



City of Vancouver *Zoning and Development By-law*

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CD-1 (184)

Angus West Lands

By-law No. 6063

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

Effective November 4, 1986

(Amended up to and including By-law No. 9205, dated November 23, 2005)

Guidelines:

Angus West

CD-1 Design Guidelines

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.]*
[9205; 05 11 23]

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 said 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 82 dwelling units consisting of one or two-family dwellings, subject to the following: [9205; 05 11 23]
 - (i) of the total number of dwelling units, a maximum of 16 may be provided in two-family dwellings; and
 - (ii) only one dwelling unit shall be contained within each strata lot.
- (b) Accessory uses customarily ancillary to the above, including gazebos, trellises and entrance gateways, but not including detached garages and carports.

3 **Definition**

For the purpose of this By-law only, site shall mean an area of land consisting of a parcel or lot abutting on a private access road or street, and includes a strata lot.

4 **Floor Space Ratio**

The gross floor space ratio (including private access roads and common open space) for each sub-area, and the net floor space ratio for each strata lot shall not exceed that shown in Table 1 below. For the purposes of this calculation covered porches shall be excluded, otherwise floor space ratio shall be calculated in accordance with the RS-1 District Schedule.

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. [8169; 00 03 14] [8298; 01 02 20]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6063 or provides an explanatory note.*

Diagram 1. F.S.R. and Site Coverage Sub-areas



[9205; 05 11 23]

Table 1. FSR and Site Coverage

SUB-AREAS	GROSS FSR	NET FSR	GROSS SITE COVERAGE	NET SITE COVERAGE
1	0.31	0.56	22.5%	41%
2	0.31	0.56	22.5%	41%
3	0.31	0.51	22.5%	38%
4	0.31	0.58	22.5%	42%
5	0.31	0.51	22.5%	37%
6	0.31	0.51	22.5%	37%
7	0.31	0.50	22.5%	35%

[9205; 05 11 23]

5 Site Coverage

The maximum building site coverage for each sub-area shall be in accordance with Table 1 above. For the purposes of this calculation, covered porches shall be excluded, otherwise site coverage shall be calculated in accordance with the RS-1 District Schedule.

6 Yards

6.1 All buildings shall have a minimum front yard setback of 6.1 m (20 feet).

6.2 All residential buildings shall have a minimum rear yard setback of 5.5 m (18 feet), except that where the rear setback abuts a sub-area boundary or public right-of-way, the minimum setback shall be 6.1 m (20 feet).

6.3 All buildings shall have a minimum side yard setback of 2.7 m (9 feet) except where the site width measures 16 m (53 feet) or less, where the minimum setback shall be 2.0 m (6.5 feet).

6.4 Notwithstanding Section 6.3 the side yard setback may be reduced to nil for the common property line of two-family dwellings, provided that minimum sideyard setbacks of 3.7 m (12 feet) are maintained from the outer edges of the building.

7 Height

7.1 The height of a building shall not at any point protrude above an envelope located in compliance with the side building setback regulations and formed by planes vertically extending 4.6 m (15 feet) in height and then extending Inward and upward at an angle of 45° from the horizontal to the line where the planes intersect, provided that the maximum height of a building shall not exceed the lesser of 8.2 m (27 feet) or 1.75 storeys measured from the datum point assigned to each strata lot by the Director of Planning.

7.2 Notwithstanding Section 7.1, the maximum height of a building shall be 9.1 m (30 feet) for a maximum of 10% of the roof plan area for roofs having a slope of 9:12 or greater.

8 Fences

8.1 For the purposes of this section, the term ‘fence’ shall include arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures, and height shall be measured from any point on the ground level of the site at the structure or fence line.

8.2 Fences within the front building setback shall not exceed 1.2 m (4 feet) in height.

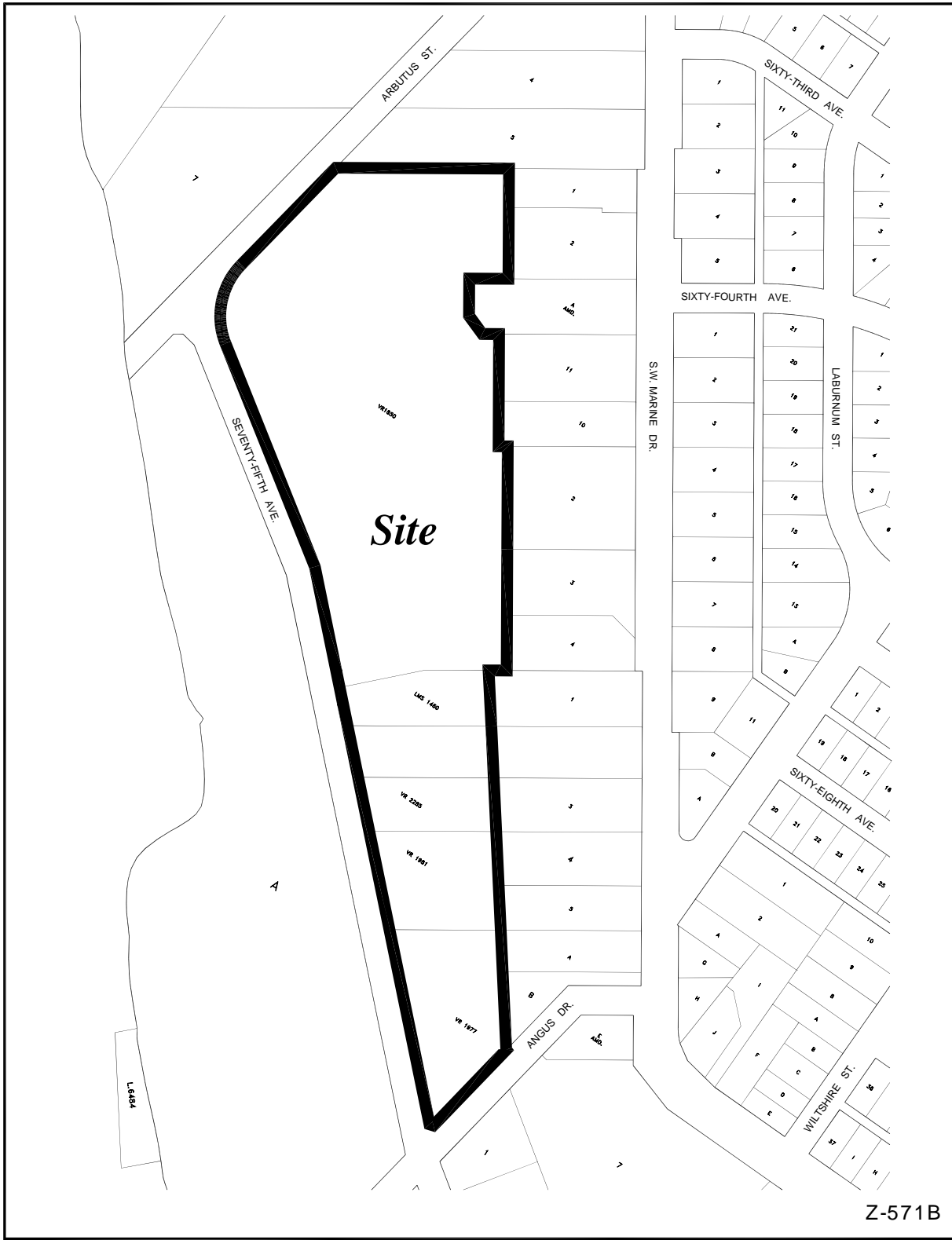
8.3 Fences within the remaining portions of the site shall not exceed 1.8 m (6 feet) in height.

