A of  
Sign by-law. See  
Dave T's memo of  
Sep 16 in L2 file.*

cont'd.....

Rezoning Application -  
South Side of Grandview Highway  
between Penticton and Slocan Streets (cont'd)

- (b) That the applicant satisfy the following conditions prior to enactment of any amending by-laws pertaining to the zoning of this site:
  - (i) subdivision of the site and its lease/sale in accordance with Council's instructions of March 30, 1982; noting that subdivision approval will require extension of the existing sewer right-of-way from the existing westerly boundary of Lot 2 to the easterly boundary of the proposed Senior Citizens' housing parcel; extension of the existing storm and sanitary sewers contained within the above-noted sewer right-of-way to the housing parcel; the extension of the storm sewer to the south, within the housing parcel to intercept the natural water course flowing from the south; and agreement to the satisfaction of the City Engineer and Director of Legal Services that proposed structures and/or surface developments do not encroach over the sewer right-of-way along the northerly property line;
  - (ii) arrangements satisfactory to the City Engineer and Fire Chief are made for adequate fire protection; and
  - (iii) agreement, to the satisfaction of the City Engineer and Director of Legal Services providing security or assurances that the developer will, at no cost to the City, undertake changes to vehicular ingress/egress onto Grandview Highway, as may be required by the City Engineer, with regard to ingress and egress from adjacent streets, such changes to include the possible installation of a left-turn bay on Grandview Highway;
- (c) That the detailed scheme of development is not to be materially different from the drawings prepared by Toby, Russell, Buckwell and Partners, Architects, stamped "Received, City Planning Department, July 6, 1982", revisions stamped "Received, City Planning Department, August 19, 1982" and "Received, City Planning Department, November 1, 1982", and further that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.
- (d) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started, within one (1) year from the date of enactment of the proposed by-laws.

Mrs. Dorothy Whiting, Zoning Division, reviewed the application and with the aid of diagrams explained that so far as scale and use was concerned, the proposal appeared to maintain a compatible relationship with the neighbourhood; however, there were some parking and traffic problems. It was also noted an amendment was required to Section 5 of draft By-law No. 4954 and two options were presented for the Council's consideration, namely:

cont'd.....

Rezoning Application -  
South Side of Grandview Highway  
between Penticton and Slocan Streets (cont'd)

Option 1 as proposed by the Director of Planning:

- "5. A minimum of 357 off-street parking spaces shall be provided, developed, and maintained in accordance with Section 12 of the Zoning and Development By-law except that:
- (a) 129 spaces shall be provided prior to the enactment of this By-law; and
  - (b) at the completion of each phase of development, subsequent to enactment of this By-law, there shall be provided at least 50 spaces more than the Section 12 requirement for the subsequent development."

Option 2, which incorporates the position of the City Engineer regarding the number of additional parking spaces:

- "5. A minimum of 357 off-street parking spaces shall be provided, developed, and maintained in accordance with Section 12 of the Zoning and Development By-law except that:
- (a) 179 spaces shall be provided prior to the enactment of this By-law; and
  - (b) at the completion of each phase of development subsequent to enactment of this By-law there shall be provided spaces in accordance with Section 12 requirements."

Mr. T. Mulder, Assistant City Engineer, Traffic Division, advised a survey of the immediate area adjacent to the Italian Community Centre confirmed an over-flow parking situation existed when events were held at the Centre, with approximately 50 cars parking on-street and in the lanes on Slocan and 15th and 16th Avenues, south of Grandview Highway. For that reason the City Engineer was recommending that 50 additional parking spaces be included in the parking requirements for the Centre prior to enactment of the By-law. Mr. Mulder noted there had also been requests from the affected residents for R.P.O. zones due to these continuing problems.

Mr. Tom Annandale briefly explained the background to the Italian Cultural Centre development, the expansion now proposed and the anticipated phasing of the construction program. The By-law amendment relating to the additional 50 parking spaces could be accommodated. The only question arose from the applicant's desire to accommodate the 50 parking spaces immediately. There was no space available on the existing property and the Society was requesting that some arrangement be made with the City for the use of its vacant land immediately to the West for this purpose.

cont'd.....



Rezoning Application -  
South Side of Grandview Highway  
between Penticton and Slocan Streets (cont'd)

The Mayor called for speakers for or against the proposal and Mrs. M. Whistle, 2711 East 15th Avenue, addressed the Council on behalf of residents of 15th Avenue.

