



City of Vancouver *Zoning and Development By-law*

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

CD-1 (187)

City Square

By-law No. 6072

(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. 10164, dated November 2, 2010)

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” shall be more particularly described as CD-1 (187), 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) Cultural and Recreational Uses, limited to Arcade (not including coin operated video games), Artist Studio — Class “A”, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (b) Institutional Uses, limited to Child Day Care Facility, Hospital, Public Authority Use, Social Service Centre, Community Care Facility and Group Residence; [9674; 08 06 24]
- (c) Manufacturing Uses, limited to Clothing Manufacturing, Jewelry Manufacturing, and Printing or Publishing;
- (d) Multiple Dwellings;
- (e) Office Uses;
- (f) Parking Garage;
- (g) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, and Retail Store;
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Hotel, Laboratory, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop — Class “B”, Restaurant, School — Arts or Self-Improvement, School Business, School — Vocational or Trade; and
- (i) Accessory Uses customarily ancillary to the above uses.
[7716; 97 03 25]

3 Floor Space Ratio

The maximum floor space ratio for the total development, including the existing Model and Normal Schools, shall not exceed 2.0, and the retail component thereof shall not exceed a floor space ratio of 0.25, except the maximum floor space ratio for such retail component may be increased to 0.35 provided that

- (a) for each 0.093 square metres (1 square foot) of floor space in excess of that permitted by a floor space ratio of 0.25, the floor space of the total development shall be reduced by 0.186 square metres (2 square feet); and
- (b) no more than 50% of the maximum floor space for the total development shall be used for non-residential uses. [6205; 87 09 01]

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

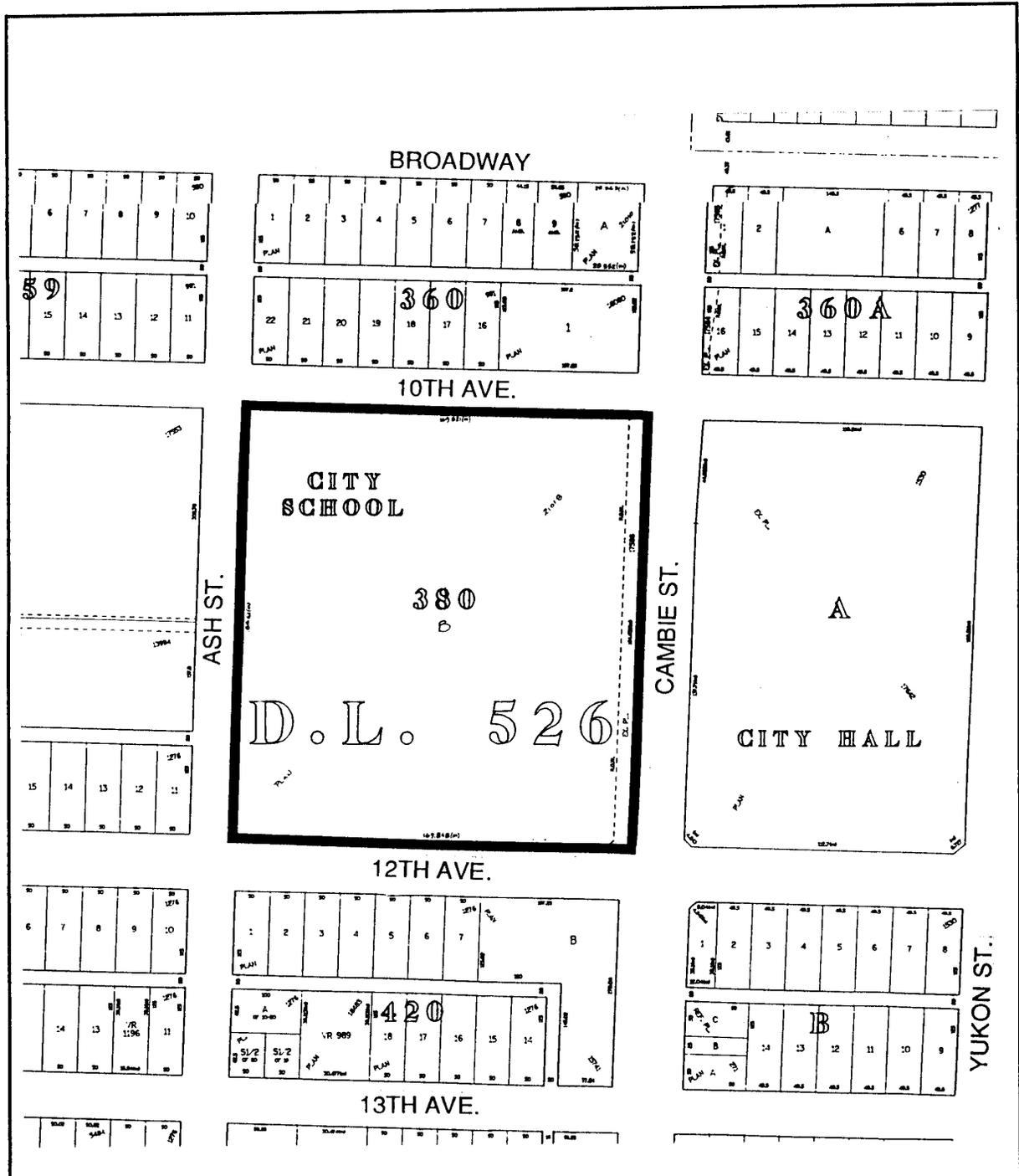
4 Height

The maximum building height shall be 88 in (288.7 ft.) geodetic datum.

5 Parking, Loading, and Bicycle Parking

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that, for non-residential uses, there must be no less than one parking space for each 70 m² of gross floor area and no more than one space for each 40 m² of gross floor area, unless any amendment to the Parking By-law results in any lesser requirement, in which case the lesser requirement is to apply. [10164; 10 11 02]

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



The property outlined in black (■) was rezoned:
 From **RT-2** to **CD-1** by By-law No. 6072 .

CD-1 (187) City Square City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): 0-13	
scale: 1:2500		

Backup Notes

DISTRIBUTED TUESDAY



G (i)

BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 39 (VANCOUVER)
1595 WEST 10TH AVENUE, VANCOUVER, B.C. V6J 1Z8 TELEPHONE (604) 731-1131

1985 November 18

Mayor and Members of Council
City of Vancouver
453 West 12th Avenue
Vancouver, B. C.
V5Y 1V4

Dear Mayor and Members of Council:

RE: NORMAL AND MODEL SCHOOL SITES

I wish to advise you that we have reviewed the various reports regarding these sites and agree in principle with the recommendations contained in the report now before Council.

It is the Board's intention to retain the Model School building as our consultants have advised us that the proposed rezoning to an f.s.r. of 2.0 will provide adequate compensation.

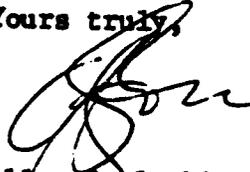
The Board may also subsequently agree to formal heritage designation of the building if that designation refers to the north, east, and west facades of the building and does not restrict development opportunities on the south of the building. It is assumed that the designation would not restrict interior changes to the building.

The Board believes that through participation in the process leading up to the public hearing for heritage designation, we will be able to reach agreement on retention of the significant heritage aspects of the building while at the same time facilitating a reasonable redevelopment opportunity within and around the Model School building.

For your information, we believe the process to date has been productive and we are optimistic that the zoning for the site and retention of the buildings will result in a mutually acceptable solution.

Our consultants will be in attendance at the meeting in the event that members of Council wish to ask any questions regarding this letter or the reports.

Yours truly,



Allan G. Stables
Official Trustee

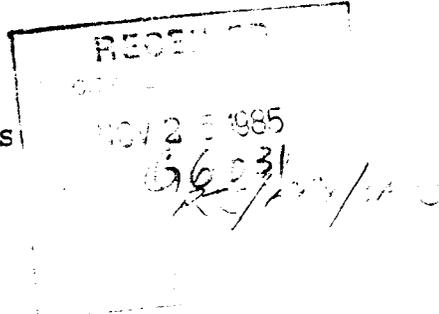
CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 21st November 1985

To: CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF CIVIC BUILDINGS
DIRECTOR OF LEGAL SERVICES
CLERK, PUBLIC HEARING

Refer File: 3105-3



Subject: MODEL AND NORMAL SCHOOLS

Please be advised of the following extract from the minutes of the City Council meeting of Tuesday, November 19, 1985, dealing with the attached City Manager's report dated November 15, 1985, with regard to the above matter:

"Circulated this day was a letter from the official Trustee of the Vancouver School Board agreeing in principle with the City Manager's recommendations.

MOVED by Ald. Eriksen,

THAT the recommendations of the City Manager, as contained in this report, be approved after amending recommendation A to read as follows:

'THAT the Director of Planning make a joint application with the Vancouver School Board to rezone the Normal and Model School sites from an RT-2 District to a CD-1 (Comprehensive Development) District subject to a maximum F.S.R. of 2.0 and including residential, institutional, office and retail uses, such application to be referred direct to a Public Hearing.

- CARRIED UNANIMOUSLY "

DEPUTY CITY CLERK *yc*

GLevine:mfm
Att.

Also sent to:

Mr. Allan Stables, Official Trustee, School District No. 39
1595 West 10th Avenue V6J 1Z8

Messrs. Moodie Consultants Ltd., 404 - 515 West 10th Avenue (873-6418)

Community Arts Council of Vancouver, 837 Davie Street V6Z 1B7 (683-4358)
Attention: Ms. Jacqueline Murfitt

MANAGER'S REPORT

DATE November 15, 1985

TO: VANCOUVER CITY COUNCIL
SUBJECT: Model and Normal Schools

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

The purpose of this report is to review zoning proposals for the Model and Normal School sites put forward by Moodie Consultants Ltd. on behalf of the Vancouver School Board, and to recommend a rezoning process that will provide for appropriate future development including preservation of the Model and Normal Schools.

BACKGROUND

In May 1985, a fire in the Model School resulted in severe damage to the fourth floor and destruction of the roof. The School Board determined that preservation of the Model School was not feasible and applied for a demolition permit. In response, the Director of Planning recommended that Council prepare heritage designation by-laws for the Model School and the Normal School. On July 9, 1985 Council considered an alternate proposal from Mr. J. Moodie, representing the Vancouver School Board, and resolved:

"That City Council request the Director of Legal Services to prepare a heritage designation by-law for the Normal School for direct referral to Public Hearing.

- A. THAT Council not proceed with heritage designation of the Model School at this time.
- B. THAT the Vancouver School Board not proceed with demolition of the Model School at this time.
- C. THAT City staff work with the School Board's consultants to determine an appropriate zoning for both the City-owned (Normal School) and School Board-owned (Model School) properties.
- D. THAT the Vancouver School Board report back to Council within 60 days on the results of its discussions with City staff, referred to in Item 'C'."

Council also resolved (in camera):

"THAT the School Board be advised the City is not interested in purchasing the Model School".

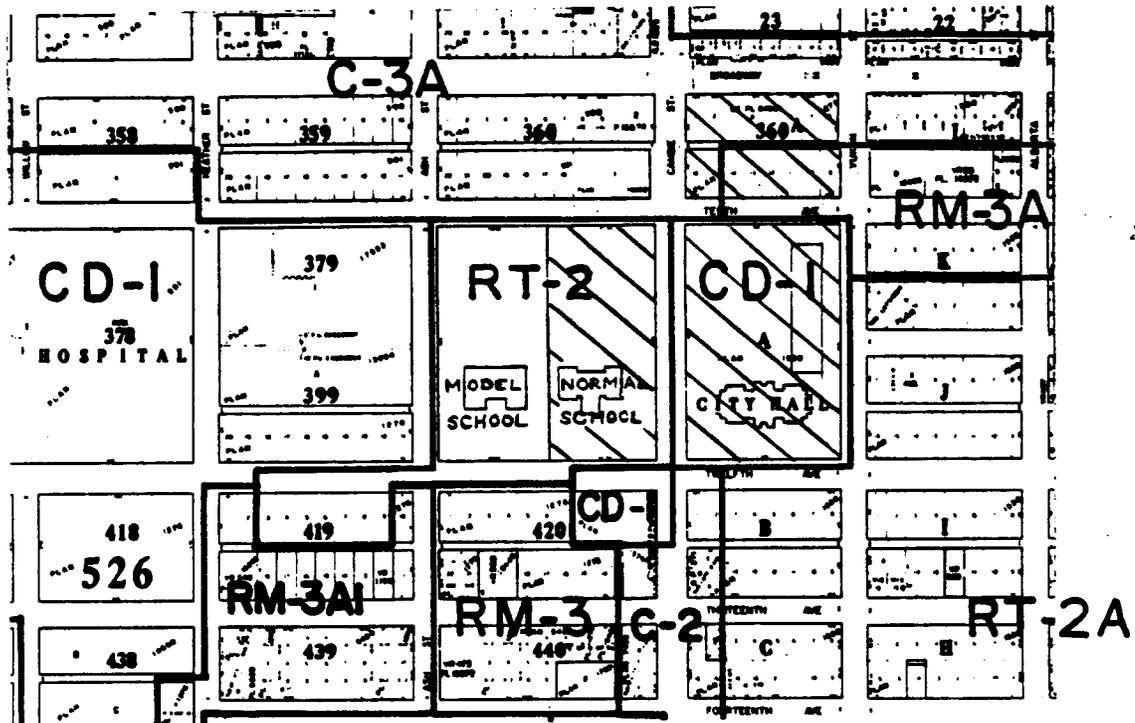
To follow up on resolutions 'C' and 'D' above staff have worked with Moodie Consultants to determine appropriate zoning for the Model and Normal School sites. It has taken longer than anticipated to resolve differences in approach with respect to maximum densities. The maximum density of Floor Space Ratio (F.S.R.) 2.0 recommended in this report represents an agreement which staff and Moodie Consultants feel is acceptable given the desire to preserve the Model and Normal School buildings. As part of the process of reaching an agreement, staff and Moodie Consultants prepared reports analyzing their initial positions on densities. These reports are on file in the City Clerk's office.