8.4 Where the site boundary abuts common open space or common space linkages a maximum of 50% of the common property line can be fenced to a maximum aggregate of 50% of the yard area.

9 Parking

A minimum of 2 off-street parking spaces in enclosed garages shall be provided for each unit in accordance with the requirements of the Parking By-law except that an additional 10% of the required number of parking spaces shall be provided for visitor parking within each sub-area.

10 *[Section 10 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.]*
[9205; 05 11 23]



RZ - Angus West	map: 1 of 1	
	scale: N.T.S.	
City of Vancouver	date: June 9, 2005	

CITY OF VANCOUVER
MEMORANDUM

ANGUS INVESTIGATIONS
(75th & PARADE) R-P-K) note
#184

From: CITY CLERK

Date: September 18, 1986

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

Refer File: P.H. 177

Subject: Special Council Meeting
Public Hearing
September 11, 1986

RECEIVED
CITY OF VANCOUVER
SEP 19 1986
NUMBER H 4964
REFERENCE DMAD
COPY TO
ANSWER REQ'D

I wish to advise of the attached Minutes from the Special Council Meeting (Public Hearing) held on September 11, 1986.

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

[Handwritten Signature]
CITY CLERK

JThomas:dp
Att.

CD-1 Amendment - 250 West 59th Avenue (cont'd)

- 195 dwelling units comprising multiple dwellings;
 - A common-use amenity area for residents of the development;
 - A maximum FSR of 0.75, excluding common-use amenity areas;
 - A maximum height of 12.2 m (40.0 feet);
 - A maximum site coverage of 60% (buildings and roads); and
 - Provisions regarding off-street parking.
- (ii) Any consequential amendments.

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

- (a) that the detailed scheme of development in a development permit application is first approved by the Director of Planning, having particular regard to:
- design of access and interior roadways to the satisfaction of the City Engineer.
 - development of more variety in the roof forms of the townhouse units.
 - further articulation of the siting of interior units to reduce the impact of garage doors and the development of identifiable basement entries for internal units.
 - the submission of a detailed landscape plan indicating retention of as many existing trees as possible.
- (b) that the approved form of development is generally as prepared by Terry Hale, Architect, and stamped "received, City Planning Department July 12, 1986, and August 29, 1986", provided that the Director of Planning may allow alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

Mr. Jim Moodie, Moodie Consultants Ltd., on behalf of the applicant, requested an amendment to the proposed resolution of Council to permit enactment of the CD-1 Zoning By-law prior to issuance of a development permit; that the first paragraph in condition (a) be amended to read:

"that the detailed scheme of development in a development permit application have particular regard to:".

This is necessary as there are significant financial penalties involved if the rezoning by-law is not enacted before September 30, 1986. The Director of Planning does not oppose the amendment. Mr. Moodie also advised the City Clerk has agreed that concurrent approval of the Public Hearing minutes and enactment of the CD-1 By-law could take place at the meeting of Council on September 23, 1986.

Mr. Ian Smith, Zoning Division, advised that new plans have been supplied by the applicant which are satisfactory to the Director of Planning, and appear to resolve some earlier noted design problems. However, a detailed development permit application will still be required for the Development Permit Board.

Mr. Moodie also circulated a second amendment to the By-law Clause 3, Floor Space Ratio to add "insuite laundry and storage rooms and basements" after the phrase "excluding the common use amenity area,". The sentence as amended would read:

"The floor space ratio for all uses, excluding the common use amenity area, insuite laundry and storage rooms and basement, shall not exceed 0.75, calculated in accordance with the provisions of the RT-2A District Schedule."

cont'd....

CD-1 Amendment - 250 West 59th Avenue (cont'd)

Mr. Moodie explained the amendment was requested to provide additional space in the basements of the townhomes without changing the outward appearance of the building in terms of height or bulk. Any potential purchasers' desire to have these amenities included in the unit as opposed to grouped in a common basement location will then be satisfied. The Director of Planning does not support this amendment.

Mr. Smith explained that a 25% bonus of floor area has already been given to the applicant and a precedent would be set if this development was allowed to exclude this area from the FSR. If included, the FSR would be 0.85 instead of 0.75. As the advertisement for the Public Hearing did not include a floor space ratio of 0.85, the matter would have to be adjourned to a later Public Hearing on this basis.

There were no speakers for or against the application.

MOVED by Ald. Bellamy,
THAT the application be approved subject to the conditions proposed by the Director of Planning, as set out in this minute of the Public Hearing, except that condition (a) be amended and approved as follows:

"(a) That the detailed scheme of development in a development permit application have particular regard to:

- design of access and interior roadways to the satisfaction of the City Engineer.
- development of more variety in the roof forms of the townhouse units
- further articulation of the siting of interior units to reduce the impact of garage doors and the development of identifiable basement entries for internal units.
- the submission of a detailed landscape plan indicating retention of as many existing trees as possible.

- CARRIED UNANIMOUSLY

7. Rezoning: Lands to the North of West 75th Avenue between the Arbutus Right-of-Way and Angus Drive Known as the 'Angus West Lands'

At the commencement of the Public Hearing, the Deputy Mayor made reference to this application by Mr. John Perkins, Architect, and advised seven members of Council were present, one of whom would not be seeking re-election in November. This was noted because the "prior to" conditions attached to the application, as set out in the agenda, could not be fulfilled in the term of this Council and would extend into 1987, thus involving the new Council, the makeup of which was unknown at this time, with the possibility a new Public Hearing may be called starting the lengthy process all over again.

The Deputy Mayor advised he had discussed the matter with the City Manager, Planning staff and the applicant and it was his decision to proceed unless he heard otherwise from the applicant, who had indicated the owners would like to go ahead.

cont'd....

'Angus West Lands' (cont'd)

Mr. P. Wardle confirmed the owners' position and pointed out 90% of the conditions could be fulfilled prior to the end of November, however, the conditions relating to land filling could not be met within that time frame.

Mr. D. McDonald, Associate Director, Zoning, advised the conditions proposed by the Director of Planning had been reviewed again and a workable solution had been tentatively determined by reordering the sequence of the conditions. The only condition considered essential to achieve prior to enactment of the by-law would be consolidation of the individual sub-areas. All the other conditions could be dealt with prior to submission of the Development Permit application.

Subsequently, the hearing of the application proceeded as follows:

REZONING: LOCATION - LANDS TO THE NORTH OF WEST 75TH AVENUE BETWEEN THE ARBUTUS RIGHT-OF-WAY AND ANGUS DRIVE, KNOWN AS THE "ANGUS WEST LANDS"

Present Zoning: RA-1 Limited Agricultural District and RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the CD-1 By-law would permit the use and development of the site generally as follows:
- 81 bare land strata lots to allow for the development of one and two-family dwellings of which a maximum of eight two-family dwellings shall be permitted;
 - A maximum gross FSR of 0.31;
 - A maximum gross density of 4.4 dwelling units per acre;
 - A maximum height of 9.14 m (30.0 feet); and
 - Provisions regarding off-street parking.
- (ii) Any consequential amendments.