Mrs. Whistle advised the residents in the streets adjacent to the Centre were imprisoned by cars and buses parking in front and behind their homes, while the Centre parking lot stood empty. During a recent fire emergency firemen had to place hoses beneath cars parked in front of the fire hydrants. Noise in the early hours of the morning from departing celebrants and broken glass from thrown beer and liquor bottles were continuing problems which the Centre authorities had done nothing to eradicate. Mrs. Whistle stated one of the residents' major concerns was the lack of police surveillance and enforcement despite repeated requests from area residents. R.P.O. zones and police enforcement were essential if the problem was to be resolved. Mrs. Whistle advised the neighbourhood was fed up and looked to Council for help.

The City Manager advised the Council the City had no immediate plans for the vacant land proposed for interim surface parking and he saw no reason why it could not be made available provided it was properly graded at the Society's expense.

The Mayor noted as Chairman of the Police Board, he would look into the matter of appropriate police enforcement in the area and he would expect the Centre to initiate an education campaign for its users to ensure they parked on site. These measures, plus the installation of R.P.O. zones, should do much to restore harmony to the neighbourhood.

MOVED by Ald. Kennedy,

THAT Section 5 of the amendment to the draft By-law No. 4954 be struck and the following inserted in lieu thereof:

5. A minimum of 357 off-street parking spaces shall be provided, developed, and maintained in accordance with Section 12 of the Zoning and Development By-law except that:
  - (a) 179 spaces shall be provided prior to the enactment of this By-law; and
  - (b) at the completion of each phase of development subsequent to enactment of this By-law there shall be provided spaces in accordance with Section 12 requirements.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,

THAT the application be approved subject to the conditions proposed by the Director of Planning and the amendment to Section 5 of the draft By-law No. 4954 approved by Council this day, as set out in this minute of the Public Hearing;

FURTHER THAT

- (a) City staff initiate the process necessary for interim surface parking use of the vacant City land to the West of the Italian Cultural Centre.

cont'd....

Rezoning Application -  
South Side of Grandview Highway  
between Penticton and Slocan Streets (cont'd)

- (b) The City Engineer be instructed to establish as soon as possible R.P.O. zones as requested by residents of the 2700 Block East 15th and East 16th Avenues.
- (c) The applicant be requested to initiate an education program to encourage users of the Italian Cultural Centre to park on the Centre site and not on streets and lanes in the area.

- CARRIED UNANIMOUSLY

2. Text Amendment:  
Ambulance Stations in Residential Districts

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

Text Amendment: Ambulance Stations in Residential Districts

- (i) The proposed amendment to the RS-1, RS-1A, RS-2, RT-1, RT-1A, RT-2, RT-2A, RT-3, RM-2, RM-3, RM-3A, RM3A1, RM-3B, RM-4 and FM-1 District Schedules would, if approved, permit "ambulance station" as a conditional approval use in these residential districts.
- (ii) Any consequential amendments.

There were no speakers for or against the application and it was  
MOVED by Ald. Rankin,  
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,  
SECONDED by Ald. Brown,  
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 and Sign By-laws.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

The Special Council adjourned at approximately 8:20 p.m.

\* \* \* \* \*

S.E. corner of Grandview  
and Penticton Street

BY-LAW NO. 6041

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

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

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-278a11 and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. USES

The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

(a) A maximum of 160 apartment dwelling units, all of which shall be eligible for funding under Section 56.1 of the National Housing Act, and subject to the following:

(i) the gross floor area shall not exceed 9 432.732 m<sup>2</sup>  
(101,536.40 sq. ft.); and

(ii) all dwelling units shall be designed for senior citizens;

(b) Meeting space, subject to the following:

(i) the gross floor area shall not exceed 58.062 m<sup>2</sup>  
(625.00 sq. ft.).

3. FLOOR SPACE RATIO

Floor space ratio shall not exceed 0.62.

Floor space ratio for the permitted residential uses shall be measured in accordance with the provisions of the RM-1 District Schedule.

4. HEIGHT

The maximum height, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 9.632 m (31.60 ft.).

5. OFF-STREET PARKING

A minimum of 27 off-street parking spaces shall be provided, developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law.

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

DONE AND PASSED in open Council this 30th day of  
September , 1986.


