



# **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 (186)

*777 West Broadway*

*By-law No. 6070*

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

**Effective November 25, 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 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) in that portion of the area outlined in heavy black and dotted black lines and identified with the letter “A”, hereinafter referred to as “Site A”:
  - (i) multiple dwelling
  - (ii) common-use amenity areas
  - (iii) community care facility or group residence, subject to the provisions of Section 11.17 of the Zoning and Development By-law [9674; 08 06 24]
  - (iv) accessory uses customarily ancillary to the above uses, provided that all accessory uses are located within the principal building, except for parking and loading facilities;
- (b) in that portion of the area outlined in heavy black and dotted black lines and identified with the letter “B”, hereinafter referred to as “Site B”:
  - (i) retail store - Class A
  - (ii) retail store - Class B
  - (iii) general office
  - (iv) health care office
  - (v) reflexology-shiatsu clinic
  - (vi) restaurant, but not including a drive-in restaurant
  - (vii) financial institution
  - (viii) accessory uses customarily ancillary to any of the uses listed in this section, provided that all accessory uses are located within the principal building, except for parking and loading facilities, outdoor seating for a restaurant and outdoor areas used for the display of floors, plants, fruits and vegetables. [6666; 90 05 15]

### 3 Floor Space Ratio

**3.1** The floor space ratio for Site A, measured in accordance with the provisions of the C-3A District Schedule, shall not exceed 1.14, subject to the following:

- (a) common-use amenity areas for the social and recreational enjoyment of the residents and employees or providing a service to the public, including facilities for general fitness, general recreation and child day-care, are excluded from the floor space ratio calculation, provided that the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.).

**3.2** The floor space ratio for Site B, measured in accordance with the provisions of the C-3A District Schedule, shall not exceed 4.85, subject to the following:

- (a) common-use amenity areas for the social and recreational enjoyment of the residents and employees or providing a service to the public, including facilities for general fitness, general recreation and child day-care, are excluded from the floor space ratio calculation, provided that the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.).

**3.3** Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

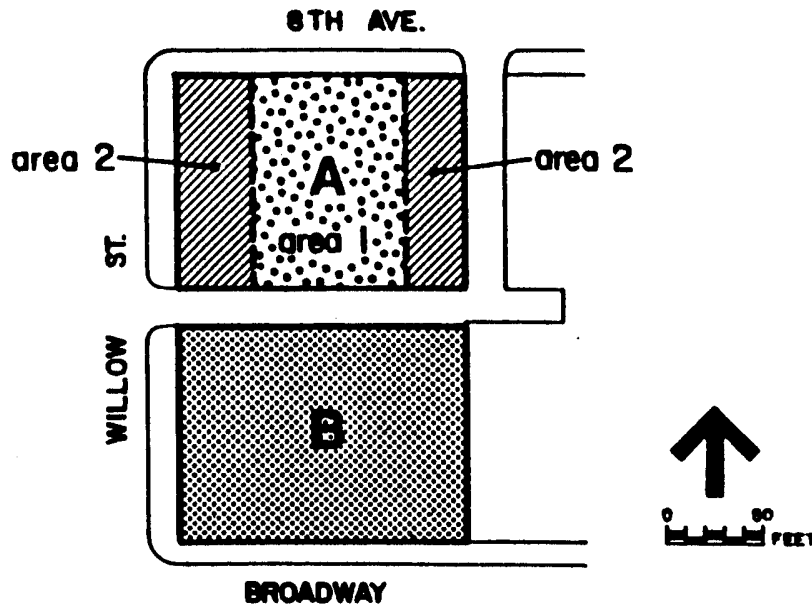
**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6070 or provides an explanatory note.*

4 Height

4.1 The maximum building height for Site A, measured above the base surface, shall be as follows:

- (a) for that portion of the site within Area 1 on Diagram 1 below, that maximum building height shall be 9.14 m (30.0 ft.);
- (b) for that portion of the site within Area 2 on Diagram 1 below, that maximum building height shall be 12.19 m (40.0 ft.).

Diagram 1



4.2 The maximum building height on Site B, measured above the base surface to the top of the mechanical roof parapet, shall be 52.12 m (171.0 ft.).