SITE DESCRIPTION

The location of the Model and Normal School sites and the existing zoning are shown on the map on the top of the next page.

The Normal School site (3.78 acres) adjoins Cambie Street and was recently purchased by the City from the Province. Various proposals for use of the site for civic offices and parking are being pursued by the Director of Civic Buildings. Council has made no firm decisions on the future of the property; however, Council has agreed to refer a heritage designation by-law for the Normal School to a Public Hearing. The P.E.F.B. has also considered possible private development of the site.

Model and Normal Schools - Location and Existing Zoning
(City owned land indicated by diagonal hatching)



The adjoining Model School site (3.97 acres) is owned by the School Board and is located west of the City's site and east of Ash Street. The Model School occupies the south part of the site. The building is currently vacant. The roof and fourth floor were damaged by fire in May, 1985. The north part of the site is occupied by the City Hall Daycare Centre. The City and the School Board have been in disagreement for several years over the preservation of the Model School Building.

Both Model and Normal School sites are zoned RT-2, permitting two family dwellings at a maximum of FSR 0.6, or multiple buildings (as conditional uses) at a maximum of FSR 0.75. However, the City has prepared exploratory studies of future development potential, the Twelfth Avenue Precinct Primer (1978) and the draft (unpublished) City Hall Precinct Study (1981), which proposed maximum densities of FSR 1.6-1.7, including the preservation of both Model and Normal School buildings.

ZONING PROPOSALS BY MOODIE CONSULTANTS

The current proposal from Moodie Consultants for the rezoning of the Model and Normal School sites includes the following main elements:

1. Preservation of both Model and Normal School Buildings.
2. Rezoning of the Normal and Model School sites at the same time to encourage coordinated or comprehensive development.
3. Minimum density of F.S.R. 2.0.
4. Office, institutional, residential and retail land uses.
5. An accelerated rezoning process involving immediate filing of a joint rezoning application by both owners (City and School Board), and direct referral to a Public Hearing, with further detailed information to be supplied prior to the Public Hearing.

If this proposal is acceptable to the City, Moodie Consultants recommend that the School Board begin to preserve the Model School building, beginning with replacement of the roof.

The main points of the arguments put forward by Moodie Consultants can be summarized as follows:

1. Preservation of both Model and Normal Schools is desirable for heritage reasons and is feasible if sufficient density is permitted to compensate for the extra costs and risks of preservation, compared to comparable new buildings. The extra costs arise from structural requirements, inefficient floor layouts and parking requirements. At best the extra construction costs total \$2.8 million (\$2.1 m and \$0.7 m for the Model and Normal Schools respectively) and at worst they exceed \$4 million.
2. Taken together, the Normal and Model School sites (7.75 acres) present a significant mixed use development opportunity in a prime urban location. Coordinated or comprehensive development of both sites would achieve a better form of development (and higher profit potential) than separate, uncoordinated development of each site.
3. Minimum densities of F.S.R. 2.0 are necessary to compensate for the costs and risks of preserving the Model and Normal School buildings. Such densities are also appropriate in the urban context established by surrounding development of the Vancouver General Hospital, Central Broadway, 12th Avenue and Cambie Street.

The uses and maximum densities of F.S.R. 0.75 under the existing RT-2 zoning are clearly inappropriate for these prominent sites. Previous studies recommended average densities of F.S.R. 1.6-1.7 but they assumed (incorrectly) that the costs of preservation would be similar to new construction.
4. A mix of land uses would fulfil the potential of these two large sites and provide more flexibility in phasing and marketing.
5. An accelerated rezoning process is proposed because a decision on permitted densities is necessary to save the Model School Building. In the meantime, the Model School building is sustaining further damage from the weather.

REVIEW OF PROPOSALS BY MOODIE CONSULTANTS

The recent fire in the Model School and the desire of the School Board to dispose of the Model School site has generated some urgency to the question of rezoning both sites which has been under consideration for several years. The current proposals from Moodie Consultants are generally in line with the thinking of previous planning studies (1978 Precinct Primer and 1981 City Hall Precinct (draft)) that both heritage buildings should be preserved and that the rest of the sites should be developed with compatible mixed uses at substantially greater densities than currently permitted.

The density of F.S.R. 2.0 proposed by Moodie Consultants is about 20% greater than the F.S.R. 1.6-1.7 envisaged by earlier studies. However, given the new information on the costs of preservation, the emerging urban context of these sites leading to the new Cambie Street bridge, and the desire of the owners to be protected from the uncertainties and risks involved in preservation, the Director of Planning is prepared to recommend that Council generally endorse the proposal put forward by Moodie Consultants, subject to the following qualifications and conditions:-

1. Heritage Designation The future of the Model and Normal Schools should be guaranteed by designating them as heritage buildings, in whole or in part, in accordance with the overall plan for the site. The heritage designation should be pursued in parallel with the rezoning application. Council has already authorized the preparation of a heritage designation by-law for the Normal School. Council should now authorize the preparation of a suitable by-law for the Model School, in consultation with the School Board.
2. Joint Application for CD-1 Zoning As the owners of two large undeveloped adjoining sites, it is in the mutual interests of both the City and the School Board to coordinate their plans for development by making a joint application for CD-1 zoning covering both sites. However, the zoning framework will have to provide flexibility in terms of the timing and phasing of development. Indications are that the School Board will wish to develop its property first. The City has made no decisions on the future of the Normal School site, and a review of future civic space needs and options to serve them near City Hall should be completed before any consideration is given to private development of the site. The CD-1 zoning should therefore provide for the possibility of coordinated or comprehensive development of the two sites.
3. Densities The proposed F.S.R. of 2.0 represents an agreement developed from the minimum density originally proposed by Moodie Consultants and the maximum density acceptable to the Director of Planning. Therefore, Council should specify that the maximum permitted density is not to exceed F.S.R. 2.0. Densities in excess of F.S.R. 2.0 on these large sites would not be acceptable. They would result in overwhelming congestion, a loss of scale, and an unlivable environment. To achieve the maximum density of F.S.R. 2.0 will only be possible with a very high quality of urban design and site planning. Evidence that the density is acceptable in terms of urban design and livability should be prepared and made available prior to the Public Hearing.
4. Land Uses The urban context of the two sites suggests that residential uses should predominate on the Model School site and civic institutional or office uses on the Normal School site. The existing heritage buildings are more suited for office than residential uses, for structural and cost reasons. Major retail uses would produce substantial traffic and signage in the area and would not be compatible with the desired image of a City Hall precinct. Therefore, only small scale retail uses should be permitted, ancillary to the principal uses of the sites.
5. Accelerated Rezoning Process Given the continuing deterioration of the Model School building and the desire to reach a decision on rezoning that will guarantee its preservation, it is desirable to modify standard rezoning processes to achieve an earlier Public Hearing date. Normally, more detailed information would be sought from an applicant at the time of filing an application than has been developed to date by Moodie Consultants. However, in this case it is proposed that the Director of Planning and the School Board make an immediate application to rezone both sites from RT-2 to CD-1, subject to:
 - (a) the principal uses being residential, institutional, and office uses;
 - (b) a maximum density of F.S.R. 2.0;

- (c) Council approval of the form of development;
- (d) additional detailed information being prepared, analyzed and distributed prior to the Public Hearing, to include at a minimum:
 - preparation of flexible zoning guidelines to provide for the phasing of separate but related developments on each site, given the probability of the Model School site being developed before the Normal School site.
 - assessment of the impacts of proposed land use options.
 - assessment of traffic and parking impacts.
 - assessment of urban design options and impacts (open space, views, heights, circulation, building character and design).
 - a report, plans, a model and illustrative material to explain the development concept and guidelines for the sites.

It should be emphasized that a detailed scheme of development supported by complete architectural drawings is not desirable or necessary at the rezoning stage. It is important that sufficient flexibility is built into the zoning guidelines to allow each owner to proceed subsequent to rezoning with its own detailed plans and within its own time frame.

CONCLUSION

Staff have worked with the School Board's consultant and have reached general agreement on an appropriate zoning for both Normal and Model School sites that should provide sufficient economic incentive for preserving both buildings. The cost of preserving both buildings (over new construction) was found to be substantial (\$2.8 m - \$4 m). Nevertheless, the maximum density proposed of F.S.R. 2.0 is reasonably close to the densities of F.S.R. 1.6-1.7 recommended by earlier studies which lacked detailed cost information. With superior site planning and urban design, it should be possible to achieve F.S.R. 2.0 and still provide the desired City Hall Precinct character and acceptable livability. While a joint rezoning application from RT-2 to CD-1 can be made immediately, much more detailed documentation and analysis now needs to be prepared before the application can stand scrutiny at a Public Hearing.

RECOMMENDATIONS OF THE DIRECTOR OF PLANNING

- A. THAT the Director of Planning make a joint application with the Vancouver School Board to rezone the Normal and Model School sites from an RT-2 District to a CD-1 (Comprehensive Development) District subject to a maximum F.S.R. of 2.0 and including ~~as principal uses~~ residential, institutional ~~and~~ office uses, such application to be referred direct to a Public Hearing. and retail
- B. THAT the School Board and their consultants and other appropriate City Departments, in consultation with the Director of Planning, prepare such additional information in support of the rezoning application as may be required by the Director of Planning and that such information be made available prior to the Public Hearing.
- C. THAT the Director of Legal Services, in consultation with the Vancouver School Board and the Director of Planning, prepare a heritage designation by-law for the Model School, and that the by-law be pursued in parallel with the rezoning application.
- D. THAT Council, in accordance with agreements now reached, request the Vancouver School Board to act immediately to protect the Model School from further damage and to withdraw its application to demolish the Model School. "

The City Manager RECOMMENDS approval of recommendations A, B, C and D.

NOTE FROM CLERK: The School Board will be submitting a letter agreeing with the recommendations of the Director of Planning.

COUNCIL
19 NOVEMBER 1985

AMENDED AND
APPROVED

APPROVED

APPROVED

APPROVED

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 30th May 1986

To: CITY MANAGER
DIRECTOR OF PLANNING
SUPERVISOR OF PROPERTIES
DIRECTOR OF LEGAL SERVICES
DIRECTOR OF CIVIC BUILDINGS
CLERK, PUBLIC HEARING

Refer File: 5308

CITY CLERK
JUN 03 1986
NUMBER H 3038
REFERRED TO RJS/Dmc
COPY TO
ANSWER REQ'D

Subject: MODEL AND NORMAL SCHOOL SITES - REZONING

Further to my memo of May 28, 1986, on the above matter, please amend the motion contained therein to read as follows:

"THAT the recommendation of the City Manager, as contained in his report of May 20, 1986, be approved;

FURTHER THAT officials report back on future options for the City Hall day care facility."

Thank you for your kind attention to this matter.

CITY CLERK *ep*

GLvine:mfm

Also sent to:

Chairman and Members, Vancouver School Board, 1595 West 10th Avenue V6J 1Z8
Messrs. Moodie Consultants Ltd., 404 - 515 West 10th Avenue

BY-LAW NO. 6072

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-322f 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) child day care facility
- (b) clinic or office for medical, dental or similar purposes;
- (c) community centre or neighbourhood house;
- (d) financial institution;
- (e) hall;
- (f) hospital or related agency;
- (g) hotel;
- (h) liquor store;
- (i) multiple dwellings;
- (j) office;
- (k) parking garage;
- (l) public authority building or use;
- (m) restaurant, not including a drive-in restaurant;
- (n) retail;
- (o) school;
- (p) special needs residential facility;
- (q) theatre;
- (r) uses customarily ancillary to the above.

3. Floor Space Ratio

The maximum floor space ratio for the total development, including the existing Model and Normal Schools, shall not exceed 2.0, and the retail component thereof shall not exceed a floor space ratio of 0.25.

4. Height

The maximum building height shall be 88 m (288.7 ft.) geodetic datum.

5. 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
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 6072.