(signed) Michael Harcourt  
Mayor

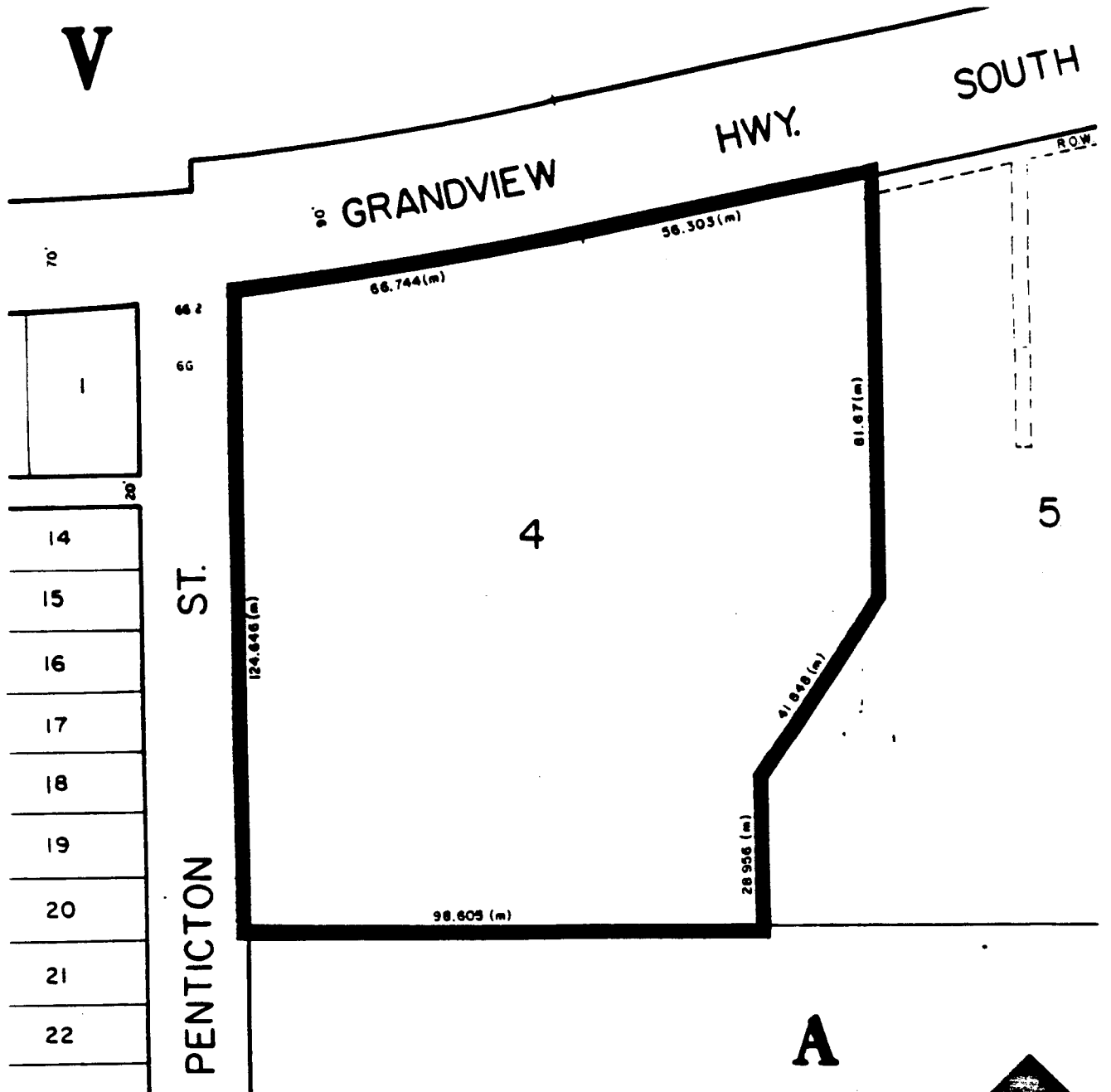
(signed) R. Henry  
City Clerk

"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 30th day of September 1986, and numbered 6041.

CITY CLERK"

BY-LAW No. 6041 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW (  ) OUTLINED IN BLACK SCHEDULE A  
IS REZONED: FROM **RS-1** TO **CD-1**



SCALE: 1" = 100'

FILE No. RZ S.E. corner Penticton and Grandview

Z-278a ii

## MEMORANDUM

From: CITY CLERK

Date: Sept. 24, 1992

To: City Manager  
 Director of Planning  
 Associate Director, Land Use & Development  
 Director of Legal Services  
 City Engineer  
 General Manager, Parks & Recreation  
 Director of Permits & Licenses

Refer File: P.H. #264

Subject: Public Hearing - September 17, 1992

<b>RECEIVED</b>	
PLANNING DEPARTMENT	
SEP 28 1992	
NUMBER	20553
REFERRED TO	FAS
FILED	THP
ANNEX B AND	

I wish to advise you of the attached minutes of the Special Council meeting (Public Hearing) held on September 17, 1992, regarding various rezonings and text amendments.