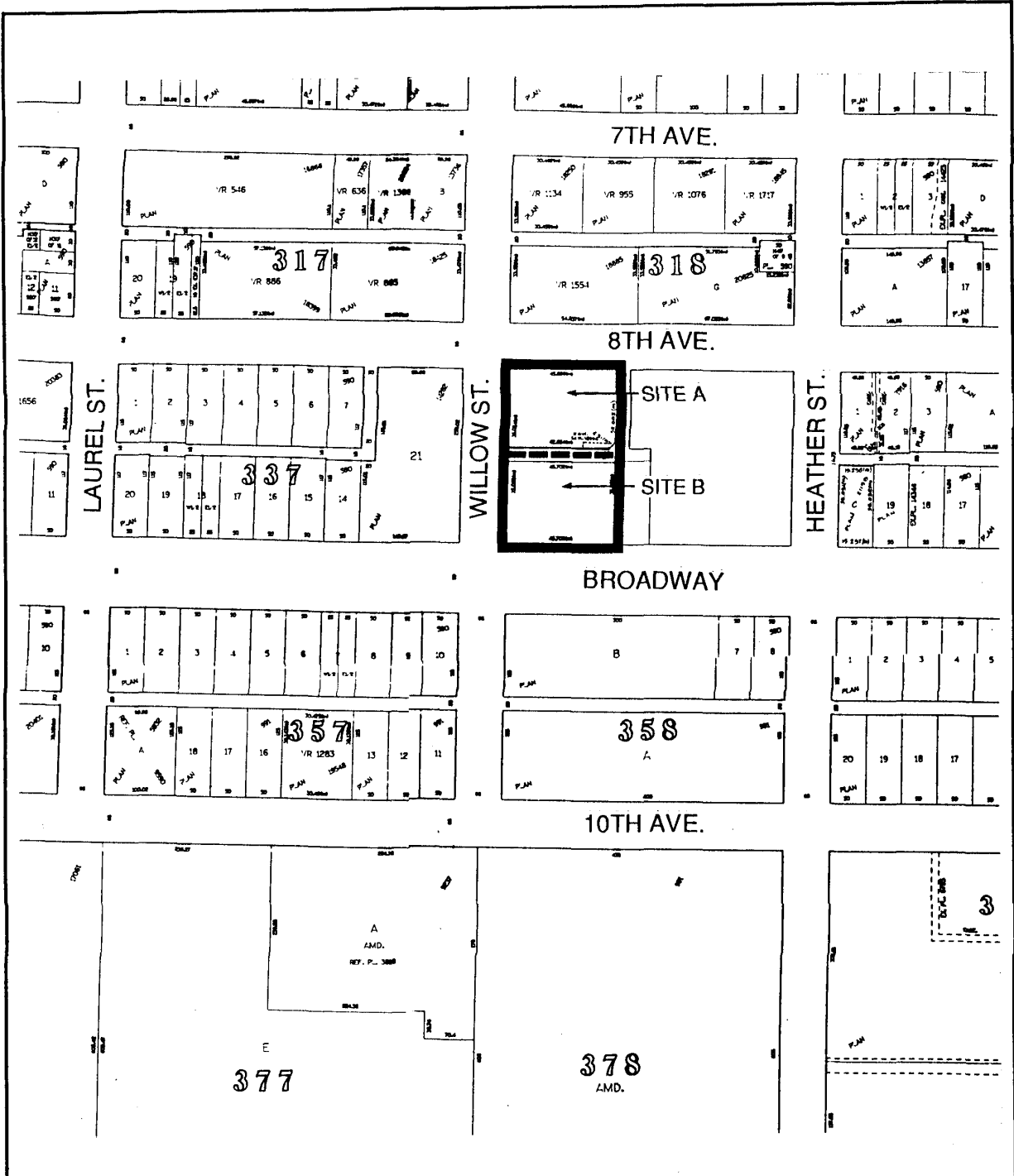
5 Off-street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that for any multiple dwelling on Site A a minimum of 1 space for every 67.36 m<sup>2</sup> (725.0 sq. ft.) of gross floor area or a minimum of 1 space per unit, whichever is the greater, shall be provided. [6666; 90 05 15]

6 Loading

Loading spaces on Site A and Site B shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

7 [Section 7 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.]