The Director of Planning recommended approval subject to conditions detailed on the agenda provided. Also recommended for adoption, in principle, was the document entitled 'Angus West CD-1 Design Guidelines' included in the agenda material.

Mr. D. Thomsett, Zoning Division, reviewed the application, noting Planning staff would be reporting to Council very soon on an appropriately worded resolution to the Agricultural Land Commission respecting exclusion from the Agricultural Land Reserve.

Mr. T. Timm, Engineering Department, described a disagreement between Engineering and Planning relative to the City Engineer's proposal to open up the Arbutus Right-of-Way for approximately 300 feet to provide access to Enclave 1 and allow for future access to a potential subdivision of the lot to the north-west. The City Engineer felt the access would enhance security of pedestrians on the Arbutus Street walkway and, if delayed, it would be difficult to overcome opposition from adjacent strata lot residents. The Director of Planning did not support the recommendation and felt opening up the right-of-way as a pedestrian link only was an important component in the continuous park and trail network through Southlands. A preferred alternative, if future access is required, would be through the subject site, secured by an easement.

Mr. Perkins, applicant, reviewed three main issues: rationale for the proposed density in the development; merits of CD-1 comprehensive development; and quality controls within the process.

cont'd....

'Angus Lands West' (cont'd)

Mr. Larry Diamond, landscape architect, described features of the development which would emphasize meadow-like open spaces and lane-type streets.

The Deputy Mayor called for speakers for or against the application and the following made submissions:

In Favour

- Mr. W. Nesbitt, 3091 West 39th Avenue
- Mr. W. Killam, 6453 Macdonald Street
- Mr. A. Gjernes, 5690 Highbury Street
- Mr. A. Wolrige, 6106 Southlands
- Mr. R. Emeny, President, Angus & Marine Ratepayers' Association
- Mr. W.G. Rathie, 2008 S.W. Marine Drive, favoured the application but requested exclusion of a portion of his property from the proposed rezoning (Application #8).
- Mr. P. Wardle, 1711 Drummond Drive
- Mr. K. Mahon, 6875 Churchill, favoured application but opposed to closure of any part of the Arbutus Right-of-Way
- Mr. J. Norton, 4900 Cartier
- Mr. G. Horner submitted a petition (on file) signed by 10 of the 13 owners of the immediately adjacent properties on the bluff of Marine Drive, supporting the development.

Opposed

- Mr. D. McClure, Sierra Club, deplored the alienation of agricultural lands.
- Mr. H. Turpin, Chairman, Southlands Citizens' Planning Committee, advised the following motions were passed at the Committee meeting on August 20th:

'To reiterate that the S.C.P.C. is opposed to the application to rezone Angus West.'

'Notwithstanding the previous motion, but if Council in its wisdom decides to approve the rezoning application, then we request that Council review the Angus West development proposal to ensure that it complies with the established goals for the study area and we request that special consideration be given to semi-rural character, the contiguous quality of the open green space and the soft property edges, even if it reduces the floor space ratio. That Council assure us that the density in the area will not create a precedent for the remainder of the study area.'

- Mr. D. Rurak, Southlands Citizens' Planning Committee
- Mr. T. Slack, 4093 West 33rd Avenue
- Ms. J. Binkert, Fraser River Coalition (brief filed)
- Ms. P. Oswald, 3020 West 53rd Avenue
- Ms. J. McKenzie, 3140 West 55th Avenue
- Ms. W. Turner, Southlands Citizens' Planning Committee
- Dr. J.T. Sandy, President, Angus Lands, opposed to any decision prior to completion of Southlands Study

Mrs. I. Weston, 1850 S.W. Marine Drive, requested the removal of her property (Lot C) from the rezoning proposal

cont'd....

'Angus Lands West' (cont'd)

Mr. V. McLean expressed opposition to any change in the current status of the Arbutus Right-of-Way and did not support the proposal for a pedestrian pathway.

Mr. Thomsett commented briefly on some of the issues raised by the delegations. He noted the Director of Planning agreed there should be an addition to the proposed Urban Design Guidelines for Angus West Lands covering a roofscape and recommended a new section as follows:

'3.7 Roofscape

That all roofs be made of cedar shingles and that steep roofs are encouraged with a minimum slope of 6 in 12 and that flat roofs may only be used up to a maximum of 25% of the roof plan.'

MOVED by Ald. Campbell,

THAT Lot C, owned by Mrs. I. Weston, be excluded from this rezoning application.

- CARRIED UNANIMOUSLY

At this point, the City Manager circulated a report dated September 11, 1986, prepared in consultation with the Director of Planning, in which he submitted three recommendations to meet the concerns referred to by the Deputy Mayor at the commencement of the Public Hearing, as noted in this minute. Mr. Bowers advised nothing new had been added and nothing had been omitted, but he had reordered the conditions to resolve the problem.

The recommendations were as follows:

A. THAT the rezoning application be approved, as set out in Item 7 of the agenda, subject to the following conditions:

(a) that the approved form of development be generally as presented in the plan illustrated in the drawings prepared by John Perkins, Architect, stamped "Received, City Planning Department, August 9, 1986", having particular regard to:

- the revisions of the site plan to reflect the correct alignment of the Arbutus Street/75th Avenue street allowances;
- design of internal roadways to Engineering and Fire Department standards. (Any such redesign to be at the expense of the strata lots, and not to result in a reduction of the common open areas);
- a 3.0m x 3.0m corner cut-off at the corner of 75th Avenue and Angus Drive;
- redesign of sub-area 1 to provide vehicular access to the undeveloped parcel to the northwest of the site.

cont'd....

'Angus West Lands' (cont'd)

(b) that, prior to enactment of the CD-1 By-law

- subdivision plans, showing the consolidation of all parcels within sub-areas 1, 2, 5 and 6, to the satisfaction of the City Engineer, be approved by the Approving Officer and be registered in the Land Title Office.

(c) that, prior to the submission of any development permit application

- a bare land strata plan, generally in accordance with the approved form of development, be approved by the Approving Officer and registered in the Land Title Office;
- the property owners enter into agreements, to the satisfaction of the Director of Legal Services, the City Engineer and the Director of Planning for the provision of:
 - i) easements on sub-areas 3 and 4 to allow for access to sub-area 7
 - ii) an easement on sub-area 2 to allow for access to sub-area 1
 - iii) an easement on sub-area 1 to allow for access to the undeveloped site to the northwest
 - iv) easements for drainage along the toe of the escarpment in sub-areas 1 through 6, as indicated in the drainage plan referred to below
 - v) extension of public utilities, including electrical, gas, sewer, water, street lighting and telephone, needed to service the site for sub-areas 1 through 6
 - vi) paving and curbing along 75th Avenue and Angus Drive, adjacent to the site, and asphalt surfacing of the 1700 Block West 75th Avenue
 - vii) indemnification of the City against any liability as a result of instability, landslip, subsidence, drainage, or flooding along the escarpment in sub-areas 1 through 6
 - viii) the notification on the title of all strata lots of the potential noise impact from a future third runway of the Vancouver International Airport
- a grading and drainage plan be submitted for the entire site, including details of the stream-course between sub-areas 2 and 3, drainage along the Arbutus Street Right-of-Way, and the treatment of the grade separation along the east and west boundaries of sub-area 7, to the satisfaction of the City Engineer and the Director of Planning;
- landfilling of sub-areas 1 through 6 be completed, in accordance with the proposed grading plan;

cont'd....