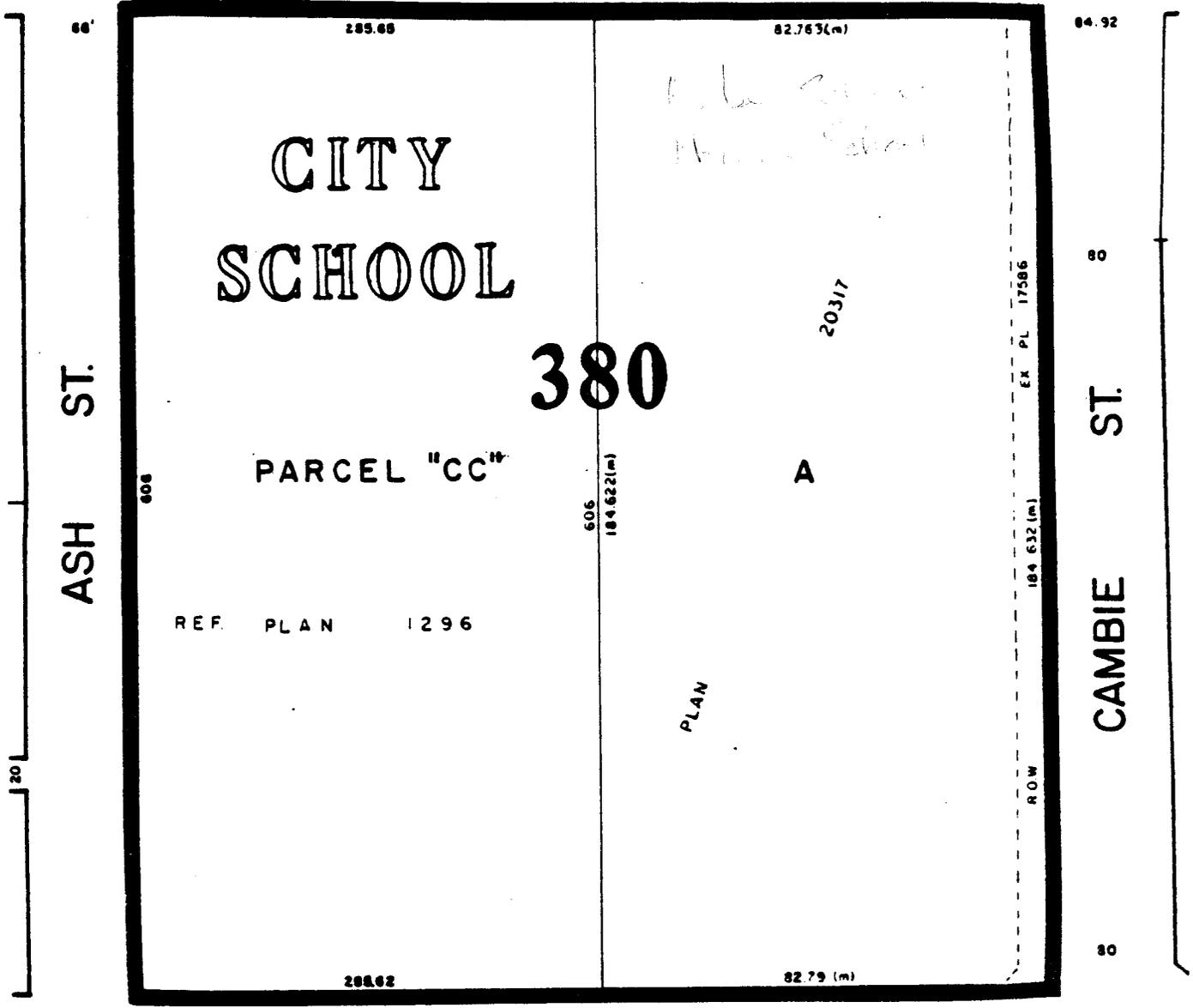
CITY CLERK"

BY-LAW No. 6072 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

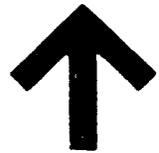
187

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED: FROM **RT-2** TO **CD-1** SCHEDULE A

TENTH AVE.



TWELFTH AVE.



SCALE: 1" = 100'

FILE No. **RZ Normal and Model Schools**

Z-322f

#187

12th Ave. E

Model Schools - Cambie St.

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

C. Proposed Conditions of Development for
Model and Normal Schools Site

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,

THAT the documents entitled Preamble, Specific Conditions of Development and Design Guidelines for this site attached as pages 3-8 as appendices to the Manager's Report dated May 20, 1986, entitled Model and Normal School Site - Rezoning, be approved for use by applicant and staff in conjunction with the CD-1 By-law pertaining to the Model and Normal School site.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

#187
Model & Normal
Schools Site

From: CITY CLERK

Date: July 3, 1986

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

Refer File: P.H. 175

JUL - 4 1986	
NUMBER	H 3620
REFUSED TO	RIS
COPY TO	D.M.C.
ANSWER REQ'D	

Subject: Public Hearing Minutes - June 26, 1986

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing), held on June 26, 1986.

Please note any matters contained therein for your attention.

CITY CLERK

Att.

JT:ss

Also Sent To: Chairman & Members,
Vancouver School Board,
1595 West 10th Avenue,
VANCOUVER, B.C.

Mr. Jim Moodie,
Consultant,
#404-515 West 10th Avenue,
VANCOUVER, B.C.
V5Z 4A8

Mr. Nick Losito,
V.M.R.E.U.,
545 West 10th Avenue,
VANCOUVER, B.C. V5Z 1K9

Executive Director,
Canadian Cancer Society,
955 West Broadway,
VANCOUVER, B.C.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 26, 1986 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 and Development By-law.

PRESENT: Alderman Rankin, Presiding Officer
Aldermen Bellamy, Brown, Davies,
Eriksen, Ford and Yorke

ABSENT: Mayor Harcourt
Alderman Campbell
Alderman Puil (Civic Business)
Alderman Yee

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

1. Rezoning - Model and Normal School Site,
Block Bounded by Cambie Street, 12th Avenue,
Ash Street and 10th Avenue

The Council considered the following application submitted by the Director of Planning and the Vancouver School Board:

REZONING: LOCATION - MODEL AND NORMAL SCHOOL SITE - BLOCK BOUNDED BY CAMBIE STREET, 12TH AVENUE, ASH STREET AND 10TH AVENUE (Lot "A", except E 14' now road, Block 380, D.L. 526, Plan 20317 and Parcel "CC" (Reference Plan 1296) of D.L. 526)

Present Zoning: RT-2 Two-Family Dwelling 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:
- Institutional, commercial, residential and entertainment uses as specified in the draft By-law;
- A maximum floor space ratio of 2.00, including the existing Model and Normal schools, of which the retail component shall not exceed a floor space ratio of 0.25;
- A maximum building height of 88 m Geodetic datum (the level of the topmost roof of City Hall).
(ii) Amend Sign By-law No. 4810 to establish sign regulations for the newly created CD-1 District.
(iii) Any consequential amendments.

Cont'd....

Rezoning - Model and Normal School Site,
Block Bounded by Cambie Street, 12th Avenue,
Ash Street and 10th Avenue (cont'd)

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

- (a) That prior to enactment the parcels comprising the subject site be consolidated and registered in the Land Title Office;
- (b) That prior to enactment the Model and Normal School buildings be designated as Municipal Heritage Sites by Council;
- (c) Also before Council for approval in principle by resolution, are the preamble, specific conditions of development and design guidelines for this site, attached as pages 3 to 8 of the Appendix to the Manager's Report. Following enactment of the rezoning, these guidelines will be formally presented to Council for adoption by resolution.

Mr. John Winsor, Senior Planner, Area Planning Division, in the staff review, advised the two existing buildings - the Normal School owned by the City and the Model School owned by the School Board - would be retained and rehabilitated and the remainder of the 7 3/4 acre site will be developed. The intent of the conditions proposed by the Director of Planning was to ensure the site was developed comprehensively in a coordinated way compatible with the surrounding area, hence the requirement for the land assembly. The proposed CD-1 zoning would prohibit a major shopping centre, which would be inappropriate, given the civic nature of the area but some form of appropriate retail development would be permitted up to 84,000 sq. ft.

Mr. Winsor also noted that if Condition (b) was approved, it was proposed the designation of the two school buildings as Heritage sites would come forward to the regular Council meeting on July 8th.

Mr. Winsor drew to the Council's attention minor wording changes to the guidelines as contained in the agenda package.

Questioned about the future of the City Hall Day Care facility on the site, Mr. Winsor stated there would be ample opportunity for consultation and a satisfactory solution to be worked out.

Mr. J. Moodie, Consultant to the School Board, referred to the process that would follow rezoning approval, noting there would be further reports on a marketing package to bring in developers and ensure restoration of the existing school buildings. School Board accepted the f.s.r. of 2.00 under CD-1 zoning as fair compensation for retaining the old Model School.

The Presiding Officer called for speakers for or against the application and the following addressed Council:

Brian Graham, 215 West 18th Avenue, expressed appreciation that the Normal and Model Schools would be restored and protected with Heritage designation. He circulated old pictures of the Model School showing the original roofline with three cupolas and requested that the cupolas be rebuilt when the building is rehabilitated. Staff members advised a minor change to the Specific Conditions of Development would accomplish restoration of the cupolas to the original design.

Cont'd.....

Rezoning - Model and Normal School Site,
Block Bounded by Cambie Street, 12th Avenue,
Ash Street and 10th Avenue (cont'd)

Nick Losito, representing the V.M.R.E.U., which owns a building across 10th Avenue from the subject site, expressed concern that development would have a shadowing impact on the Union property and others on the north side of the 500 block West 10th Avenue. Mr. Losito also referred to the loss of existing parking for City Hall employees and requested the Union have input into a parking study which is being prepared by the Director of Civic Buildings.

Aleck Ostry, 630 East 11th Avenue, representing City Hall Day Care asked that the facility be involved in site development as it affected the day care.

John Bull, Cancer Society of B.C., also expressed his concern that development could cause shadowing of the Society's Lodge for cancer patients located at the north east corner of 10th Avenue and Ash Street. There were also fears that large volumes of traffic would be generated with associated noise and activity.

Mr. Bull was assured by Council members that every effort would be made to achieve a compatible, quality development.

A letter dated June 24, 1986, from the Executive Director of the Canadian Cancer Society requesting a green planting buffer zone in a setback of approximately 30 feet, was also circulated.

MOVED by Ald. Bellamy,

THAT the application of the Director of Planning and the Vancouver School Board be approved subject to the conditions proposed by the Director of Planning and set out in this Minute of the Public Hearing;

FURTHER THAT Section 2(a) Heritage Buildings of the Specific Conditions of Development be amended and approved as follows:

2. Heritage Buildings

- a) Both the Model and Normal School are to be conserved in conjunction with the first phase of any development. The roof shape and cupolas of the Model School must be restored to their original design. For both the Model School and Normal School, all other exterior details, cornices, window fenestration and features must be consistent with the original design, colour and texture of the buildings. Modern materials may be permitted so long as the scale and texture of the materials is consistent with the original building design.

- CARRIED UNANIMOUSLY

*Underlining denotes amendment

CITY OF VANCOUVER
MEMORANDUM

187

Model & Normal
Schools Site
500 Blk. W. 12th.

From: CITY CLERK

Date: May 7, 1987

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

Refer File: P.H. 187

Subject: Public Hearing Minutes - April 30, 1987

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on April 30, 1987.

Please note any matters contained therein for your attention.

Hinsell
CITY CLERK

Also Sent To: Mr. Bruno Freschi, Architect
1574 West 7th Avenue,
VANCOUVER, B.C. V6J 1S1

Mr. O. Oberto,
1445 West Georgia Street,
VANCOUVER, B.C. V6G 2T3

Mr. S. Kanji,
728 Winona Avenue,
NORTH VANCOUVER, B.C.
V7R 2B1

RECEIVED	
CITY PLANNING DEPT.	
MAY 11 1987	
NUMBER	<i>I 2565</i>
REFERRED TO	<i>PT-1</i>
COPY TO	
ANSWER REQ'D	

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 30, 1987 at Trout Lake Community Centre, 3350 Victoria Drive, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Caravetta, Davies,
Eriksen, Price, Puil, and
Taylor

ABSENT: Alderman Bellamy
Alderman Boyce
Alderman Owen (Leave of Absence)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

1. Text Amendment - Proposed IC-1
and IC-2 Districts Schedule

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

- TEXT AMENDMENT: PROPOSED IC-1 AND IC-2 DISTRICTS SCHEDULE
- (i) The proposed text amendment, if approved, would introduce the IC-1 and IC-2 Districts Schedule. The schedule would accommodate a number of light industrial uses to a maximum floor space ratio (FSR) of 3.0. It would also allow compatible commercial uses to a maximum FSR of 1.0, substituted for an equivalent amount of industrial floor space. Maximum height would be 60 feet. The schedule includes additional regulations for the IC-2 District in order to achieve a form of development compatible with the character of street frontage on major arterials.
 - (ii) The addition of "I" uses in the Parking By-law.
 - (iii) Any consequential amendments.

The Director of Planning recommended approval of the application.

Cont'd.....