The property outlined in black (■) was rezoned:  
 From **C-3A** to **CD-1** by By-law No. 6070

<b>CD-1 (186) 777 W. Broadway</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): O-12	
scale: 1:2500		


CITY OF VANCOUVER  
MEMORANDUM

# 186

755 W. Broadway.

From: CITY CLERK

Date: October 17, 1986

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


Refer File: P.H.179

Subject: Public Hearing Minutes - October 9, 1986

OCT 20 1986	
NUMBER	H.549
REFERRED TO	RJS
COPY TO	
ANSWER REQ'D	

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on October 9, 1986.

Please note any matters contained therein for your attention.

  
CITY CLERK *lys*

GJ:ss  
Att.

Also Sent To: Mr. P. Merrick,  
Merrick Kennedy Architects Ltd.,  
1 Goalers Mews,  
VANCOUVER, B.C.  
V6B 4K7

Messrs. Bill Casson Associates Ltd.,  
424 Drake Street,  
VANCOUVER, B.C.  
V6B 4Y7

Clauses 1 and 2 cont'd

MOVED by Ald. Bellamy,

THAT application 1, as proposed by the Director of Planning, be approved with the following amendments:

Clause 1(a) Under the definitions of gasoline station full-serve and gasoline station split-island, the phrase "oil level and battery water level" be replaced by the phrase "and fluid levels".

Clause 5: The phrase "up to a maximum of two" be replaced by the phrase "except that no more than two need be retained".

- CARRIED

(Aldermen Brown and Campbell opposed)

(Alderman Ford opposed to Clause 5 only)

MOVED BY Ald. Bellamy,

THAT application 2, as proposed by the Director of Planning, be approved.

- CARRIED

(Aldermen Brown and Campbell opposed)

\* \* \* \*

At this point in the proceedings, the Mayor left the meeting and Deputy Mayor Brown assumed the Chair.

\* \* \* \*

3. Rezoning of Corner of 8th Avenue and Willow Street

The Council considered an application by Mr. Paul Merrick, Architect, as follows:

REZONING: LOCATION - SITE A - S.E. CORNER OF 8TH AVENUE AND WILLOW STREET (Lot 1, except south 8' and that part included in explanatory plan 8496 now lane and Lots 2 and 3, except south 8' now lane, all of Block 338, D.L. 526) AND SITE B - N.E. CORNER OF BROADWAY AND WILLOW STREET (Lots 14 to 16 except north 8', Block 338, D.L. 526)

Present Zoning: C-3A Commercial District  
Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft CD-1 By-law, if approved, would permit the transfer of density from Site A to Site B and the use and development of the sites generally as follows:

- Site A - a multiple dwelling;
- a floor space ratio of 1.14;
- a maximum height of 40 ft.;
- provisions regarding off-street parking;
- accessory uses customarily ancillary to the use listed above.

Clause 3 cont'd

- Site B
- retail;
  - office;
  - other commercial;
  - a floor space ratio of 4.85;
  - a maximum height of 171 ft.;
  - provisions regarding parking and loading;
  - accessory uses customarily ancillary to the uses listed above.

- (ii) Amend Sign By-law No. 4810 to establish sign regulations for Site B of the newly created CD-1 District.
- (iii) Any consequential amendments.

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

- (a) That prior to the enactment of the CD-1 By-law:
  - The north 2 ft. of Lots 13 through 16, and the south 2 ft. of Lots 2 and 3, all of Block 336, D.L. 526 is to be dedicated to the City for lane purposes;
  - A 10 ft. x 10 ft. portion of the southeast corner of Lot 3, Block 336, D.L. 526 is dedicated to the City for a corner cut-off. Plans showing all dedications are to be registered in the Land Title Office; and
- (b) That the approved form of development be generally as prepared by Paul Merrick, Architect, and stamped "Received, City Planning Department, April 4, 1986" provided that the Director of Planning may allow alterations to this approved form of development when approving the detailed scheme of development in development permit application(s).
- (c) That prior to the issuance of any development permit for the approved form of development on either site A or B, the design is revised as follows:
  - access to the off-street parking for the residential component is to be from the lane;
  - the approved Phase 1 portion of the application (DP 203849) should be incorporated into the lower three-storeys of the Site B design, including parking;
  - the width of level 5 of the office tower should be narrowed to 86 feet;
  - elimination of the easterly bay of the upper, central residential unit;
  - elimination of the roof terraces on the remaining two central residential units;
  - a maximum roof parapet height of 198.5 feet (City Datum) for the two central residential units;
  - a maximum roof parapet height of 208.5 feet (City Datum) for the upper residential units on the east and west edges of Site A;
  - legal agreements to the satisfaction of the Director of Legal Services and the Director of Planning must be signed and registered by the owner to ensure public access to the northerly plaza on Site B.