'Angus West Lands' (cont'd)

- a comprehensive view analysis be provided, showing the roof peaks at the worst-case height from the top of the escarpment above sub-areas 4, 5 and 6;
 - an acoustical study be submitted, having regard to construction techniques required to mitigate noise from a third airport runway.
- B. THAT the document entitled "Angus West CD-1 Guidelines" be approved in principle.
- C. THAT the Director of Planing be instructed to make application to amend the text of the Zoning and Development By-law to establish a building line along the toe of the escarpment.

MOVED by Ald. Bellamy,
THAT

- A. The application, with the exclusion of Lot C, be approved subject to the conditions contained in the Manager's report dated September 11, 1986, and quoted in this minute of the Public Hearing.
- B. The Document entitled "Angus West CD-1 Guidelines" be approved in principle after amendment by adding the following as Section 3.7:

'3.7 Roofscape

That all roofs be made of cedar shingles and that steep roofs are encouraged with a minimum slope of 6 in 12 and that flat roofs may only be used up to a maximum of 25% of the roof plan.'

- C. The Director of Planning be instructed to make application to amend the text of the Zoning and Development By-law to establish a building line along the toe of the escarpment.

- CARRIED UNANIMOUSLY

8. Rezoning - 2008 Southwest Marine Drive

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

REZONING: LOCATION - 2008 SOUTHWEST MARINE DRIVE (LOT A AMENDED OF 6, BLOCK 12, D.L. 317, PLAN 8135)

Present Zoning:	RA-1 Limited Agricultural District
Proposed Zoning:	RS-1 One-Family Dwelling District

- (i) If approved, the rezoning would eliminate a split-zoning of this property.
- (ii) Any consequential amendments.

cont'd....

86-158
86-159

Rezoning - 2008 S.W. Marine Drive (cont'd)

The Director of Planning recommended approval.

Mr. D. Thomsett advised the subject site was a tiny island of RA-1 zoning with areas zoned RS-1 and CD-1 around it.

Mr. W.G. Rathie, owner of the property, addressed Council stating he strenuously objected to the rezoning which had been initiated by the Planning Department without his consent.

There were no other speakers to the application.

MOVED by Ald. Campbell,
THAT the application of the Director of Planning be not approved.

- CARRIED UNANIMOUSLY

9. Text Amendment - Section 3 of the Downtown District Official Development Plan

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

TEXT AMENDMENT: SECTION 3 OF THE DOWNTOWN DISTRICT OFFICIAL DEVELOPMENT PLAN, BEING SCHEDULE A TO BY-LAW NO. 4192

- (i) If approved, the text amendment would:
 - limit the maximum residential FSR to 3.0 in all density areas of the Downtown District.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. D. McDonald, Associate Director, Zoning, advised the intent of the text amendment was to remedy an ambiguity that exists in Section 3 dealing with densities to ensure anyone using the by-law is aware the maximum residential FSR in the Downtown is 3.0.

The Deputy Mayor called for speakers for or against the application and one speaker addressed the Public Hearing:

- Mr. M. Audain, representing the Urban Development Institute, urged deferral of a decision to permit his organization to consider the implications of the text amendment. In his view, the amendment was of enormous importance to all property owners in the Downtown area and went against the City's policy since 1975 to promote residential use in the Inner City. U.D.I., which represented major commercial and residential developers in Greater Vancouver, had received no notice of the Public Hearing and had not been invited to discuss the matter with the Planning Department.

Mr. McDonald explained since the DDODP was adopted in 1975, it had always been the interpretation of the Planning Department - and, he believed, the intent of Council - that the maximum residential FSR in the Downtown would be 3.0. The amendment would clarify this.

MOVED by Ald. Campbell,
THAT a decision on this application be deferred to the regular Council meeting on September 23, 1986, to permit consultation between U.D.I. representatives and Planning staff.

- CARRIED UNANIMOUSLY

#184
ANGUS WEST LANDS
(75th & ARBUTUS R.O.W)

Angus West

BY-LAW NO. 6063

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-324bi 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. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

Uses:

- (a) A maximum of 78 dwelling units consisting of one or two-family dwellings, subject to the following:
 - (i) of the total number of dwelling units, a maximum of 16 may be provided in two-family dwellings; and
 - (ii) only one dwelling unit shall be contained within each strata lot.
- (b) Accessory uses customarily ancillary to the above, including gazebos, trellises and entrance gateways, but not including detached garages and carports.

3. Definition

For the purpose of this By-law only, site shall mean an area of land consisting of a parcel or lot abutting on a private access road or street, and includes a strata lot.

4. Floor Space Ratio

The gross floor space ratio (including private access roads and common open space) for each sub-area, and the net floor space ratio for each strata lot shall not exceed that shown in Table 1 below. For the purposes of this calculation covered porches shall be excluded, otherwise floor space ratio shall be calculated in accordance with the RS-1 District Schedule.