7. Text Amendment - CD-1 Comprehensive Development By-law No. 6072 - Model and Normal Schools' Site

K. D. Stevenson Development Corporation submitted the following application for the Council's consideration:

TEXT AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT BY-LAW NO. 6072 - MODEL AND NORMAL SCHOOLS' SITE (Lot A except the east 14 ft. now road, Block 380, Plan 20317, and Parcel "CC", Plan 1296, all of D.L. 526)

- (i) The proposed text amendment, if approved, would permit an increase in the retail component from a maximum floor space ratio (FSR) of 0.25 to a maximum FSR of 0.35 while requiring that for every square foot of retail floor space in excess of that achievable at an FSR of 0.25, the floor space for the whole development be reduced by two square feet. A further amendment guarantees that a minimum of 50 percent of the total development would consist of residential use.
- (ii) 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 amendment to CD-1 By-law No. 6072 the property owner enters into agreements, to the satisfaction of the Director of Legal Services, the City Engineer and the Director of Planning to ensure:
 - loading access and local curb modifications to Ash Street at 100% development cost;
 - improvements to 10th Avenue, subject to Council approval, at a cost to the developer equivalent to that under the local improvement process;
 - the construction of a left-turn bay at 12th Avenue at Ash Street, west leg at 50% developer cost, effective only if the retail component exceeds 0.25 FSR.
- (b) That, also prior to the enactment of the CD-1 By-law the property owner enters into an agreement, to the satisfaction of the Director of Legal Services, the Director of Planning and the Director of Social Planning to accommodate the daycare within the development and to provide a capital cost contribution of \$70,000.
- (c) That the Specific Conditions of Development and Development Guidelines are amended as set out in Appendix IV of the Manager's Report dated March 25, 1987.

Mr. J. Winsor, Senior Planner, Area Planning Division, reviewed the intent of the text amendment noting the proposed increase in the retail f.s.r. from 0.25 to 0.35 would improve the economic viability of the project and assist in preserving the two existing school buildings on the site. The proposed limit on non-residential uses would discourage excessive office development and encourage housing opportunities for inner-city living.

The form of development would be reported to Council for review.

In response to questions from Council members Mr. Winsor stated condition (b) provided for day care on the site and the developer had earlier today submitted his agreement to that condition in writing. The day care, too, would be the subject of a report back to Council.

Cont'd.....

Text Amendment - CD-1 Comprehensive Development By-law No. 6072 - Model and Normal Schools' Site (Cont'd)

Mr. Larry Rank, Senior Vice President, Pan Pacific Development Corporation, advised his company has taken over development rights to the site from K. D. Stevenson Development Corporation and has appointed Mr. Paul Merrick, Architect, and Mr. J. Moodie, Project Management Co-ordinator.

The Mayor called for speakers for or against the application and one speaker addressed the Council:

- Mr. Brian Graham, brief filed, supported the intent of the text amendment but expressed concern respecting the time taken to reach the stage where renovation can begin on the two school buildings, particularly the Model School which has been unoccupied and has a temporary roof. He suggested Council obtain the necessary assurances from the developer and "fast track" the development permit process.

Mr. Graham also requested restoration to the buildings include original features. Planning staff advised the appropriate time to pursue this would be during consideration by the Development Permit Board.

MOVED by Ald. Eriksen,
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.

- CARRIED UNANIMOUSLY

8. Rezoning - 1611 East Pender Street

Council considered the following application of S. Kanji as follows:

REZONING: LOCATION - 1611 EAST PENDER STREET (Lot 16, Subdivision 14, Block C, D.L. 183, Plan 631)
Present Zoning: RM-3 Multiple Dwelling District
Proposed Zoning: M-1 Industrial District

- (i) The rezoning, if approved, would make this site consistent with adjacent sites on the north side of the 1600-Block East Pender and allow for redevelopment of the site with an industrial use.
- (ii) Any consequential amendments.

The Director of Planning recommended approval of this application.

Mr. D. Thomsett briefly reviewed the application and answered questions of Council members.

The Mayor called for speakers but none came forward.

MOVED by Ald. Taylor,
THAT the application be approved.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 28th May 1986

~~For:~~ CITY MANAGER
DIRECTOR OF PLANNING
SUPERVISOR OF PROPERTIES
DIRECTOR OF LEGAL SERVICES
DIRECTOR OF CIVIC BUILDINGS
CLERK, PUBLIC HEARING

Refer File: 5308

MAY 30 1986
H. J. 2186
RESIDING
ANSWERED

Subject: MODEL AND NORMAL SCHOOL SITES - REZONING

Please be advised that City Council, at its meeting on Tuesday, May 27, 1986, when considering the attached Manager's Report dated May 20, 1986, on the above matter, passed the following motion:

"THAT the recommendation of the City Manager, as contained in his report of May 20, 1986, be approved;

FURTHER THAT officials report back on the relocation of the City Hall day care facility."

CITY CLERK *ep*

GLvine:mfm
Att.

Also sent to:

Chairman and Members, Vancouver School Board, 1595 West 10th Avenue V6J 1Z8
Messrs. Moodie Consultants Ltd., 404 - 515 West 10th Avenue

Model School Sited

7.05 76
D
P. King in touch with this.

MANAGER'S REPORT

DATE May 20, 1986

TO: VANCOUVER CITY COUNCIL

SUBJECT: Model and Normal School Sites - Rezoning

CLASSIFICATION: RECOMMENDATION

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

"Purpose:

The purpose of this report is to summarize the process which has taken place over the past four months and to provide Council with material relevant to the rezoning of the above captioned property. A Public Hearing to consider the rezoning application from an RT-2 District to a CD-1 District has been scheduled for June 26th 1986.

P.S. - the rezoning taken care of? Will they be?

Background:

"November 19th 1985, Council approved the following recommendations:

- A. THAT the Director of Planning make a joint application with the Vancouver School Board to rezone the Normal and Model School Sites from an RT-2 District to a CD-1 (Comprehensive Development) District subject to a maximum F.S.R. of 2.0 and including residential, institutional, office and retail uses, such application to be referred direct to a Public Hearing.
- B. THAT the School Board and their consultants and other appropriate City Departments, in consultation with the Director of Planning, prepare such additional information in support of the rezoning application as may be required by the Director of Planning and that such information be made available prior to the Public Hearing.
- C. THAT the Director of Legal Services, in consultation with the Vancouver School Board and the Director of Planning, prepare a heritage designation by-law for the Model School, and that the by-law be pursued in parallel with the rezoning application.

(Note: Council also resolved July 9th 1985: "That Council request the Director of Legal Services to prepare a Heritage Designation By-law for the Normal School for direct referral to a public hearing.")

- D. THAT Council, in accordance with agreements now reached, request the Vancouver School Board to act immediately to protect the Model School from further damage and to withdraw its application to demolish the Model School."

AMENDMENT 1

The request is to exclude all lobby areas, in-suite laundry rooms, and tenant storage areas from FSR calculation.

Analysis and Assessment

(a) Practice and Precedent:

Except for the West End, multiple dwelling zones in the City do not permit such exclusions.

If the requested FSR exclusions were granted, this project would be gaining additional development rights not granted to other residential development outside the WED.

(b) Use:

The West End is cited by the applicant as the precedent for the exclusions sought. The WED FSR excluded areas are intended to add to livability in developments that might not otherwise provide for such space (i.e. rental) and in a neighbourhood where the resulting additional building mass and density has been felt to be acceptable as a trade-off for the added livability. This development is for condominium apartments for which the floor areas in question would improve marketability, from the developer's point of view. It is not clear, however, that such areas would be omitted from the project if they were not excluded from FSR, as these areas are typically provided at the expense of FSR in residential developments against which this project will have to compete in the marketplace.

There would be no overall social or public benefit. However, the provision of tenant storage will be an asset for the project residents. Tenant storage is not required under the Zoning and Development By-law, although developers are encouraged to provide it.

(c) Density:

The property was negotiated and sold by the City on the basis of the CD-1 By-law which clearly specified under the Specific Conditions of Development, Item 6, that FSR is to be calculated in accordance with the provisions of the C-3A District Schedule. By allowing the exclusion of lobby areas, in-suite laundry rooms, and tenant storage areas from this method of FSR calculation, the additional gross floor area is approximately 12,400 sq. ft. (9,400 sq. ft. of storage lockers and 3,000 sq. ft. of in-suite laundry rooms) or some 6.1%.

No benefit would be gained by the City, the property vendor, or the general public for this additional FSR.

The proposal as submitted has already assumed that these FSR area exclusions would be approved. If the exclusions are not approved the proposal must be decreased in size from that shown in the development permit application.

(d) Form:

The increase in massing resulting from FSR exclusions of these areas is perceptible.

(e) Impact:

The impact on the surrounding neighbourhood would be reflected in increased massing, shadowing, and traffic.

Conclusion

The Director of Planning does not support requested Amendment 1 to the Specific Conditions of Development.

As a part of the process of preparing this additional supporting information, a study team was assembled to provide the following:

- preparation of a report, a massing model and illustrative material to explain the development concept and guidelines for the site.
- assessment of the urban design options and impacts.
- assessment of the impacts of various land-use options.
- assessment of traffic and parking impacts.
- preparation of zoning guidelines and conditions of development.

Relevant portions of this material are attached to this report and support the position that the Model and Normal School sites can be developed to an F.S.R. of 2.0 with the following uses; residential, institutional, retail, office, theatre and customarily ancillary uses.

CD-1 By-law Package: Summary of Format

The CD-1 by-law package (a copy of which is attached as an appendix) has been prepared as follows:

1. **CD-1 BY-LAW** - This page contains specific statements regarding density and land-use.

Following enactment amendments could only then be made to the CD-1 by-law by Council following appropriate reports and Public Hearings.

2. **PLAN** - This plan shows the specific property which is being rezoned. The total site is approximately 184.6m x 169.8m (31,345 sq.m.) (3.13 ha. or 7.74 acres).
3. **PREAMBLE** - The one page preamble explains the intent of the by-law and the purpose of the next two sections.
4. **SPECIFIC CONDITIONS OF DEVELOPMENT** - The specific conditions deal with important issues such as retention of the old school buildings, maximum building heights, open space, etc.

The specific conditions have been designed to provide the essential elements that will contribute towards appropriate development of the site.

Following the Public Hearing, the Director of Planning would recommend that Council adopt the specific conditions of development by resolution.

Specific Conditions could later be amended by Council resolution following receipt of reports by the Director of Planning.

5. **DESIGN GUIDELINES** - The design guidelines deal with issues such as the relationship of new buildings to the old schools, circulation, landscape, etc.

Minor variations in the guidelines are subject to approval by the Director of Planning. Major variations are subject to approval by Council.

(d) Impact:

The impact on the surrounding neighbourhood would be insignificant. There would be a positive impact on the function and use of the three phases of the development resulting from an increase in amenity area.

Comments from Director of Social Planning

The Social Planning Department supports Amendment 2, noting that the site is substantially larger than the average development parcels to which the 10,000 sq. ft. maximum for amenity exclusion normally applies. The diversity of land uses, including retail, office commercial, residential, park and open spaces, day care and seniors' housing also necessitates the provision of larger and more varied amenities to meet the needs of different population and user groups. The increase to a maximum of 30,000 sq. ft. total of excludable amenity space is considered to be acceptable and will result in minimal impact to the overall massing, density and neighbouring developments.

Conclusion

The Director of Planning supports Amendment 2 to the Specific Conditions of Development.

AMENDMENT 3

To modify the height interpretation on roof-top details for Tower II, Phase II.

In accordance with Section 10.11 of the Zoning and Development By-law, mechanical appurtenances, such as elevator machine rooms, may exceed the permitted height if 'they do not in total exceed one-third the width of the building as measured on any elevation drawings and do not, in total, cover more than 10% of the roof area on which they are located as viewed from directly above'.

The mechanical penthouse in Tower II measures about 55.5% of the width of the east and west elevations and 61.3% of the north and south elevations of the building. In addition, the total coverage of the roof area is 55%. Therefore, the mechanical penthouse in Tower II does not qualify for height exclusion.

Analysis and Assessment

(a) Form:

The reason for increasing the size of the penthouse, and therefore its height, was to improve its shape in keeping with the aesthetic qualities found in the other portions of the development. This aesthetic improvement benefits both the public and developer.

(b) Impact:

There would be no perceptible negative impact on the neighbourhood.

Comments from Development Permit Board

At the Development Permit Board meeting of December 21, 1987, the Board recommended that the Director of Planning pursue relaxation of this height regulation.

Conclusion

The Director of Planning supports Amendment 3 to the Specific Conditions of Development permitting this relaxation to Section 10.11 of the Zoning and Development By-law.

- When the total site is marketed, the City will lose the employee parking now accommodated on a portion of the Normal School site. Action will have to be taken to deal with the City Hall parking issue prior to the City disposing of its interest in the property. This report recommends that the Director of Civic Buildings, in consultation with appropriate City departments, co-ordinate a parking study for report back to Council within four months.
- Some discussions have occurred regarding the use of a portion of the Normal School site for further civic purposes (e.g. to accommodate the Health Department function). Prior to disposition of the property, the City should review its space requirements.
- Current and projected traffic volumes on 10th Avenue west of Cambie are considered problematic. The City Engineer, together with appropriate City departments will be reporting to Council on this matter in the near future.

The Development Consultant for the Vancouver School Board has worked with City staff on this report and notes that the work referred to above will have to be pursued in an expeditious manner as the School Board is most anxious to commence a marketing program and sell their interest in the property.

The attached material is now submitted as per Council's instruction November 19th 1985 for referral direct to a Public Hearing. The Public Hearing has been scheduled for June 26th 1986.

Recommendation

The Director of Planning and Supervisor of Properties recommend:

- A. THAT the following be received and referred directly to a Public Hearing:

That the application to rezone the Model and Normal School sites from an RT-2 District to a CD-1 District be approved generally in accordance with the CD-1 by-law package attached to this report.