Cont'd

Clause 3 cont'd

Mr. J. Carline, representing the Director of Planning, advised that the conditions proposed by the Director of Planning and set out in the agenda, contained an error and should read "The north 2 feet of Lots 14 through 16". He explained the application to rezone the east side of Willow Street between Broadway and 8th Avenue from C-3A to CD-1 to achieve the transfer of floor area from a C-3A 8th Avenue site to a C-3A Broadway site meets Council's transfer of density policy criteria which is to achieve and improve urban design. The proposed total density of the two sites equals the C-3A maximum density but 60% of the maximum floor space potential on the 8th Avenue site is proposed to be transferred to the Broadway site. The two sites will be developed in three phases.

It was noted that in considering the light angles, view shadow and general context, the proposed height of approximately 150 feet at the roof elevation, which is 12 storeys, does not seem inappropriate. In terms of the categories set out in the C-3A zoning schedule, the Director of Planning feels the proposal is quite acceptable to warrant an overall floor space ratio (fsr) of 3.0 and an increase in height. The two major existing buildings most affected by the proposal would be the Fairmont Medical/Dental Building to the south and the Holiday Inn to the east. However, the Director did not feel the view obstruction from this development is unreasonable in a developing area. The Director therefore recommended approval of the application.

Mr. P. Merrick, Architect, spoke in support of the proposed development, which he felt was very promising.

The Deputy Mayor drew Council's attention to a letter from United Management Ltd. forwarding several letters of support from a number of neighbours in the immediate area. A letter from the Holiday Inn dated August 22, 1986, expressing concern about the building location and loss of view that will result, and the plans calling for a reflective glass finish, which will reflect the morning sun directly on to the hotel, was also noted.

In response to the Holiday Inn's concern, the Architect advised there have never been any plans for a reflective glass finish.

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 prior to the enactment of the CD-1 By-law:
  - The north 2 feet of Lots 14 through 16, and the south 2 feet of Lots 2 and 3, all of Block 336, D.L. 526, is to be dedicated to the City for lane purposes;
  - A 10 ft. x 10 ft. portion of the southeast corner of Lot 3, Block 336, D.L. 526, is dedicated to the City for a corner cut-off. Plans showing all dedications are to be registered in the Land Title Office.

- CARRIED UNANIMOUSLY

Underlining denotes amendment



4. Rezoning: 424 Drake Street

The Council considered a rezoning application by Bill Casson and Associates Ltd., as follows:

REZONING: LOCATION - 424 DRAKE STREET (Lot 108, False Creek 20124)

Present Zoning: DD Downtown District  
Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
  - 350 dwelling units in multiple dwellings;
  - office;
  - retail;
  - other commercial;
  - public and institutional;
  - social, recreational and cultural;
  - a maximum floor space ratio of 4.7;
  - a maximum height of 260 ft.;
  - provisions regarding off-street parking and loading;
  - accessory uses customarily ancillary to the uses listed above.
- (ii) Amend Sign By-law No. 4810 to establish sign regulations for the newly-created CD-1 district.
- (iii) Any consequential amendments.

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

- (a) That the approved form of development be generally as prepared by Eng and Wright Partners, Architects, and stamped "Received, City Planning Department, June 6, 1986", provided that the Director of Planning may allow alterations to this approved form of development when approving the detailed scheme of development in a development permit application.
- (b) That prior to the issuance of a development permit, the design is revised to:
  - provide further articulation of the major facades, particularly those facing the northwest and northeast;
  - maximize visual privacy and reduce the impact of cross-viewing.
- (c) Also prior to the issuance of a development permit;
  - an acoustic report is submitted and implemented to the satisfaction of the Medical Health Officer; and
  - the loading bays are relocated to the satisfaction of the City Engineer.