DIAGRAM 1. F.S.R. AND SITE COVERAGE SUB-AREAS

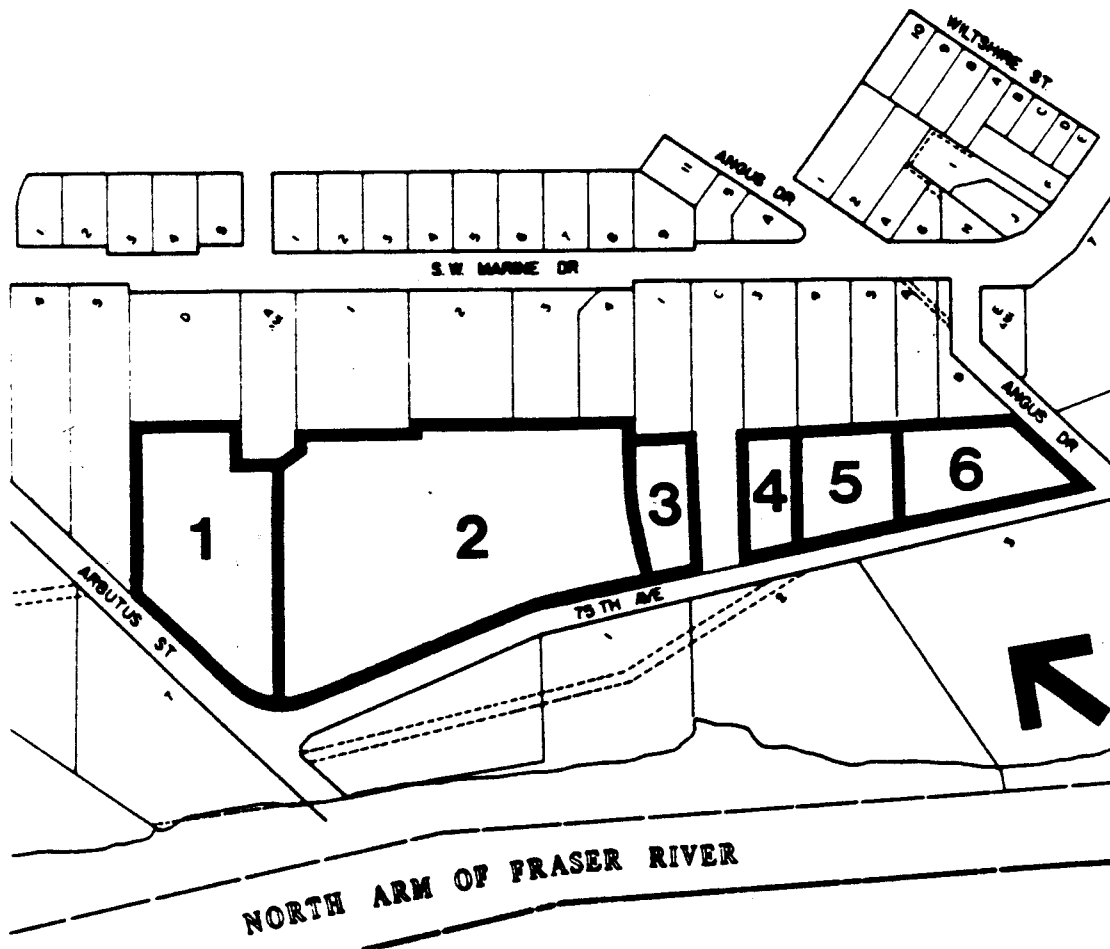


TABLE 1. F.S.R. AND SITE COVERAGE

SUB-AREAS	GROSS F.S.R.	NET F.S.R.	GROSS SITE COVERAGE	NET SITE COVERAGE
1	0.31	0.56	22.5%	41%
2	0.31	0.56	22.5%	41%
3	0.31	0.51	22.5%	38%
4	0.31	0.58	22.5%	42%
5	0.31	0.51	22.5%	37%
6	0.31	0.51	22.5%	37%

5. Site Coverage

The maximum building site coverage for each sub-area shall be in accordance with Table 1 above. For the purposes of this calculation, covered porches shall be excluded, otherwise site coverage shall be calculated in accordance with the RS-1 District Schedule.

6. Yards

6.1 All buildings shall have a minimum front yard setback of 6.1 m (20 feet).

6.2 All residential buildings shall have a minimum rear yard setback of 5.5 m (18 feet), except that where the rear setback abuts a sub-area boundary or public right-of-way, the minimum setback shall be 6.1 m (20 feet).

6.3 All buildings shall have a minimum side yard setback of 2.7 m (9 feet) except where the site width measures 16 m (53 feet) or less, where the minimum setback shall be 2.0 m (6.5 feet).

6.4 Notwithstanding Section 6.3 the side yard setback may be reduced to nil for the common property line of two-family dwellings, provided that minimum sideyard setbacks of 3.7 m (12 feet) are maintained from the outer edges of the building.

7. Height

7.1 The height of a building shall not at any point protrude above an envelope located in compliance with the side building setback regulations and formed by planes vertically extending 4.6 m (15 feet) in height and then extending inward and upward at an angle of 45° from the horizontal to the line where the planes intersect, provided that the maximum height of a building shall not exceed the lesser of 8.2 m (27 feet) or 1.75 storeys measured from the datum point assigned to each strata lot by the Director of Planning.

7.2 Notwithstanding Section 7.1, the maximum height of a building shall be 9.1 m (30 feet) for a maximum of 10% of the roof plan area for roofs having a slope of 9:12 or greater.

8. Fences

8.1 For the purposes of this section, the term "fence" shall include arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures, and height shall be measured from any point on the ground level of the site at the structure or fence line.

- 8.2 Fences within the front building setback shall not exceed 1.2 m (4 feet) in height.
- 8.3 Fences within the remaining portions of the site shall not exceed 1.8 m (6 feet) in height.
- 8.4 Where the site boundary abuts common open space or common space linkages a maximum of 50% of the common property line can be fenced to a maximum aggregate of 50% of the yard area.

9. Parking

A minimum of 2 off-street parking spaces in enclosed garages shall be provided for each unit in accordance with the requirements of the Parking By-law except that an additional 10% of the required number of parking spaces shall be provided for visitor parking within each sub-area.

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

DONE AND PASSED in open Council this 4th day of November , 1986.

(signed) Alderman Eriksen

Deputy Mayor

(signed) R. Henry

City Clerk

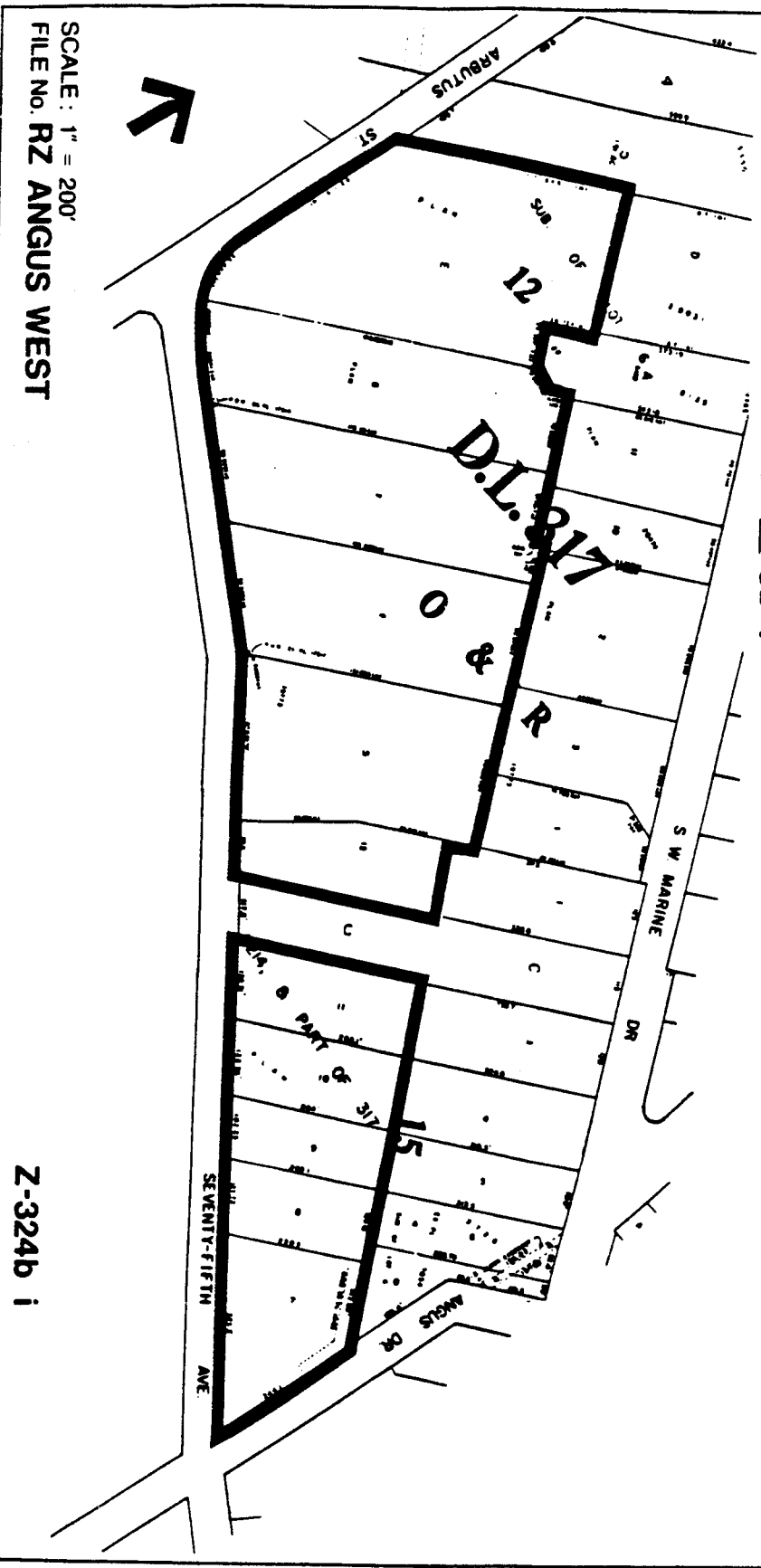
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 4th day of November, 1986, and numbered 6063.