- B. THAT the Director of Civic Buildings initiate the parking study referred to in the report."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Planning and Supervisor of Properties.

APPENDIX

MODEL-NORMAL SCHOOL

DRAFT CD-1 BY-LAW

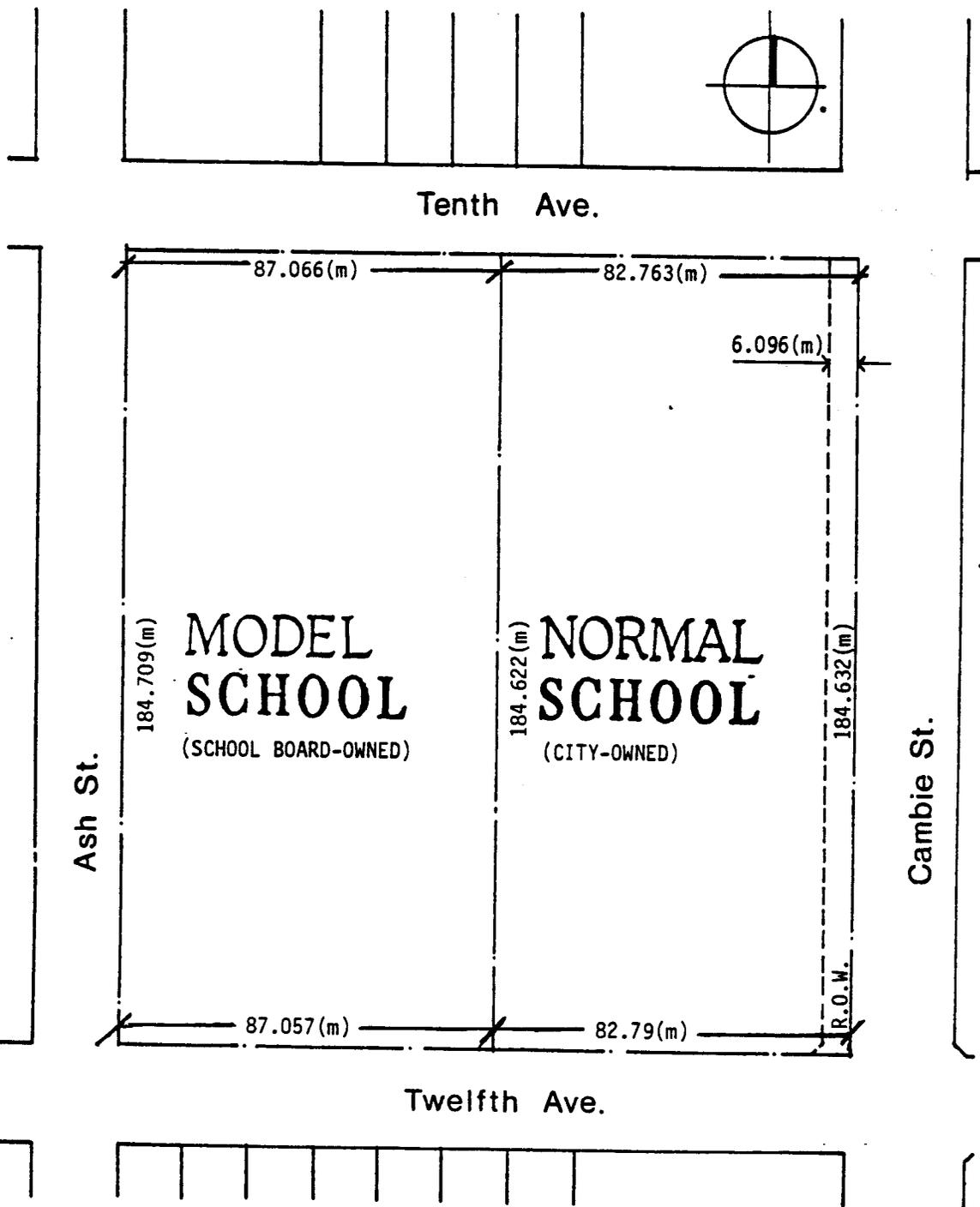
1. Preamble re amendment to by-law 3575.
2. The area shown outlined in black on the said plan is rezoned CD-1 (Comprehensive Development District).

The only uses permitted are the following:

- Institutional uses
 - Office uses
 - Residential uses
 - Retail uses not exceeding F.S.R. (floor space ratio) 0.25.
 - Theatre uses
 - Uses customarily ancillary to the above
3. Floor Space Ratio (F.S.R.): The total development to be permitted shall not exceed F.S.R. 2.0, including the existing Model and Normal Schools.
 4. Height: No building shall be higher than City Hall, maximum elevation of topmost roof to be 88m, geodetic datum.

DRAFT PLAN

MAY 20th 1986



PREAMBLE

The intent of the CD-1 by-law, Specific Conditions of Development and Design Guidelines is to achieve a development which satisfies the following urban design and heritage objectives for the site, in the context of a mixed-use development at a maximum density of 2.0 F.S.R.

Urban Design and Heritage Objectives

The site is highly visible in its location on two major streets, and pivotal in its relation to surrounding land uses. The two heritage buildings, together with the mature landscaping, give the site a strong sense of public place. The site's location near the V.G.H. and adjacent to City Hall make it appropriate that this sense of a "public/civic precinct" be preserved and enhanced in any new development. The size of the land holding provides an opportunity to create significant open space to set off the Model and Normal Schools, to respond to City Hall, and to augment the proposed "11th Avenue" pedestrian link. The existing formality of the site, generated by the axial placement of the two heritage buildings, should be the starting point for a design concept for the site as a whole, and this concept should be maintained regardless of the phasing or subdivision of any development of the site.

Within the context of this overall concept, it is preferred that the entire property be developed comprehensively and concurrently. It is also possible that the south parcel will be developed first and the north parcel second. The site could be considered as two development parcels. The south parcel includes the two existing buildings and the land to the south of them. The north parcel includes the remaining land and the open space to the north of the schools. It is preferable that the south parcel be developed first, including the rehabilitation of the school buildings. The north parcel would then be expected to maintain the conceptual principles established during the design of the south parcel.

It is also possible that the development of each parcel will be phased. In such circumstances, the form of development for the parcel as a whole is to be established through a comprehensive design which would be approved by Council following a report by the Director of Planning. It is possible the parcel would then be subdivided. Development of the entire property could take place over a decade or more.

SPECIFIC CONDITIONS OF DEVELOPMENT

Note: Specific Conditions of Development may only be amended by Council following receipt of a report from the Director of Planning.

1. The overall form of development for the entire property or in the event of a phased development, the overall form of development for the north or south parcel shall be first approved by Council prior to the issuance of any Development Permit.
2. Heritage Buildings
 - a) Both the Model and Normal School are to be conserved in conjunction with the first phase of any development. The roof shape and cupola of the Model School must be restored to their original design. For both the Model School and Normal School, all other exterior details, cornices, window fenestration and features must be consistent with the original design, colour and texture of the buildings. Modern materials may be permitted so long as the scale and texture of the materials is consistent with the original building design.
 - b) Legal arrangements to secure performance of Condition 2(a) shall be required prior to issuance of any Development Permit.
3. Open Space and Building Setbacks
 - a) An open space of 20m width will be maintained to the north of the front facade of the Model and Normal Schools for the entire width of the site and developed with an east-west public walkway.
 - b) A minimum of 0.605 ha. of landscaped public open space (including 'a' above) shall be provided north of the Model and Normal Schools.
 - c) The space from the east side of the Normal School to the east property line and from the west side of the Model School to the west property line will not be developed with buildings for the entire depth of the school buildings.
 - d) All development will be set back from the east property line (east limit of existing statutory Right-of-Way) a minimum of 15m for the full length of the site.
 - e) Legal agreements securing public access to public walkways and public open spaces will be required.

4. Vehicular Access and Parking

- a) Vehicular access on Cambie and 12th Avenue will be restricted to right turn in/right turn out.
- b) Parking shall be provided in accordance with Section 12 of the Zoning and Development By-law but may be reduced for mixed uses by the Director of Planning in consultation with the City Engineer.
- c) Parking shall be provided underground or within buildings, however, a maximum of 50 paved surface spaces on the total site may be provided for short term use.

5. Site Coverage

The maximum site coverage by buildings shall not exceed 60% of the site area.

6. Floor Space Ratio

- a) F.S.R. is to be calculated in accordance with the provisions of the C3-A District Schedule.
- b) The C3-A amenity exclusion will apply to the site area whereby the lesser of 10,000 sq.ft. or 20% of F.S.R. is permitted as a bonus.

7. Dedication of Statutory Right-of-Way

A statutory right-of-way of 6.096m in width exists over the eastern edge of the sites abutting Cambie Street with a corner cut off at 12th Avenue, which also contains a 66" GVS and DD sewer.

- a) The area covered by the right-of-way shall be included in the site area for purposes of calculating allowable F.S.R.
- b) Any development permit which includes this right-of-way (or portion) shall not be issued until the land subject to the right-of-way (or portion) has been dedicated to the City as road.
- c) The 15m development setback required in 3 d) will be sufficient to protect any development from excavation related to the GVS and DD sewer.

8. Phasing

The property may be developed as a south parcel (including the Model and Normal School) and a north parcel. In this circumstance, the south parcel would be developed first to ensure renovation of the two old schools.

The form of development for the south parcel would be approved by Council prior to issuance of any development permits for specific phases of development within this parcel.

Approval by Council of the form of development for the north parcel will be required at the time a specific application for development of the north parcel is made.

No phase of development shall comprise less than 20% of the site area.

DESIGN GUIDELINES

Note: In addition to the mandated "Specific Conditions of Development", the form of development shall take into consideration the following Design Guidelines. Minor variations to the Guidelines are subject to approval by the Director of Planning. Major variations are subject to approval by Council.

The Guidelines below have been written for the site as a whole. Where a guideline applies only to one parcel, it has been so noted.

1. RELATION OF NEW DEVELOPMENT TO HERITAGE BUILDINGS

- a) Form of development should consider opportunities for major views to school buildings from the edges of the site and for minor views to school buildings around, under or through new development from off the site.
- b) New development should respond in scale to the school buildings and should not detract from their heritage character.
- c) Architectural vocabulary of new buildings should complement the old schools.

2. TALL BUILDINGS (OVER 15m IN HEIGHT)

The location of tall buildings should take into account:

- a) the relationship of mass to City Hall;
- b) for the north parcel, the view of City Hall from downtown and the Granville Bridge;
- c) the relationship to other adjacent developments and potential view blockage to existing neighbouring developments.

3. OPEN SPACE

- a) Open space should be designed for maximum public benefit, and to facilitate east/west and north/south pedestrian movement across the site.
- b) Location and quality of open space should enhance the parklike, civic, public heritage character that exists on site.
- c) The form of development of the north parcel should include a significant public open space or spaces.

- d) Open space, in addition to the 15m setback, should be considered along Cambie in response to the open space to the north and west of City Hall.

4. STREETScape AND SERVICES

- a) Development on Cambie Street should show a soft edge to the street; retail frontage and signage must be sensitively designed to enhance the overall development.
- b) Form of development on the south parcel should respect the view of the City Hall tower when driving east on 12th Avenue from Ash Street.
- c) The location and number of parking entrances should minimize loss of existing trees and stone walls.
- d) To minimize cuts in new pavement, underground services to new developments should be taken off 10th Avenue and/or Ash Street.

5. LANDSCAPE

- a) The existing mature trees at the street edges should be retained and should be protected during construction.
- b) On the north parcel, trees along the centreline of the site should be retained unless offsetting urban design/landscape advantage is shown by new development.
- c) Existing stone walls should be retained where possible, where appropriate.
- d) High quality new landscaping of significant size and maturity around and within the site will be strongly encouraged.

6. USES

- a) Retail use should be complementary to the "civic" nature of the site, and is therefore limited to a maximum F.S.R. of 0.25.
- b) Residential uses should have an acoustic environment to the satisfaction of the Director of Planning, and are encouraged to locate on quieter portions of the site along Ash Street and 10th Avenue.

7. FORMALITY

- a) Forms of development, open space and circulation should recognize and enhance the formal nature of the existing development and landscape and the symmetrical placement of the school buildings about a north/south axis.

SUPPORT DOCUMENTATION

(For information only - not part of the CD-1 By-law Package)

This support documentation is intended to provide a rationale and background information to the CD-1 by-law. The support documentation is not a part of the CD-1 by-law, conditions or guidelines.

The support documentation is in three parts: the first summarizes the urban design study process; the second illustrates alternative development concepts designed to test the achievability of urban design objectives at the prescribed density; the third explains the basis for the specific conditions and design guidelines included in the By-law package.

1. Urban Design Study Process

On 28th January 1986, City Council approved a study to prepare information in support of the CD-1 rezoning application for the Model School/Normal School lands. Roger Hughes Architects were appointed as architectural consultants for the study, with Thomas Consultants Inc. providing input on retail uses, and N.D. Lea and Associates giving advice on vehicular access and parking. The consultants reported regularly to a steering committee composed of representatives of City Properties and Planning Departments and the School Board, with input also provided by representatives of the Engineering Department and the Heritage Advisory Committee.