Cont'd

# 186  
755 West Broadway

Broadway & Willow  
(755 West Broadway)

BY-LAW NO. 6070

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-326b 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:
  - (a) in that portion of the area outlined in heavy black and dotted black lines and identified with the letter "A", hereinafter referred to as "Site A":
    - multiple dwelling
    - common-use amenity areas
    - special-needs residential facility, subject to the provisions of Section 11.17 of the Zoning and Development By-law
    - accessory uses customarily ancillary to the above uses, provided that all accessory uses are located within the principal building, except for parking and loading facilities;
  - (b) in that portion of the area outlined in heavy black and dotted black lines and identified with the letter "B", hereinafter referred to as "Site B":
    - retail store - Class A
    - retail store - Class B
    - office (including medical)
    - restaurant, but not including a drive-in restaurant

- financial institution
- accessory uses customarily ancillary to any of the uses listed in this section, provided that all accessory uses are located within the principal building, except for parking and loading facilities, outdoor seating for a restaurant and outdoor areas used for the display of floors, plants, fruits and vegetables.

3. Floor Space Ratio

3.1 The floor space ratio for Site A, measured in accordance with the provisions of the C-3A District Schedule, shall not exceed 1.14, subject to the following:

- common-use amenity areas for the social and recreational enjoyment of the residents and employees or providing a service to the public, including facilities for general fitness, general recreation and child day-care, are excluded from the floor space ratio calculation, provided that the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.).

3.2 The floor space ratio for Site B, measured in accordance with the provisions of the C-3A District Schedule, shall not exceed 4.85, subject to the following:

- common-use amenity areas for the social and recreational enjoyment of the residents and employees or providing a service to the public, including facilities for general fitness, general recreation and child day-care, are excluded from the floor space ratio calculation, provided that the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.).

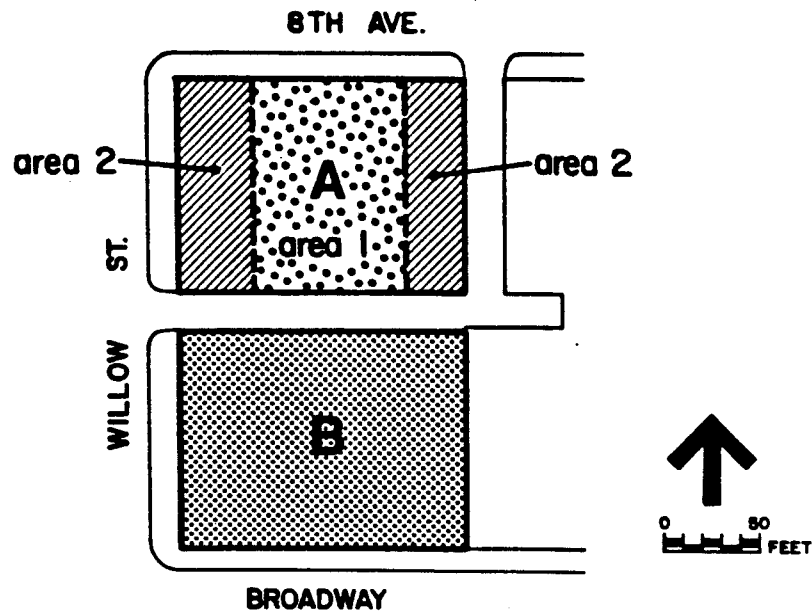
4. Height

4.1 The maximum building height for Site A, measured above the base surface, shall be as follows:

NOTE: SEE ALSO  
CONDITIONS OF  
DEVELOPMENT  
RE HEIGHT  
LIMITS IN  
CITY DATUM

- (a) for that portion of the site within Area 1 on Diagram 1 below, that maximum building height shall be 9.14 m (30.0 ft.);
- (b) for that portion of the site within Area 2 on Diagram 1 below, that maximum building height shall be 12.19 m (40.0 ft.).