Please note any items contained therein for your attention.

*Lucy Saen*  
 DEPUTY CITY CLERK

DB:ci  
 Att.

Also sent to: Mr. Bob Potegal  
 Baker McGarva, Architects  
 1285 West Pender St.  
 Vancouver V6E 4B1

Mr. Joe Y. Wai  
 Joe Y. Wai Architects  
 #303 - 1107 Homer St.  
 Vancouver V6B 2Y1

Mr. Jim O'Dea  
 Terra Housing Consultants Ltd.  
 #301 - 1587 West 8th Ave.  
 Vancouver V6A 3A7

Mr. Gerry Doll  
 Neale Staniszkis Doll Adams, Architects  
 #604 - 134 Abbott St.  
 Vancouver V6B 2K4

Delegations

Letter writers

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 17, 1992, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT:

Mayor Campbell  
Councillors Bellamy, Chan,  
Davies (clause 4 only),  
Eriksen, Owen, Price,  
Puil, Rankin and Wilson

CLERK TO THE COUNCIL:

G. Johnson

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Puil,

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

- CARRIED UNANIMOUSLY

The Mayor suggested that, due to the high number of speakers registered for the South Shaughnessy Rezoning item, the agenda should be varied to deal with this item last. He also noted arrangements had been made to continue discussion of the South Shaughnessy Rezoning item on Monday, October 5, 1992, at 7:30 p.m., if all registered speakers have not been heard by 10:00 p.m. Any continuation of this Public Hearing will be held in the Sheraton Plaza 500 Hotel Ballroom, 500 West 12th Avenue, which can accommodate more people than the Council Chamber.

MOVED by Cllr. Bellamy,

THAT this Public Hearing agenda be varied to first consider all other items on the agenda, prior to South Shaughnessy Rezoning;

FURTHER THAT the Public Hearing be reconvened, if necessary, on Monday, October 5, 1992, at 7:30 p.m., in the Sheraton Plaza 500 Hotel.

- CARRIED UNANIMOUSLY

3. Text Amendment: 430 Dunlevy Street

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

TEXT AMENDMENT: 430 DUNLEVY (Lots 28-32, Block 70, D.L. 196, Plan 196)

(i) If approved, this amendment to Comprehensive Development By-law No. 6965 would correct an error in the minimum setback requirement from the southerly boundary. The amendment would insert 2.2 m in place of 3.7 m.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

4. Text Amendment: 3050 Penticton Street

An application by Neale Staniszki Doll Adams, Architects, was considered as follows:

TEXT AMENDMENT: 3050 PENTICTON STREET (Lots 6 and 7, Block A, Section 45, THSL, Plan 21231)

(i) If approved, this amendment to Comprehensive Development By-law No. 6041 would permit an 84-bed Special Needs Residential Facility (Community Care), in lieu of 70 seniors' residential units presently permitted, and would increase the maximum permitted floor space ratio from 0.62 to 0.80.

(ii) Any consequential amendments.



Clause No. 4 cont'd

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

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Neale Staniszki Doll Adams, Architects, and stamped "Received City Planning Department May 12, 1992," provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) 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:
  - (i) provision of a minimum of 8 visitor parking spaces adjacent to the main entry on Penticton Street in a location which maintains a minimum 6 m landscaped front yard setback;
  - (ii) provision of a loading space adjacent to the northeast corner of the structure, within the parking area and accessed from Grandview Highway, to be as convenient as possible for access to the kitchen;
  - (iii) design development of the landscape concepts to retain and enhance the stream, associated trees, natural setting, and provide a public walkway with access from the Italian Cultural Centre;  

(A survey should be provided of existing trees, including protection measures for retained trees and replacement trees in compliance with section 4.1.4 of the Zoning and Development By-law. A professional arborist's report is also required and should include performance, or supervision of measures to retain trees).
  - (iv) redesign cul-de-sac driveway to allow for vehicles to bypass. The driveway is to be a maximum of 6.0 m wide on City property with an 11.0 m radius;