The terms of reference for the Study required the consultants to: identify planning issues and directions; prepare alternate development concepts and establish principles governing development on site; provide an impact analysis for the proposed development; and prepare zoning regulations and development guidelines for inclusion with the CD-1 by-law.

After initial discussion with the Steering Committee, and after reviewing relevant background reports*, a list of planning issues and objectives was prepared, together with a site and context description. This list, after review and comments from Planning Department staff, was refined into a checklist on urban design parameters to

* Twelfth Avenue Precinct Primer - Rhone and Iredale Architects (1978).
City Hall Precinct Study - N. Hotson Architects (1981)

evaluate alternate development concepts. Certain items were considered as given, common to any possible development on the site. These included the F.S.R. of 2; retention of the school buildings; open space to the north, east and west of the schools; a maximum height limit equal to the height of City Hall, and a range of uses. It was recognized by the Steering Committee that, while an acceptable development must achieve most of the urban design objectives for the site, at the F.S.R. given, some objectives may not be fully met.

Four alternate development proposals for the site were then prepared. The intent in preparing the alternatives was not to produce a single preferred option, but to establish the principles governing successful development of the site in the form of specific conditions and design guidelines to be used in conjunction with the CD-1 by-law.

The development concepts were prepared without specific regard to a mix of uses, although some solutions had portions of space more appropriate to one use because of their location, floor depth, etc. Massing models were prepared to illustrate the proposals. The alternative strategies were then evaluated. All scored well against the urban design parameters and confirmed that a high standard of development could be achieved at a density of 2.0 F.S.R. After discussion, a set of conditions and guidelines was presented, which was refined through several drafts into its final form.

As the alternative concepts were developed, the impact of development on the surrounding area was analysed. All of the proposed uses (residential, office, retail and institutional) exist already in the immediate neighbourhood in significant quantities. No major negative impacts were identified from most of the uses proposed. However, there was concern that a major shopping centre would be inappropriate and that retail uses should not exceed a maximum F.S.R. of 0.25 (7,836 sq.m.). The need for some control on the location and design of retail and residential uses has been made explicit in the design guidelines. The effect of development of the site on both public and private views from surrounding sites, and on views of City Hall, was analysed and massing controls included in the guidelines. Traffic and parking effects of various use mixes have been studied. Concern was expressed with respect to increased traffic volumes on 10th and Ash, and the effect of any required road widening on the existing street trees. The traffic consultant has concluded that, the street ends at Cambie and 12th need be widened to provide adequate approaches to the major streets.

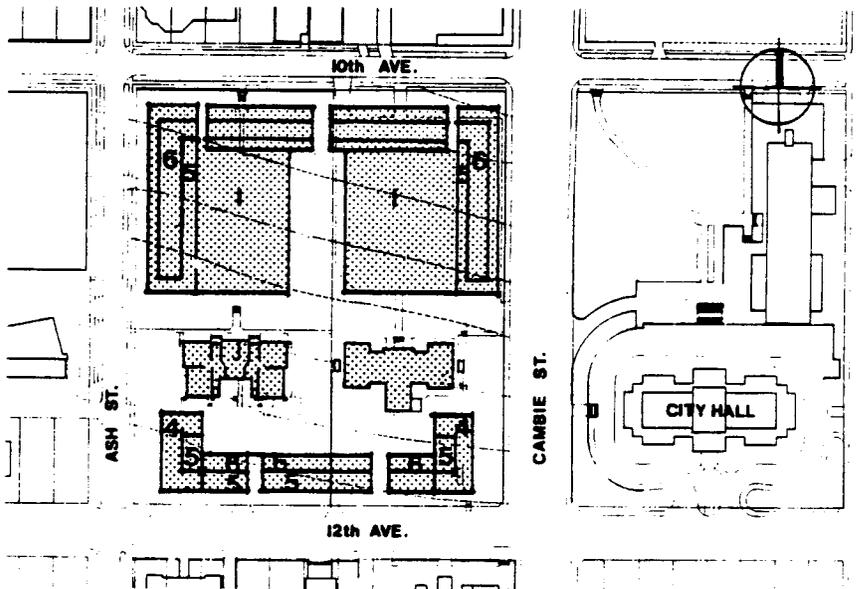
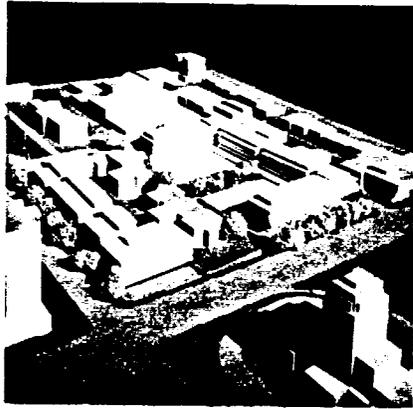
The conclusions of the study have been presented in a form felt by the City and the School Board to give sufficient design control to the City, reasonable certainty to potential developers, and the flexibility to be a usable tool in guiding development over an extended period of time. The by-law package itself has been kept concise. It is in three parts: the by-law itself which controls use and density; Specific Conditions of Development which lists certain mandatory requirements governing heritage, heights, open space and vehicular access; and Design Guidelines which make qualitative recommendations concerning the character of development, massing open space, circulation and parking, landscape and location of uses.

In a support document separate from the by-law, the intent behind the major specific conditions and guidelines is further explained, to assist developers and staff in any future design approval process.

2. Alternative Development Concepts

The following pages illustrate four alternate development concepts for the Model School/Normal School site. Each concept is shown in two parcels, north and south, for convenience. None of the alternatives presented is a preferred option; and all of them would require refinement to be acceptable, for example in the detailed relationship of new and old buildings. The concepts served to generate discussion from which the final Conditions and Guidelines were distilled.

Option 1



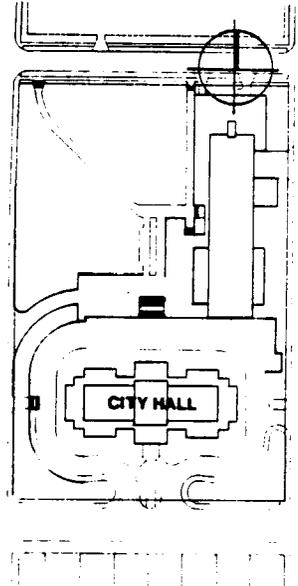
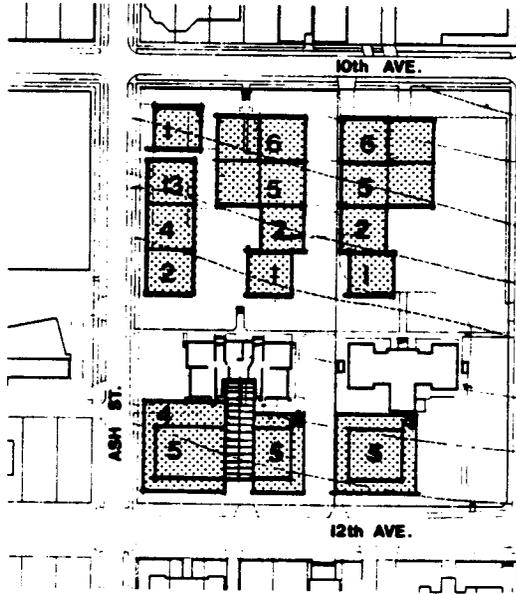
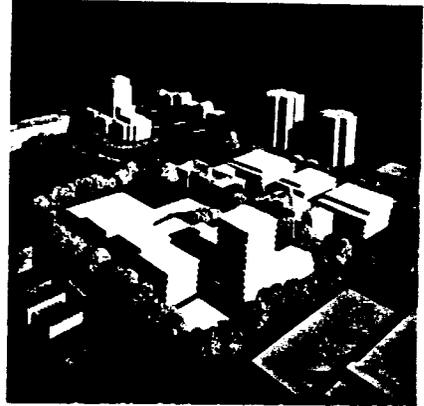
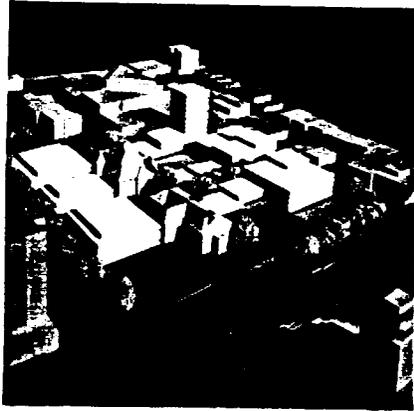
Concept:

Perimeter, lowrise development, creating a "wall" facade on the street edges; a large formal cloistered square in front of the Schools; and smaller spaces, possibly atria, behind the Schools. The concept shows a large floor plan at the Ash Street level, usable as retail/commercial such as a cineplex or deep floor offices, with the open space built on its roof. The concept can easily be modified to permit highrise development.

Comments:

The use of a formal, symmetrical, uniform massing, in scale with the existing buildings and the open spaces created, enhances the heritage quality of the Model and Normal Schools. The Cambie Street facade behind the proposed treed setback could be a successful response to the park adjacent to City Hall. However, the open spaces may not be perceived as public in nature as they are not visually prominent from Cambie Street. Some trees in the centre of the site will be lost.

Option 2



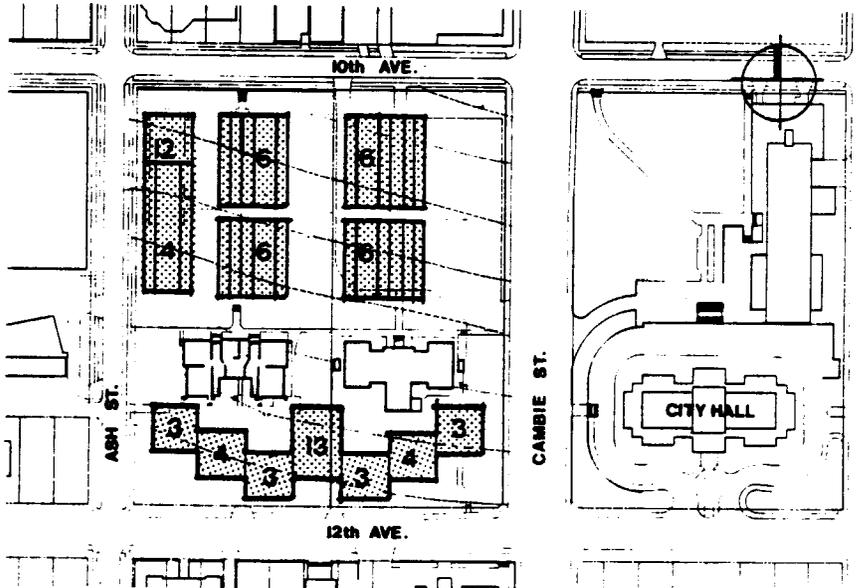
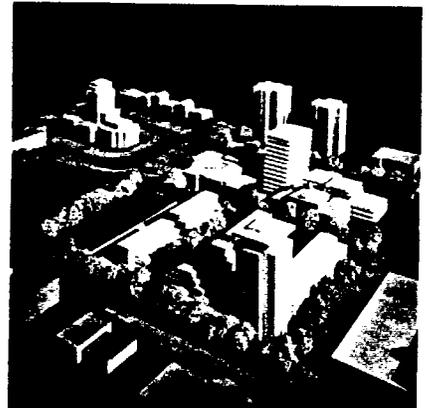
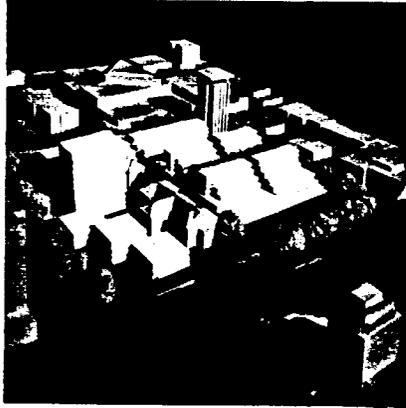
Concept:

Mixed height development with a significant proportion of large floor areas suitable for office/commercial use, with an emphasis on public space oriented to Cambie Street and the Schools. New space is planned to integrate closely with the backs of the School buildings, with the possibility of an atrium space emphasizing views from 12th Avenue to the Model School cupola.

Comments:

This concept provides good views to the Normal School from Cambie Street from the north and south, and creates a large green space to complement the park across Cambie Street. A wide space is also created in front of the Schools, partially on the roofs of lowrise development. Sensitivity is required in the detail design of the large floor plate buildings to ensure that they appear in scale with the existing buildings. The highrise in the north-west corner would be suitable for residential, and is well located to minimize view impact.