## Diagram 1



4.2 The maximum building height on Site B, measured above the base surface to the top of the mechanical roof parapet, shall be 52.12 m (171.0 ft.).

### 5. Off-street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:

(a) on Site A - for any multiple dwelling a minimum of 1 space for every 67.36 m<sup>2</sup> (725.0 sq. ft.) of gross floor area, or a minimum of 1 space per unit whichever is the greater, shall be provided; and

(b) on Site B - a minimum of 165 spaces shall be provided.

### 6. Loading

Loading spaces on Site A and Site B shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

DONE AND PASSED in open Council this 25th day of  
November , 1986.

(Signed) Michael Harcourt  

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Mayor

(Signed) R. Henry  

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City Clerk

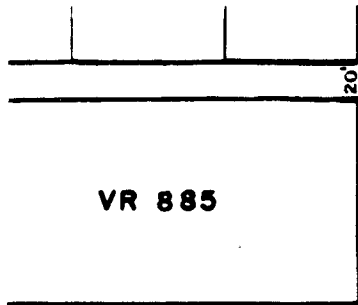
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 25th day of November, 1986, and numbered 6070.

CITY CLERK"

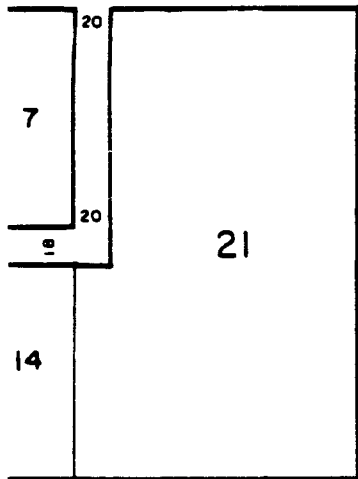
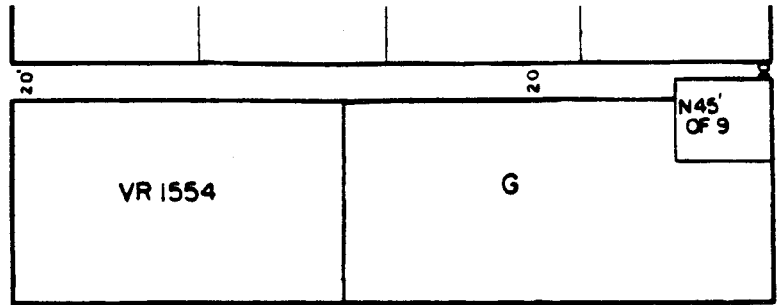
BY-LAW No. 6070 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
 BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

THE PROPERTY SHOWN BELOW (  ) OUTLINED IN BLACK  
 IS REZONED: FROM **C-3A** TO **CD-1**

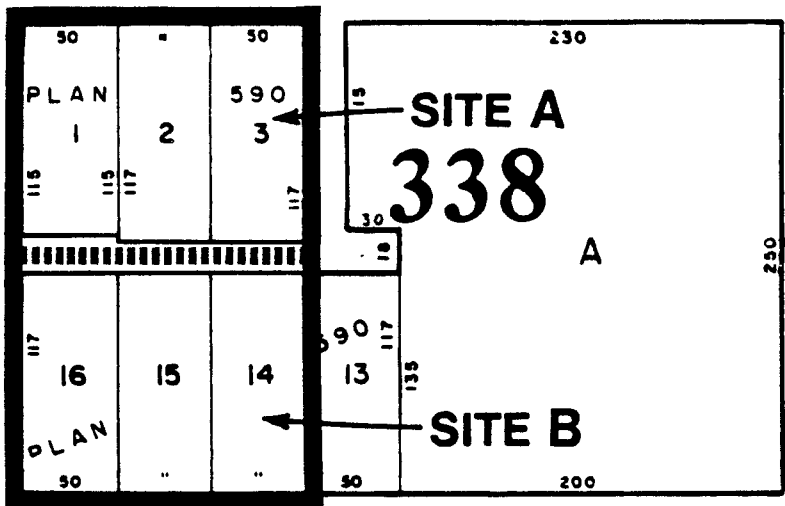


EIGHTH AVE.