Clause No. 4 cont'd

- (v) design development to reduce the hard surface area and increase landscape treatment of the 6 m front yard setback;
  - (vi) design development to reduce and mitigate impacts of any retaining walls, especially from Beaconsfield Park and the stream;
  - (vii) design development to blank elements on north elevation to provide visual interest and reduce scale from Casa Serena courtyard;
  - (viii) design development to minimize the impact of night soccer lighting from Beaconsfield Park on rooms facing the park.
- (c) That, prior to enactment of the CD-1 By-law, the Carraresi Foundation and Italian Cultural Centre Society shall:
- (i) make suitable arrangements, to the satisfaction of the City Engineer, for all electrical and telephone services to be undergrounded within and adjacent to the site from the closest existing, suitable service point;
  - (ii) make adequate arrangements, to the satisfaction of the City Engineer, for provision of water service at no cost to the City;
  - (iii) enter into an agreement, to the satisfaction of the Director of Planning, the General Manager of Parks and Recreation and the Director of Legal Services, to ensure that all landscaping improvements specified for the area adjacent to the stream in the plans identified in resolution (a) above will be carried out in accordance with "Tree Retention, Relocation and Replacement Guidelines" as a condition of issuance of the development permit for the principal use of the site and that provision will be made in perpetuity for public access to and repair and maintenance of all improvements to the stream and the pedestrian walkway;

Clause No. 4 cont'd

- (iv) make suitable arrangements, to the satisfaction of the City Engineer and Director of Legal Services, for access agreements to accommodate driveways over the other parcels of property; and
- (v) make suitable arrangements, to the satisfaction of the City Engineer, for the provision of sidewalk on the east side of Penticton Street from Grandview Highway south to the south property line of the site.

The agenda material included the following summary of proposed changes:

	Current Status	Proposed Changes (if approved)
Zone	CD-1	CD-1
Use	160 Seniors Dwelling Units	90 Seniors Dwelling units (existing) SNRF - Community Care Class B - 84 beds
Maximum FSR	0.62	0.80
Minimum Parking	27 Spaces	49 spaces

Circulated to members of Council prior to the meeting was correspondence received by the City Clerk, including one letter supporting the application, and one letter containing 12 signatures opposing the application.

Mr. Tom Phipps, Planner, reviewed the application, noting that concerns regarding visitor parking and loading space have been addressed.

Mr. Gerry Doll, applicant, spoke in favour of the application, and referred to his letter of July 2, 1992, included in the agenda material, which requested that only six parking spaces be required, instead of eight, as put forward by the Director of Planning.

Clause No. 4 cont'd

The Mayor called for speakers for or against the application, and the following addressed the Public Hearing:

Ms. Ghiga Foulds spoke on behalf of the Italian seniors in Casa Serena, who support the application. They believe that noise levels will not become a problem to the neighbours, and it will be beneficial to the residents of the apartments to be able to stay on site when they require special needs housing.

Mr. C. Boscariol, President, Carital Care Society, briefly described the project and why it is needed. He urged Council to support the application.

Ms. Lillian Presley, who lives in the residential units, spoke in favour of the application.

Mr. Warren Cogman explained that he and other residents of the neighbourhood are concerned about the potential for parking problems and increased traffic congestion. He suggested the cul-de-sac driveway should be for drop-off and pick-up only, and visitor parking be put at the back of the building. He also asked that "Resident Parking Only" restrictions be placed on the west side of Pentiction Street. He pointed out the streets are heavily utilized due to the nearby soccer and baseball playing fields.

MOVED by Cllr. Price,

THAT the application be approved, subject to the conditions, as set out in this Minute of the Public Hearing, with the exception that condition b(1) requiring eight visitor parking spaces be deleted, and the six parking spaces proposed by the applicant, to be located with access from Pentiction Street, be deleted from the CD-1 By-law parking requirement;

FURTHER THAT the City Engineer be asked to report back to the Vancouver Traffic Commission on the request for "Resident Parking Only" restrictions for the west side of Pentiction Street.

- CARRIED

(Councillor Puil opposed)

(Councillor Davies was excused from voting on this item.)

\* \* \* \*

The Public Hearing adjourned at 10:00 p.m. to reconvene on Monday, October 5, 1992, at 7:30 p.m., in the Sheraton Plaza 500 Hotel, 500 West 12th Avenue, regarding the South Shaughnessy Rezoning proposal only.