Option 3



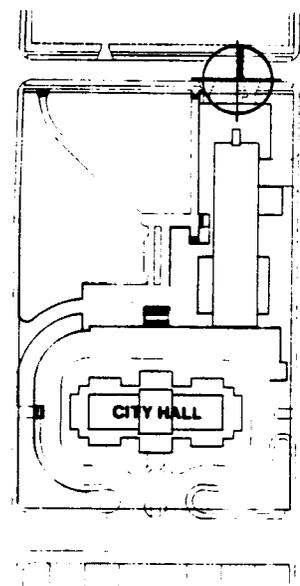
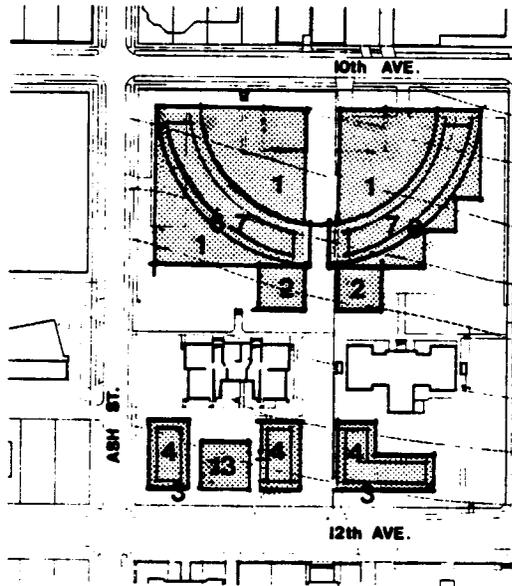
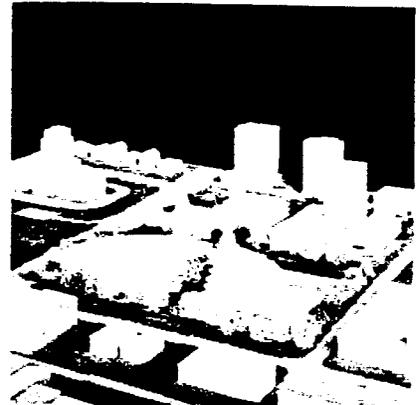
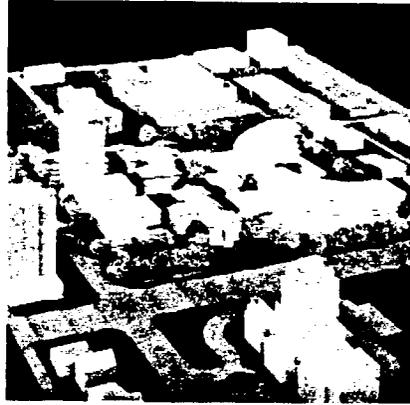
Concept :

A north/south "street" is created between the Schools with a highrise at the south end. A terraced building is placed each side of the "street" with open space by Cambie Street and mixed height development on Ash Street. South of the Schools staggered lowrise buildings flank the tower, providing plazas on 12th Avenue.

Comments :

The terraced buildings on the north parcel create a "soft" edge towards the open space on Cambie and allow public views of the School buildings. The relationship between the Schools and the new highrise to the south requires skillful handling. In general, a successful highrise with a floor plate larger than 6,000 to 7,000 square feet has not been demonstrated by any option, but smaller towers could be successful, even close to the School buildings. The southern highrise, together with the staggered lowrise buildings, provides an expanding vista to City Hall when travelling east on 12th Avenue.

Option 4



Concept:

Symmetrical linear lowrise development with a strong, symmetrical geometry creating a variety of open spaces of different character. The highrise tower provides a counterpoint to the lowrise development.

Comments:

A successful system of open space is created which enhances the heritage quality of the site and provides views to the Schools from Cambie and Ash Streets, with an interesting relationship to the park across Cambie. The strong curved geometry may make phasing and mixed use difficult. The slab form of the south highrise requires refinement to be successful, although its location is acceptable.

3. Support for Specific Conditions and Design Guidelines

The by-law package contains Specific Conditions of Development and Design Guidelines which together address various urban design objectives for the site. The following paragraphs provide further insight into the intent of the regulations. The comments are arranged under the heading of each objective, and the number of the Specific Condition (SC) or Design Guideline (DG) is referred to in the left margin.

By-law Requirement #4: Heights

It is accepted from the urban design analysis that no buildings should be higher than City Hall or the other existing towers on 12th Avenue. This height restriction still provides ample opportunity for development, allowing for a 12-14 storey office tower, or a 16-18 storey residential tower. The "height of City Hall" criteria has been established to be consistent with the "Central Broadway Urban Design Guidelines" which form an integral part of the Central Broadway Zoning Schedules.

SC2 Heritage Buildings

The Model School and Normal School buildings will be designated Heritage buildings and alterations to the exterior will require approval of Council on the advice of the Heritage Advisory Committee. The exteriors of the buildings are to be conserved and/or restored to be in general compliance with the original design. The interiors are to be rehabilitated for adaptive re-use. It is recognized that portions of building exteriors, e.g. the south facade of the Model School, are not of great heritage value. Consideration may also be given for minor grade changes around parts of the buildings' perimeters to allow the basements to be fully used.

DG1 Relation of New Development to Heritage Buildings

- a) There are opportunities to detail design to allow for framed views past new development to the old buildings, without limiting the overall form of development. For example, development on the south parcel can allow views to portions of the schools by creating a plaza at 12th and Cambie, by creating a space or atrium with a view to the cupula of the Model School, or by raising the new buildings on columns allowing views and entry to the school from 12th.

- b) Many forms of new development can be juxtaposed with the old buildings including highrise developments, if sensitively handled. New buildings can be joined to the schools in some places (refer SC3 a), and atrium buildings which create an interior space, one or more sides of which are the exterior walls of the old buildings, are possible, lowrise buildings of about 4 storeys commercial or 5 residential will have a good relationship to the eave line of the schools, with the possibility of adding penthouses or attic floors above.
- c) The use of stone walls etc. could blend new development with old, and new buildings can respect the proportions of the school facades. However, it is not necessary that new development slavishly copy the old buildings by using the same forms or features, as this will detract from the uniqueness of the heritage buildings.

DG2 Tall Buildings

- a) City Hall currently appears as a prominent landmark atop the ridge when seen from downtown and the north. It is important to maintain this prominence.
- b) It is important to maintain the view angle to City Hall from the north-west. This angle is currently established by the Broadway Plaza tower on the north side of Broadway west of Ash. The maximum height of buildings within this view cone should be 56 meters above geodetic datum, the height of the fourth floor of City Hall established by the Central Broadway Urban Design Guidelines.
- c) In the placement of buildings over 15m high, it is important to give reasonable consideration to the views from the two existing towers to the south and to any potential future high buildings. "Reasonable consideration" does not mean that views from these towers would remain unobstructed, but that the view potential would be shared by new and existing development.

SC3 Open Space and Building Setbacks

- a) The need for a mandatory open space along the 11th Avenue alignment in front of the school buildings was recognized in the "12th Avenue Precinct Primer" in 1978 and the City Hall Precinct Reference Document of 1980. Both studies saw the opportunity for a linear

open space joining the institutional uses at City Hall and V.G.H. with the possibility of a pedestrian bridge over Cambie. Although the alignment is not currently and may never be a major pedestrian linkage, the concept of a linear strip as a destination space for the building users and as a focus for the surrounding development remains valid. In addition, the space serves the purpose of ensuring a minimum open space in front of the school buildings to ensure they can be fully appreciated by the public. The width of the space has been based on the space left between the two hospital buildings west of Ash.

- c) Similarly, the spaces between Cambie and Ash and the sides of the school buildings can remain open to public view. The space between the school buildings has not been mandated as open space to allow the possibility of linking the buildings. However, any development of this space would require sensitivity in design to preserve the image of the two buildings.
- d) In this location, there is a unique opportunity to retain a landscaped edge along both sides of Cambie from 10th to 12th. The setback on Cambie, which could allow a second row of trees to be planted, would help to realize this opportunity.

DG3 Open Space

- a&b) Because of the size of the site, there is a possibility to create very significant open spaces. The design of the spaces is the key to preserving and enhancing the existing character of the site, its public nature and preserving views of the existing buildings and landscape.
- c) There is an opportunity to provide open space which balances the park to the north of City Hall. A minimum amount of open space is mandated in SC3 b). The need for further space, its shape and size, should be considered in the context of the whole design.

SC4 Vehicular Access and Parking

- a) No mid-block left turns will be allowed to or from Cambie or 12th Avenue. Left turn bays on Cambie at 12th and at 10th Avenues should provide adequate access to the site. Rather than interrupt the median on Cambie, it is preferable to rely on 10th Avenue to provide for northbound egress. As the eastbound left

turn bay extends for most of the 500 block of 12th Avenue, left turns to or from the site are not permissible. A left turn by from eastbound 12th onto Ash may be required eventually.

- b) The mix of uses ultimately developed may allow for some joint use of parking should peaks of activity occur during different times of day.

DG4 **Streetscape**

- a) The form of building on Cambie should recognize the urban design opportunity to create a "soft edge" both sides of Cambie, from 10th to 12th. There are many ways to achieve this as illustrated in the alternative massing diagrams.
- b) A building less than 15m high, set back from 12th to just retain existing trees, would not materially affect the view down 12th to the City Hall tower. Developments exceeding this envelope should be studied to assess view blockage. Highrise buildings towards the west of the site may be acceptable.

DG5 **Landscape**

It should be possible to preserve the great majority of trees on site. Developments proposed which remove trees should still maintain the parklike character and should show clear alternate urban design advantages or pressing functional requirements to justify the loss. The stone walls should be preserved. Portions may be removed where the grades established by the retaining walls significantly compromise possible development. High quality new landscaping should be provided to enhance existing landscaping. New planting materials should be significant and mature in size to provide good visual impact.

DG6 **Uses**

In general, the location of different uses on site is left to the discretion of the applicant. However, the design and location of retail uses, and concomitant signage, must not detract from the character of the "civic precinct" particularly when viewed from Cambie. Some forms of retail

development, perhaps restaurants, may actually enhance the character and liveliness of Cambie Street. Signage, in the form of markers on Cambie giving direction to retail uses elsewhere, may be acceptable. Residential uses are more suited to quieter portions of the site along Ash Street and 10th Avenue.

DG7 **Formality**

The preamble makes clear that the formal placement of the existing buildings must be the starting point for the site's development. The two axes of the sites are very important; both the east/west axis between City Hall and V.G.H., and the north/south axis about which the school are symmetrically placed. In addition, the buildings in themselves are symmetrical about a north/south axis. These suggest a formal/symmetrical form of development. Opposed to this are the forces of the City on the site which suggest an asymmetrical development; including the view to City Hall, the major streets on two sides, the open space outside City Hall, sun, slope, view. Also, in detail and mass the schools are not identical. A successful development concept for the site must recognize and resolve the dynamic tension between these opposing forces.

CD-1
7/187

Model and Normal School Site

BY-LAW NO. 6205

A By-law to amend By-law
No. 6072 being a By-law which
rezoned an area to CD-1

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

1. Section 3 of By-law No. 6072 is amended by inserting before
the final period a comma and the following:

"except the maximum floor space ratio for such retail
component may be increased to 0.35 provided that

- a) for each 0.093 square metres (1 square foot) of
floor space in excess of that permitted by a
floor space ratio of 0.25, the floor space of
the total development shall be reduced by 0.186
square metres (2 square feet); and
- b) no more than 50% of the maximum floor space for
the total development shall be used for
non-residential uses."

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

DONE AND PASSED in open Council this 1st day of
September, 1987.

(Signed) Gordon Campbell
Mayor

(Signed) Maria Kinsella
City Clerk

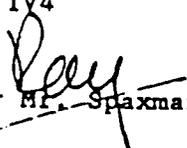
"I hereby certify that the foregoing is a correct copy of a
By-law passed by the Council of the City of Vancouver on the
1st day of September, 1987, and numbered 6205.

CITY CLERK"

moodie consultants ltd

12th January 1988

Mr. R.J. Spaxman,
Director of Planning,
City of Vancouver,
453 West 12th Avenue,
Vancouver, B.C.
V5Y 1V4


Dear Mr. Spaxman:

Re: Model and Normal School Sites

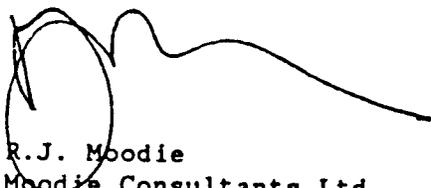
Enclosed are three letters dealing with the following amendments:

1. DPA 206659:
 - a) Request to modify the height interpretation on roof top details to Tower II.
 - b) Request to exclude certain areas within the building from F.S.R. calculation.
2. DPA 205926: request to permit 10,000 sq.ft. amenity exclusion to be applied to this project.
3. North/East quadrant: request to permit 10,000 sq.ft. amenity exclusion to be applied to this portion of the site.

I appreciate that the three letters may appear to be a cumbersome way to handle the amendments, however, given that we have two different owners and two different Development Permit applications and a third site as well, it seemed best to keep each project separate.

Please call me when you have a chance to review this material - I would be pleased to provide any further information you might require.

Yours sincerely,


R.J. Moodie
Moodie Consultants Ltd.