CITY CLERK"

BY-LAW NO. 6063 BEING A BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING & DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED: FROM RA-1 & RS-1 TO CD-1

SCHEDULE A



SCALE : 1" = 200'
FILE NO. RZ ANGUS WEST

Z-324b i


CITY OF VANCOUVER PLANNING DEPARTMENT

CITY OF VANCOUVER
MEMORANDUM

ANGUS WEST LANDS
(S.W. of ARBUTUS R-O-W)
184

From: CITY CLERK

Date: NOVEMBER 5, 1986

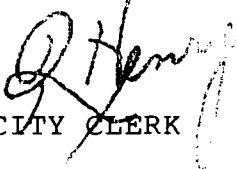
To:  DIRECTOR OF PLANNING

Refer File:

NOV 07 1986
NUMBER H 5133
REFERRED TO RJS:dmj
COPY TO
ANSWER REQ.

Subject: PROPOSED CONDITIONS OF DEVELOPMENT
FOR ANGUS WEST LANDS CD-1

I wish to advise you of the attached extract from the Minutes of Vancouver City Council meeting of November 4, 1986.


CITY CLERK

Att.

AN EXTRACT FROM THE MINUTES OF
VANCOUVER CITY COUNCIL MEETING OF NOVEMBER 4, 1986

D. Proposed Conditions of Development
for Angus West Lands CD-1

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy,

THAT the approved form of development be generally as presented in the plan illustrated in the drawings prepared by John Perkins, Architect, stamped "Received, City Planning Department, August 9, 1986", having particular regard to:

- the revisions of the site plan to reflect the correct alignment of the Arbutus Street/75th Avenue street allowances;
- design of internal roadways to Engineering and Fire Department standards. (Any such redesign to be at the expense of the strata lots, and not to result in a reduction of the common open areas);
- a 3.0 m x 3.0 m corner cut-off at the corner of 75th Avenue and Angus Drive;
- redesign of sub-area 1 to provide vehicular access to the undeveloped parcel to the northwest of the site;

AND FURTHER THAT

A. Prior to the issuance of any development permit

- a bare land strata plan, generally in accordance with the approved form of development, be approved by the Approving Officer and registered in the Land Title Office;
- the property owners enter into agreements, to the satisfaction of the Director of Legal Services, the City Engineer and the Director of Planning for the provision of:
 - (i) easements on sub-areas 3 and 4 to allow for access to sub-area 7
 - (ii) an easement on sub-area 2 to allow for access to sub-area 1
 - (iii) an easement on sub-area 1 to allow for access to the undeveloped site to the northwest
 - (iv) easements for drainage along the toe of the escarpment in sub-areas 1 through 6, as indicated in the drainage plan referred to below
 - (v) extension of public utilities, including electrical, gas, sewer, water, street lighting and telephone, needed to service the site for sub-areas 1 through 6

(vi) paving and curbing along 75th Avenue and angus Drive, adjacent to the site, and asphalt surfacing of the 1700 Block West 75th Avenue

(vii) indemnification of the City against and liability as a result of instability, landslip, subsidence, drainage, or flooding along the escarpment in sub-areas 1 through 6

(viii) the notification on the title of all strata lots of the potential noise impact from a future third runway of the Vancouver International Airport

- a grading and drainage plan be submitted for the entire site, including details of the stream-course between sub-areas 2 and 3, drainage along the Arbutus Street Right-of-Way, and the treatment of the grade separation along the east and west boundaries of sub-area 7, to the satisfaction of the City Engineer and the Director of Planning;
 - landfilling of sub-areas 1 through 6 be completed, in accordance with the proposed grading plan'
 - a comprehensive view analysis be provided, showing the roof peaks at the worst-case height from the top of the escarpment above sub-areas 4, 5 and 6;
 - an acoustical study be submitted, having regard to construction techniques required to mitigate noise from a third airport runway;
- B. The document entitled "Angus West CD-1 Guidelines" be approved in principle.
- C. The Director of Planning be instructed to make application to amend the text of the Zoning and Development By-law to establish a building line along the toe of the escarpment.

- CARRIED UNANIMOUSLY

(Aldermen Ford, Ranking, Yee and the Mayor excused from voting on Motion D)

PLANNING DEPARTMENT
ROUTING SLIP

Line 94.02.24

Routed to FAS / MP

Copy to FLR KB
02.25 02.29

Comments:

H/84

No. Q 1721

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK

Date: February 23, 1994

Refer File:

2608-1
RECEIVED
PLANNING DEPARTMENT
FEB 24 1994
NUMBER Q 1721
REFERRED TO FAS
COPY TO (THF)
ANSWER COPY

To: → Ken Dobell, City Manager
Tom Fletcher, Director of Planning

Subject: Form of Development: 1849 West 75th Avenue
D.A. 215973 - CD-1 By-law Number 6063

CD-1(184)

On February 22, 1994, Vancouver City Council approved the following recommendation contained in a February 8, 1994 Administrative Report (A4):

THAT the approved form of development for the CD-1 zoned site known as 1849 West 75th Avenue be generally approved as illustrated in Development Application Number 215973, prepared by Perkins and Company and stamped "Received, City Planning Department November 10, 1993", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

M Kinsella

CITY CLERK

JS

JSharpe:dmy

Letter to: John I, Perkins, MAIBC
210 - 111 Water Street
Vancouver V6B 1A7



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

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

PRESENT: Mayor Philip Owen

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

ABSENT: Councillor Jennifer Clarke (Civic Business)

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

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

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

"B" category, as protected heritage properties.

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

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

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Clause No. 2 (cont'd)

Speakers

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

MOVED by Cllr. Don Lee,

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

- CARRIED UNANIMOUSLY

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

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

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

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

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

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

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

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

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

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

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

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

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

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

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

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

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".

6. By-laws No. 5420 , 5760, and 6689 are each amended in Section 3 by adding the following section:

"3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

8. By-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.

9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

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

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

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

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

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

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

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

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

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

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

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

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

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

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 20th day of February 2001, and numbered 8298.