BY-LAW NO. 7152

A By-law to amend  
By-law No. 6041,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 6041 is amended:
  - (a) in clause (a) by deleting the figure "160" and by substituting therefor the figure "90";
  - (b) by deleting subclause (i) of clause (a) and by substituting therefor the following:
    - "(i) the gross floor area shall not exceed 12 171 m<sup>2</sup> (131,012 sq. ft.); and"; and
  - (c) by changing the period at the end of clause (b) to a semicolon and adding the following:
    - "(c) Special needs residential facility - community care - class B."
2. Section 3 is amended in the first sentence by deleting the figure "0.62" and by substituting therefor the figure "0.80".
3. Section 5 is deleted and the following substituted therefor:

"5. OFF-STREET PARKING AND LOADING

A minimum of 49 off-street parking spaces and one off-street loading space shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law."

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

DONE AND PASSED in open Council this 27th day of  
July , 1993.

(signed) Gordon Campbell  
Mayor

(signed) Maria C. Kinsella  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 27th day of July 1993, and numbered 7152.

CITY CLERK"

Special needs residential facilities

BY-LAW NO. 9674

A By-law to amend CD-1 By-law No.'s 3869, 3897, 4271, 4580, 4634, 4671, 5343, 6041, 6070 6072, 6919, 7114, 7193, 7196, 7204, 7210, 7461, 7647, 7679, 7682, 7723, 7852, 8055, 8088, 8111, 8326, 8369, 8457, 8479, 8546, 8880, 9190, 9204, 9454, 9463, 9573, 9594, and 9600

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

- From each of the CD-1 by-laws listed in Column 1 of Table 1, Council strikes out, from each of the sections listed in Column 2, the words set out in Column 3, and variations of those words, and substitutes the words set out in Column 4:

Table 1

Column 1	Column 2	Column 3	Column 4
3869	2 (b) 5.1 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
3897	2 (c) 6 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
4271	2 (a)	special needs residential facility (Community Care Facility)	Community Care Facility
4580	3.1	Special Needs Residential Facility: Community Care Facility	Community Care Facility
4634	2 (e)	special needs residential facility (community care facility)	community care facility
	3 Table A	Special Needs Residential Facilities (Community Care Facilities)	Community Care Facilities
	4(c)	special needs residential facility	community care facility
4671	2.2 (a)	Special Needs Residential Facility - Community Care - Class B, and Special Needs Residential Facility - Group Living	Community Care Facility - Class B and Group Residence
5343	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

6041	2 (c)	Special needs residential facility - community care - Class B	Community care facility - class B
6070	2 (a) (iii)	special - needs residential facility	community care facility or group residence
6072	2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
6919	2 (a)	Special Needs Residential Facility (Community Care Facility)	Community Care Facility
7114	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7193	2 (a)	Special Needs Residential Facility - Community Care	Community Care Facility
7196	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7204	10 (b) (iv)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7210	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7461	6.4 (b)	and special needs residential uses	community care facilities and group residences
7647	2.1 (a)	Special Needs Residential Facilities	of the following: Community Care Facilities or Group Residences
7679	4.1 (d)	and Special Needs Residential Facility	, Community Care Facility and Group Residence
7682	2 (e)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
	10 (d)	Special Needs Residential Facility	Community Care Facility
7723	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7852	2.1 (b)	Special Needs Residential Facility - Class B	Community Care Facility - Class B
	5	Special Needs Residential Facility	Community Care Facility
8055	2 (a)	Special Needs Residential Facility	Community Care Facility and Group Residence
8088	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B



8111	2 (a) 5.1	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8326	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8369	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8457	2 (b)	Special Needs Residential Facility - Community care - Class B	Community Care Facility - Class B
8479	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8546	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
8880	3	Special Needs Residential Facility	Community Care Facility, Group Residence
9190	3 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9204	3 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9454	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9463	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9573	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9594	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9600	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence

2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

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

ENACTED by Council this 24<sup>th</sup> day of June, 2008

---

Mayor

---

City Clerk

## EXPLANATION

### **A By-law to amend certain CD-1 By-laws re special needs residential facilities**

After the public hearing on June 10, 2008, Council resolved to amend certain CD-1 By-laws to refer to community care facilities rather than special needs residential facilities. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
June 24, 2008

17. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2978 West 5<sup>th</sup> Avenue) (By-law No. 9687)**  
(Councillors Ball, Cadman and Louie ineligible to vote)
18. **A By-law to designate certain real property as protected heritage property (re 2978 West 5<sup>th</sup> Avenue) (By-law No. 9688)**  
(Councillors Ball, Cadman and Louie ineligible to vote)

MOVED by Councillor Lee  
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 3 to 7, 9, 10 and 16, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

3. **A By-law to amend Zoning and Development By-law No. 3575 (re special needs residential facilities) (By-law No. 9673)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
4. **A By-law to amend certain CD-1 By-laws re special needs residential facilities (By-law No. 9674)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
5. **A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re special needs residential facilities) (By-law No. 9675)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
6. **A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re special needs residential facilities) (By-law No. 9676)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
7. **A By-law to amend By-law No. 9488 Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts (re special needs residential facilities) (By-law No. 9677)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
9. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 125 Boundary Road) (By-law No. 9679)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
10. **A By-law to designate certain real property as protected heritage property (re 125 Boundary Road) (By-law No. 9680)**  
(Councillors Anton, Ball, Capri and Louie ineligible to vote)

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee  
SECONDED by Councillor Deal

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Anton  
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1, 2, 8, 11, 12, 14, 15, 17 and 18, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

1. **A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$5,722.78 for certain local improvement lane lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9671)**
2. **A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$554,777.99 for certain local improvement street work projects, including pavement, curbs, trees and bulges, and lane pavement and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9672)**
8. **A By-law to amend Parking By-law No. 6059 (re special needs residential facilities) (By-law No. 9678)**
11. **A By-law to amend Subdivision By-law No. 5208 regarding miscellaneous amendments (By-law No. 9681)**
12. **A By-law to amend Parking By-law No. 6059 (re bicycle spaces) (By-law No. 9682)**
14. **A By-law to amend Subdivision By-law No. 5208 (re 5475 Dunbar Street and 3625 and 3641 West 39<sup>th</sup> Avenue) (By-law No. 9684)**
15. **A By-law to amend CD-1 By-law No. 8131 (re Great Northern Way Campus) (By-law No. 9685)**

#### **4. TEXT AMENDMENT: SNRF ZONING AND DEVELOPMENT BY-LAW REVISIONS**

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

**Summary:** To amend the definitions of Special Need Residential Facilities (SNRF) in the Zoning & Development By-law and make consequential changes to the Zoning & Development By-law and relevant CD-1 By-laws; amend references in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws; and amend the Parking By-law. These are housekeeping amendments to update the definitions.

The Directors of Social Planning, Planning, Development Services, Housing Centre, Legal Services, and General Manager of Engineering Services recommended approval.

Also before Council was a memorandum from Anne Kloppenborg, Social Planning, dated May 20, 2008, which noted an addition to Appendix B of the Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines" dated April 15, 2008, in order to conform with the draft By-laws prepared by staff.

#### **Staff Opening Comments**

Anne Kloppenborg, Social Planning, reviewed the application, including the memo distributed with the agenda package for the Public Hearing.

#### **Summary of Correspondence**

No correspondence had been received on this application since referral to Public Hearing.

#### **Speakers**

Sister Elizabeth Kelliher and Johnn Olldym spoke in opposition to the application.

#### **Council Decision**

MOVED by Councillor Chow

- A. THAT the application to:
  - i) amend the definitions of Special Needs Residential Facilities in section 2 of the Zoning and Development By-law, and make the necessary consequential changes to the Zoning and Development By-law and to the CD-1 By-laws listed in Appendix A; and
  - ii) amend references to "Special Needs Residential Facilities" in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws,

generally in accordance with Appendix A and B to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008, be approved with the following changes to Appendix B noted in the Memorandum dated May 20, 2008, from Anne Kloppenborg, Social Planning:

In Section 1.1 of the Official Development Plan Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts, delete *special needs residential facility* and substitute *community care facility or group residence*; and in Section 2.5, delete the reference to *Special Needs Residential Facility Guidelines* and substitute *Community Care Facility and Group Residence Guidelines*.

- B. THAT Council approve amendments to the Parking By-law, generally in accordance with Appendix C to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.
- C. THAT if approved at Public Hearing, the by-laws be accompanied at the time of enactment by the Community Care Facilities and Group Residences Guidelines and the Application Procedures for Development Permits for Community Care Facilities and Group Residences, as outlined in Appendix D to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.

CARRIED UNANIMOUSLY