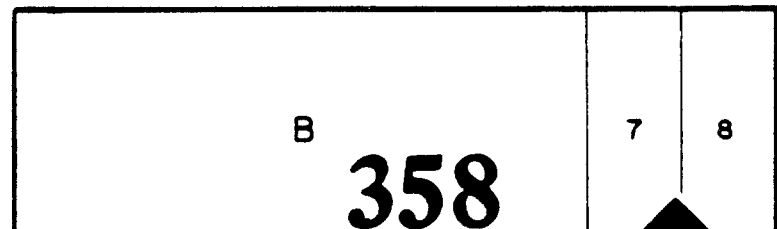
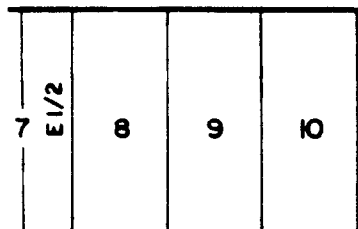


BROADWAY

WILLOW ST.



HEATHER ST.



SCALE: 1" = 100'

FILE No. **RZ Broadway and Willow**

**Z-326b**

# 186

BY-LAW NO. 6071

A By-law to amend By-law No. 4810  
being the Sign By-law  
"Superseded by Sign By-law 6510"

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the  
following as Map Index No. 171:

"755 West Broadway (By-law 6070) B (Suburban Commercial)".

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

DONE AND PASSED in open Council this 25th day of  
November, 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  
25th day of November, 1986, and numbered 6071.

CITY CLERK"

#186

755 W. Broadway

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING OF NOVEMBER 25, 1986

B. Proposed Conditions of Development for  
Southeast Corner of 8th Avenue and Willow  
Street and Northeast Corner of Broadway  
and Willow Street

MOVED by Ald. Bellamy,  
SECONDED by Ald. Campbell,

THAT the approved form of development be generally as prepared by Paul Merrick, Architect, and stamped "Received, City Planning Department, April 4, 1986" provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development in development permit application(s);

FURTHER THAT prior to the issuance of any development permit for the approved form of development on either site A or B, the design is to be revised as follows:

- access to the off-street parking for the residential component is to be from the lane;
- the approved Phase 1 portion of the application (DP 203849) is to be incorporated into the lower three-storeys of the Site B design, including parking;
- the width of level 5 of the office tower is to be narrowed to 86 feet;
- the easterly bay of the upper, central residential unit is to be eliminated;
- the roof terraces on the remaining two central residential units are to be eliminated;
- a maximum roof parapet height of 198.5 feet (City Datum) is to apply to the two central residential units;
- a maximum roof parapet height of 208.5 feet (City Datum) is to apply to the upper residential units on the east and west edges of Site A;
- legal agreements to the satisfaction of the Director of Legal Services and the Director of Planning are to be signed and registered by the owner to ensure public access to the northerly plaza on Site B.

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 5, 1990, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

- PRESENT: Mayor Campbell  
Aldermen Baker, Bellamy, Davies,  
Eriksen, Owen, Price,  
Puil, Rankin, and Taylor
- ABSENT: Alderman Wilking
- CLERK TO THE COUNCIL: Ms. M.L. Cross

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

1. Rezoning: 1255 Burrard Street

An application by Chandler Kennedy Architects Inc. was considered as follows:

REZONING: LOCATION - 1255 BURRARD STREET (Lots O and N, Block 11, D.L. 185, Plan 12813 and Lot G of Lots 17 and 18, Block 11, D.L. 185, Plan 776).

Present Zoning: DD Downtown District  
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the CD-1 by-law would permit the use and development of the site as follows:
- a maximum of 84 dwelling units in a multiple dwelling;
  - a maximum of 557.4 m<sup>2</sup> (6,000 sq. ft.) office, retail and service uses as described in the draft by-law;
  - accessory uses customarily ancillary to the above uses;
  - maximum floor space ratio of 5.19;
  - maximum height of 57.9 m (190 ft.);
  - acoustical provisions; and
  - provisions for off-street parking and loading.
- (ii) Any consequential amendments, including Sign By-law amendments.