CITY CLERK"

1835 West 75th Avenue

BY-LAW NO. 9205

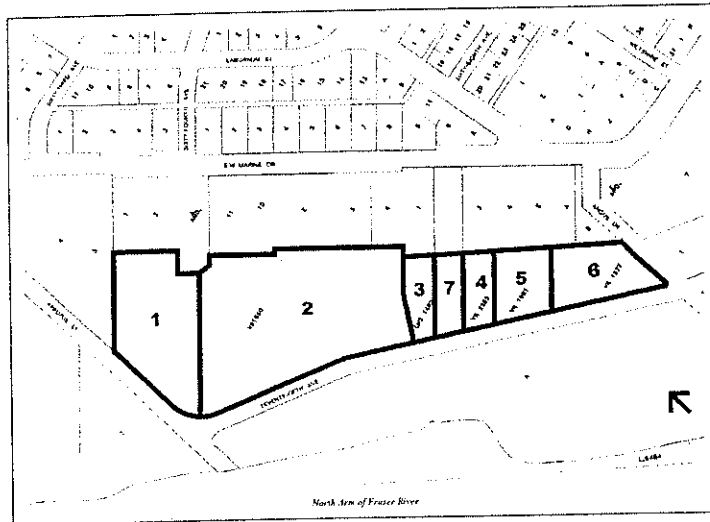
A By-law to amend CD-1 By-law No. 6063

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

1. This By-law amends the indicated provisions, diagrams, and tables of By-law No. 6063.
2. Council strikes out section 1 and substitutes:

 "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-571B attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575."
3. Council repeals Schedule A to By-law No. 6063, and substitutes the new Schedule A attached to and forming part of this By-law.
4. In section 2(a), Council strikes out "78", and substitutes "82".
5. In section 4, Council repeals:
 - (a) Diagram 1, and substitutes:

Diagram 1. F.S.R. and Site Coverage Sub-areas



(b) Table 1, and substitutes:

Table 1. FSR and Site Coverage

SUB-AREAS	GROSS FSR	NET FSR	GROSS SITE COVERAGE	NET SITE COVERAGE
1	0.31	0.56	22.5%	41%
2	0.31	0.56	22.5%	41%
3	0.31	0.51	22.5%	38%
4	0.31	0.58	22.5%	42%
5	0.31	0.51	22.5%	37%
6	0.31	0.51	22.5%	37%
7	0.31	0.50	22.5%	35%

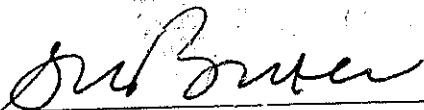
6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

7. 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

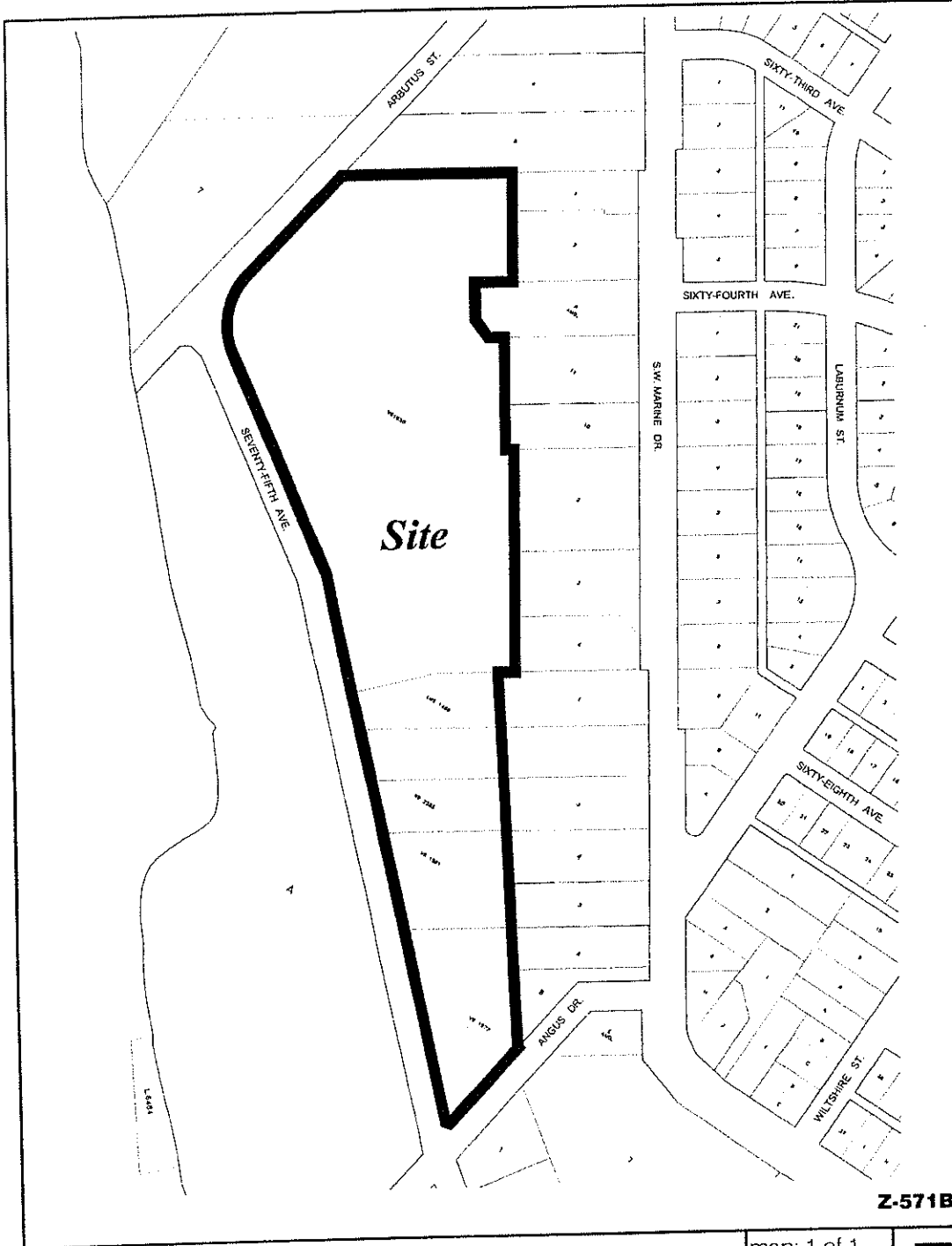


Deputy Mayor



City Clerk

Schedule A



Z-571B

RZ - Angus West

map: 1 of 1

scale: N.T.S.



City of Vancouver

date: June 9, 2005

- (i) Provision of a street treatment adjacent to the Heather Street frontage of the site to reinforce the function of Heather Street as an established bikeway and as a local residential street which may include, but not be limited to, a landscaped median on Heather Street, corner or mid-block bulges and other related treatments consistent with typical bikeways throughout the City;
- (ii) Provision of curb, gutter, street trees and pavement to the centreline of the West 33rd Avenue frontage of the site at a width to provide for a parking lane, a bicycle lane and a single moving vehicle lane; (Note to applicant: Sidewalk relocation may be necessary to accomplish the necessary road width.)
- (iii) Submission of a Transportation Impact Study of potential development options that may be pursued on the full St. Vincent's site, and to be implemented as requirements of any master plan approvals; and
- (iv) Consultation with the Bicycle Advisory Committee regarding development and transportation aspects of a fully redeveloped St. Vincent's site prior to submission of any related development application for the site.

CARRIED UNANIMOUSLY
(Mayor Campbell excused from voting)

**6. Rezoning and Text Amendment: 1835 West 75th Avenue
(south half of 1850 SW Marine Drive)**

An application by Robert Barrs, Holland Barrs Planning Group was considered as follows:

Summary: The rezoning from Limited Agriculture District (RA-1) to Comprehensive Development District (CD-1) By-law No. 6063 of the southern portion of the property, and an amendment to the CD-1 By-law, would permit four one-family dwellings, subject to design guidelines and regulations similar to the development on either side of the subject site.

The Director of Current Planning recommended approval subject to conditions set out in the Agenda of the Public Hearing.

Staff Opening Comments

Dave Thomsett, Senior Rezoning Planner, Rezoning Centre, provided an overview of the application and explained the difference between recommendation A which would allow four houses on the subject site as desired by the applicant and supported by staff, and the alternative to A put forward for consideration which would reduce that number to three, as supported by the neighbours. Mr. Thomsett also provided clarification on the issue of

easements in relation to this application, which was an area of concern to the surrounding property owners.

Applicant Comments

Robert Barrs, Holland Barrs Planning Group (materials filed), noted this proposal was developed with City policies in mind, to be responsive to neighbourhood needs, and to conform with the same requirements which governed the Angus Lands when they were originally redeveloped. He advised the desire was to build four smaller homes rather than three larger homes which would be less affordable and less practical for two-person families. Mr. Barrs provided information regarding several steps which have been taken, following neighbourhood consultation, to address neighbours' concerns, and also noted the owners are long-term residents of the neighbourhood.

Summary of Correspondence

Council was advised of two "other" letters received on this application since the date it was referred to Public Hearing.

Speakers

Dr. Carole Christopher, Vancouver Food Policy Council, noted that City Council had passed a motion last year opposing the removal of land from the Agricultural Land Reserve. With that in mind, and given the fact that this site would be very expensive to bring back to agricultural use, the Food Policy Council recommends that in exchange for its removal from the ALR, all of the Community Amenity Contribution be used for urban agricultural amenities.

Peter Hyndman (brief filed) advised he was speaking on behalf of all flanking neighbours of the site, of which he is one. He noted the application had the support of the neighbours except for the proposed number and size of units, which represents an increase in density over the flanking lots. The neighbours request three units be approved for the site, which would conform with the immediate neighbouring lots, or, should Council prefer to approve four units, that they be reduced in size and footprint.

Applicant Closing Comments

Mr. Barrs noted that the density being proposed is the same as would result from building three larger houses and the proposed development conforms with the floor space ratio that is allowed for the rest of the Angus West lands.

Staff Closing Comments

During the hearing of speakers, Mr. Thomsett and Devorah Kahn, Food Policy Coordinator, responded to questions concerning Community Amenity Contributions and the extent to which Council may direct how they be utilized.

Council Decision

MOVED by Councillor Woodsworth

- A. THAT the application by Robert Barrs, Holland Barrs Planning Group, to rezone 1835 West 75th Avenue (Lot C, Block 15, DL 317, Group 1, New Westminster District Plan 5726) from RA-1 to CD-1 By-law No. 6063 to permit four one-family dwellings by amending the CD-1 to permit a maximum of 82 dwelling units generally as outlined in Appendix A of the Policy report dated July 5, 2005 entitled "CD-1 Rezoning - 1835 West 75th Avenue (South half of 1850 SW Marine Drive)" be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as presented in the plan illustrated in the revised drawing A-1.1 prepared by Robert Barrs, Holland Barrs Planning Group, and stamped "Received City Planning Department, May 6, 2005", provided that the Director of Planning may allow minor alterations to this form of development when considering development applications;
- (b) That, when considering development applications, the Director of Planning shall have regard to:

- (i) design development to consider issues of building massing as they may affect side yard adjacencies;

Note to applicant: Building massing should limit length of exterior wall at minimum exterior side yard setback where possible, in particular lots 3 and 4.

- (ii) design development to consider location, orientation and size of windows facing side yard adjacencies, as they may affect privacy and overlook;

- (iii) design development to consider issues of environmental sustainability;

Note to applicant: Applicant to consider approaches to minimize water and energy consumption, reduce solid waste, treat stormwater effectively and indoor air quality.

- (iv) Design development should reflect the semi-rural character of the previous land usage and at the same time tie in with the strong identity of the area by incorporating certain aspects of the Southwest Marine Drive estates as per the Angus West CD-1 Guidelines;

Note to applicant: Typical patterns include gated entries, hedgerows and large layered groups of trees;

- (v) Design development to ensure that the landscape design of the new development is derived from established patterns found on the neighbouring subareas of the Angus West Lands. Common areas are provided with strong fingers of vegetation and specific view corridors extending to the site edges. Formal tree rows or hedgerows should flank walkways, identify different points of interest in the development, and reinforce the boundaries between the neighbouring sub-areas in the CD-1 zone. Ornamental plant materials are used to highlight entrances and courts. Landscaping provided between common open space and private space should be layered and allow filtered views balancing the needs for privacy and security;

Note to applicant: Please refer to Section 4 "open space" and Section 5 "Landscaping" of the Angus West Guidelines.

- (vi) Provision of a legal survey illustrating existing trees 20 cm. caliper or greater on the development site and the public realm (property line to the curb), including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site;
- (vii) Provision of a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements. The Landscape Plan should be at 1/8"=1'-0" minimum scale. All existing street trees, and public utilities such as lamp posts, hydro poles, fire hydrants, etc. should be noted;
- (viii) All new hard surface areas including driveways and walkways being permeable concrete pavers or equivalent high quality surfacing to match the neighbouring site to the east;

Note to applicant: Alternative, aesthetically compatible paving systems may be considered to achieve environmental sustainability measures outlined in condition (b) (iii).

- (ix) Retention and protection of the two existing street trees (illustrated on the Landscape Plan) as per City of Vancouver Guidelines;
- (x) An acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures;
- (xi) Notation required on plans that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer); and

- (xii) Notation required on plans that mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise and air quality impacts on the neighbourhood and to comply with Noise By-law #6555.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the following:
 - (i) Subdivision of lot C, Blk. 15, DL 317, Plan 5726 (Note: this will trigger dedication of the 17' building line);
 - (ii) Clarification of the need for existing access agreements to adjacent lots and discharge of agreements if no longer required;
 - (iii) Construction of sanitary force main to service the site and connection to the GVRD sanitary trunk main in Fraser River Park (subject to GVRD approval); and
 - (iv) Undergrounding of all public utility services (Hydro, Telus, cable). All services, and in particular electrical transformers to accommodate a primary service, are to be located on private property. The development site is not to rely on secondary voltage from the existing network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch.

COMMUNITY AMENITY CONTRIBUTION (CAC)

- (d) That, prior to enactment of the CD-1 By-law, a CAC offering in the amount of \$22,475 be delivered.
- B. THAT if the rezoning is approved, at the time of enactment the Angus West CD-1 Design Guidelines be amended to add a new Sub-area 7, being 1835 West 75th Avenue.
 - C. THAT if the rezoning is approved, the application submitted on behalf of the property owner in accordance with the Agricultural Land Commission Act to exclude 1835 West 75th Avenue from the Agricultural Land Reserve be forwarded to the Agricultural Land Commission with a recommendation of support.
 - D. THAT Vancouver City Council apply an exception to the rezoning and removal of 1835 West 75th Avenue from the Agricultural Land Reserve in exchange for 100% of the Community Amenity Contribution being utilized for urban agriculture amenities across the City.

CARRIED UNANIMOUSLY

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.

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