Clause No. 2 continued

Mr. J. Cheng, representing owners of 1221 West Georgia Street, advised in order to make this area a residential precinct, the owners were asked by the Planning Department and the Urban Design Panel to relocate the lane and set the buildings back in order to make it part of a garden. All the requested improvements are beyond the sites. There are carrying charges of \$240,000 per month on the property. The heritage density bonus does not meet the expense of the carrying charges. He requested condition c(ii) be amended to decrease the amounts for public amenities by 50% of the amount of the lane improvement for each owner. K

MOVED by Ald. Puil,

THAT the application of the Director of Planning be approved subject to the revised amendments to the draft by-law and to the conditions of approval, submitted by the Director of Planning this day.

- CARRIED UNANIMOUSLY

3. Text Amendment CD-1 By-law No. 6070  
- 777 W. Broadway

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

TEXT AMENDMENT: CD-1 BY-LAW NO. 6070 - 777 WEST BROADWAY (Lots C and D, Block 338, Plans 21022 and 20970, D.L. 526)

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

- (i) If approved, the text amendment would
  - differentiate between general office and health care office uses;
  - permit reflexology-shiatsu clinics; and
  - specify that the number of parking spaces required for Lot C is to comply with Parking By-law requirements.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

Ms. P. Johnston, Rezoning & Subdivision Group, advised that the building is gradually being converted from general office use to health care office use. The 165 parking spaces were calculated on the basis of the building being used primarily for general office use, rather than medical office use, which requires approximately 80% more parking spaces.

The text amendment would specify "general office" and "health care office" and delete the specific number of parking spaces. Any conversion of general office space to health care office would require a development permit for a change of use and the standards of the Parking By-law would have to be met.

Mr. G. Bellamy, indicated that the building is substantially leased; only four suites (7% of the building) remain to be leased. The proposed amendments would lead to significant costs and for each new leased premises, a development permit would be required. Mr. Bellamy requested the text amendment not be put into effect until the existing four vacancies are leased.

Clause No. 3 continued

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

MOVED by Ald. Davies,

THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

4. REZONING - 251 to 291 N. Renfrew

An application by Mr. Bachu Dhanji was considered as follows:

REZONING: LOCATION - 251 TO 291 N. RENFREW STREET (Lot 396, T.H.S.L., Plan 100).

Present Zoning : C-1 Commercial District

Proposed Zoning: RS-1 One-Family Dwelling District

(i) If approved, the rezoning would permit use and development of the site in accordance with the regulations for the RS-1 District. The applicant proposes to subdivide and develop two single-family dwellings.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

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

MOVED by Ald. Bellamy,

THAT the application of Mr. Bachu Dhanji be approved.

- CARRIED UNANIMOUSLY

5. Text Amendment - Sign By-law - Billboards

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

(i) The draft by-law, if approved, would amend provisions of the Sign By-law to increase the permitted height of billboards from 6.25 m (20.5 ft.) to 7.00 m (23.0 ft.) to permit vertical billboards, and would clarify provisions regulating proximity of billboards to any residential area.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

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

MOVED by Ald. Owen,

THAT the application of the Director of Planning be approved.

- CARRIED

(Ald. Puil opposed)

Broadway at Willow  
755/777 West Broadway

BY-LAW NO. 6666

A By-law to amend  
By-law No. 6070, being a by-law which amended  
By-law No. 3575 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. 6070 is amended in clause (b) by deleting the words "- office (including medical)" and by substituting therefor the following:

- "- general office
- health care office
- reflexology-shiatsu clinic".

2. Section 5 is amended by deleting all that portion commencing with the words "except that:" and ending with the period, including clauses (a) and (b), and by substituting therefor the following:

"except that for any multiple dwelling on Site A a minimum of 1 space for every 67.36 m<sup>2</sup> (725.0 sq. ft.) of gross floor area or a minimum of 1 space per unit, whichever is the greater, shall be provided.".

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

DONE AND PASSED in open Council this 15th day of  
May, 1990.

(sgd) Carole Taylor  
Deputy Mayor

(sgd) Maria C. Kinsella  
City Clerk

I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 15th day of May 1990, and numbered 6666.

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

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Mayor

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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