RJM/hjm

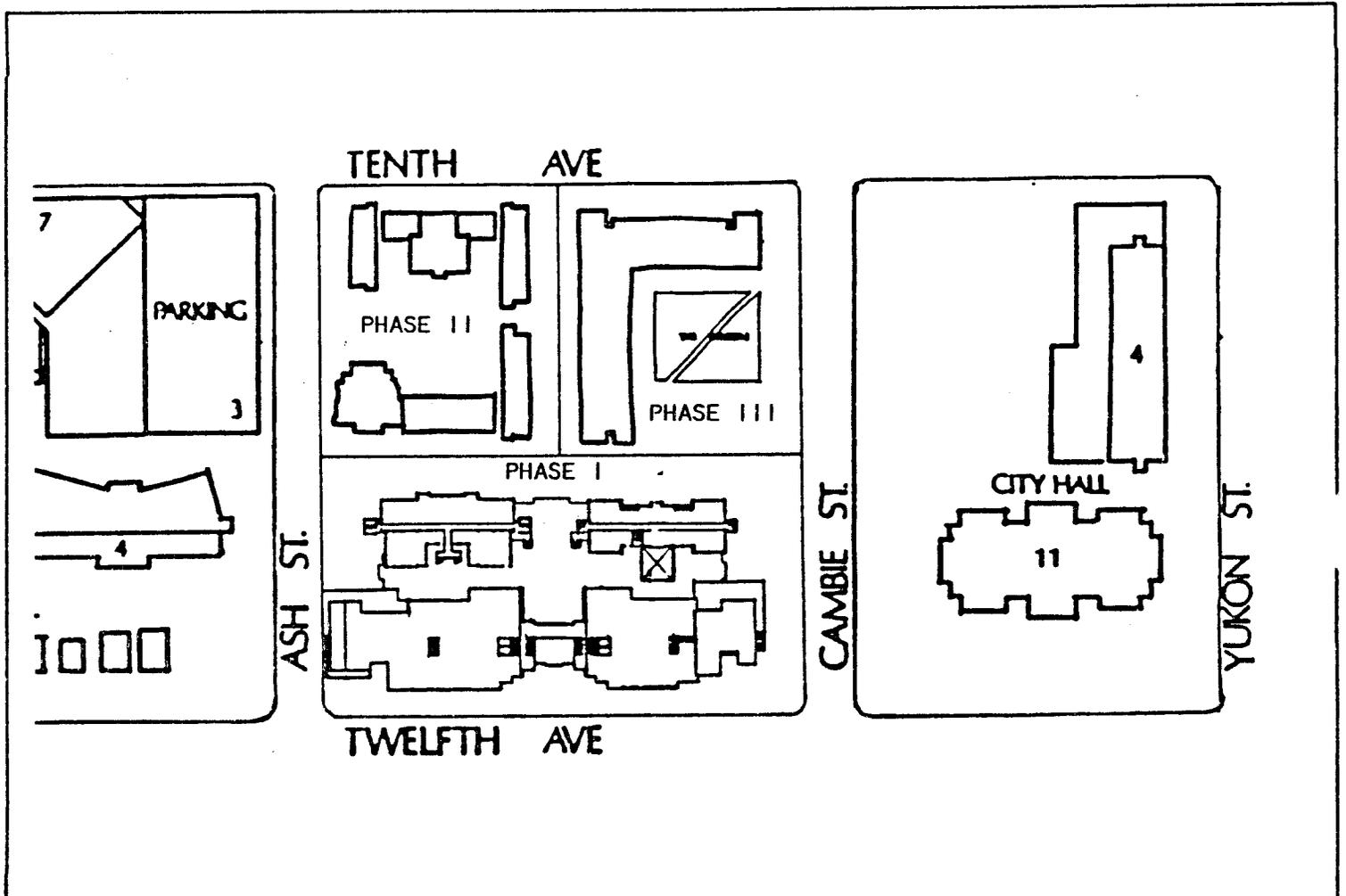
Att:

c.c. Mr. J. Barrett, City of Vancouver ✓

464 west 13th avenue. vancouver. british columbia v5y 1w5

(604) 873-6418

Appendix B



Model and Normal Schools Site	Date 87 02 10	↑
	Drawn N.W.	
City of Vancouver Planning Department	Scale N.T.S.	No.

APPENDIX 'C': Specific Conditions of Development for Amendments 2 and 3

Amendment 2: Existing Condition

6. Floor Space Ratio

- (b) The C-3A amenity exclusion will apply to the site area whereby the lesser of 10,000 sq. ft. or 20% of FSR is permitted as a bonus.

Amendment 2: Amended Condition

6. Floor Space Ratio

- (b) The C-3A amenity exclusion will apply to the site area whereby the lesser of 10,000 sq. ft. or 20% of FSR for each of three major phases of development is permitted as a bonus.

(underlining denotes change)

Amendment 3: Additional Condition

9. Height

Height shall be measured in accordance with the Zoning and Development By-law, except that relaxation for the items specified in Section 10.11 shall be permitted not exceeding two-thirds of the width of the building(s) and not exceeding 55% of the roof area.

CITY OF VANCOUVER
MEMORANDUM

#187

Model & Normal Schools

From: CITY CLERK

Date: 3rd March 1988

To: CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF SOCIAL PLANNING
CITY ENGINEER
DEVELOPMENT PERMIT BOARD

RECEIVED
MAR 08 1988
NUMBER J 1114
REFERENCE TO RJS/DMD
COPY TO PB
ANSWER REQ'D

Refer File: 113-1/2006

Subject: MINOR AMENDMENT TO SPECIFIC CONDITIONS OF DEVELOPMENT
OF CD-1 BY-LAW NO. 6072 - MODEL AND NORMAL SCHOOLS SITE

Please be advised of the following extract from the minutes of the City Council meeting of Tuesday, March 1, 1988, dealing with the attached City Manager's report dated February 15, 1988, on the above matter:

At its reconvened meeting on February 25, 1988, Council deferred consideration of a City Manager's report dated February 15, 1988 on the above matter to this meeting.

Mr. D. McDonald, Associate Director of Planning, Zoning Division, provided Council with an explanation as to why the Director of Planning is recommending against amendment 1. He stated that there does not seem to be a compelling incentive to grant FSR exclusions for the Model and Normal Schools site in the same way that was previously done in the West End where provision of amenities in developments was being encouraged.

MOVED by Ald. Davies,
THAT the recommendation of the City Manager, as contained in his report dated February 15, 1988, be approved.

- CARRIED UNANIMOUSLY "

CITY CLERK *efs*

GJohnson:mfm
Att.

Also sent to:

Messrs. Moodie Consultants Ltd., 464 West 13th Avenue V5Y 1W5

MANAGER'S REPORT

DATE February 15, 1988

TO: VANCOUVER CITY COUNCIL

SUBJECT: Minor Amendment to Specific Conditions of Development of CD-1
By-law No. 6072 - Model and Normal Schools Site

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

PURPOSE

This report assesses a request from Moodie Consultants Ltd. for the following amendments to the Specific Conditions of Development contained in CD-1 By-law No. 6072 for the Model and Normal Schools site (see Appendices "A" and "B").

REQUESTS

The applicant's requests may be reordered as follows:

- Amendment 1 To exclude certain areas within the building from FSR calculation (Phase II).
- Amendment 2 To permit an increase in the total FSR exclusion for amenity space to be applied to each of the three major phases of the site rather than the whole site as currently defined by the CD-1 By-law (Phase I, II, and III).
- Amendment 3 To modify the height interpretation on roof-top details for Tower II (Phase II).

BACKGROUND

CD-1 By-laws 6072 (enacted 1986 11 25) and 6205 (enacted 1987 09 01) include Specific Conditions of Development and Design Guidelines. Under the Specific Conditions of Development:

- FSR is to be calculated in accordance with the provisions of the C-3A District Schedule.
- The C-3A amenity exclusion from FSR applies to the site area whereby the lesser of 10,000 square feet or 20% of FSR is permitted as a bonus.
- The determination of height is in accordance with Section 10.11 of the Zoning and Development By-law.

Council approval is required to permit the minor amendments to the above conditions.

PROPOSED DEVELOPMENT

The overall site is being considered and developed in three major phases:

- Phase I: This includes the preservation of the Model and Normal Schools within a major new 6-storey commercial development with a galleria, on the south half of the site. A development permit application is currently being processed for this development.
- Phase II: This includes a major residential development consisting of two towers and a two- and three-storey quadrangle on the northwest quadrant of the site. A development permit application is currently being processed for this development.
- Phase III: This includes the new City Hall Daycare, City Hall parking structure, and a seniors' residential development on the northeast quadrant of the site. Development permits have been issued for the daycare and parking structure only.

Since that time, the following activities have taken place.

- A joint application by the Director of Planning and the Vancouver School Board to rezone the entire property has been filed.
- A series of meetings have taken place with the School Board staff, the consultants, the Planning Department and other City departments to prepare the background information necessary to support the rezoning. This information is attached as an appendix to this report.
- Work is underway to prepare heritage designation by-laws for the Model School and Normal School. The designation by-laws and Public Hearing will be dealt with at the same time as the Public Hearing for the rezoning.
- The Vancouver School Board has constructed a temporary roof on the Model School and taken steps to protect the building and has withdrawn its application to demolish the building.

Rezoning Application - Additional Information

January 28th 1986, Council approved recommendations related to appointment of consultants to prepare additional information in support of the rezoning application. During discussion of that report, a question arose regarding the process. In response to that question, it was noted that the object of the exercise was not to create a complex zoning schedule which would perhaps inhibit future development but rather to prepare a document that would increase the level of certainty with respect to the development potential of this property.

Simply put, the property is currently zoned RT-2 which permits two family dwellings at an F.S.R. of 0.6. The proposed by-law will rezone the property to CD-1 at a maximum F.S.R. of 2.0 with permitted uses including office, institutional, retail, theatre*, residential and customarily ancillary uses.

In summary, the CD-1 by-law and accompanying conditions and guidelines (the by-law 'package') have been designed to provide certainty with respect to density and land-use while at the same time leaving flexibility in terms of the form of development. Having said that, it should be noted that the CD-1 by-law package does specify major urban design principles which affect the site. The CD-1 by-law package does not go further at this time in recognition of the fact that there is not a "developer" to advance a specific scheme. The City and the School Board intend to pursue comprehensive development of the property following rezoning. A separate report to Council will describe the proposed joint marketing strategy. The CD-1 by-law provides that when the site is marketed and any specific scheme is created, Council will be asked to approve the form of development for either the entire property or, in the case of phased development, for either the south or north parcel.

* Theatre uses have been identified by this study as a potential use and they have therefore been added to the list of uses in the CD-1 rezoning application and draft by-law.

AMENDMENT 2

To permit a maximum 10,000 sq. ft. FSR exclusion for amenity space to be applied to each of the three major phases of the site, rather than the whole site as currently defined by the CD-1 By-law.

Summary of Floor Space and Amenity Exclusions

Phase	Existing Status			Requested Status	
	Gross Floor Space (sq. ft.)	Existing Amenity Exclusion (sq. ft.)	% of Floor Space Increase	Requested Amenity Exclusion (sq. ft.)	% of Floor Space Increase
I Commercial	303,768	*	-	10,000 (note 1)	3.29
II Residential	204,782	*	-	10,000 (note 2)	4.88
III Daycare	-	3,585	-	3,585	10.10
Seniors	98,986	*	-	6,415 (note 3)	
Total	607,536	10,000	1.65	30,000	4.94

* area distribution between phases not specified

note 1: the applicant is proposing approximately 6,500 sq. ft. of health club which is considered an appropriate amenity. Staff recommend the area requested be up to a maximum of 10,000 sq. ft. to allow for flexibility as the project is further refined.

note 2: the applicant is proposing 8,773 sq. ft. of recreation space which is considered an appropriate amenity. Staff recommend the area requested be up to a maximum of 10,000 sq. ft. to allow for flexibility as the project is further refined.

note 3: there is no development permit application being considered for the seniors' component. This floor space allows for the potential of meeting rooms, lounges and recreation space which would be appropriately included as amenity space.

Analysis and Assessment

(a) Use:

An increase in the level of amenity space on the overall site would substantially benefit the users of the development as well as the developers.

(b) Density:

The original CD-1 allowance of 10,000 sq. ft. amenity space only represents 1.65% of the total floor space. Considering the large scale of these developments, the allowance is small compared with the adjacent C-3A zone where 10,000 sq. ft. amenity exclusion is permitted for projects as small as 50,000 sq. ft. in overall floor space. By allowing 10,000 sq. ft. for each of the three phases, the resulting total of 30,000 sq. ft. would represent a maximum 4.94% of overall floor space.

(c) Form:

The additional areas of amenity space requested have mostly been included in the site massing. There would be no significant increase, or change, in the massing or built form of the development.

Support Documentation

In addition to the by-law package submitted for approval by Council following a Public Hearing, the following support documentation is attached in order to provide a rationale for the by-law, conditions and guidelines. These include:

1. A summary of the urban design process.
2. Illustrations of several design concepts which satisfy the specific conditions of development and the design guidelines.
3. Support statements for the Specific Conditions of Development and the Design Guidelines.

Summary

The proposed by-law package is designed to provide flexibility and permit phased development. At the same time, the by-law itself provides clarity with regard to land-use and density.

The basic principles that have been incorporated into the by-law package can be summarized as follows:

- The two principal school buildings will be conserved. New development will respect the presence of the two old buildings.
- New developments will recognize the highly visible character of the site. In particular, heights of buildings will be limited in certain areas to maintain view corridors.
- Open space will be required in front of the north facade of both old buildings. In addition, open space will be required at the ends of both buildings. To recognize the importance of this portion of Cambie Street, a setback will be required along the eastern property boundary.
- Vehicular access and egress will be restricted to certain points on the perimeter of the site.
- Retaining existing trees is a high priority and providing an appropriate edge treatment along Cambie Street to reflect the park to the north of City Hall is considered desirable.

In concluding, there are a number of business decisions which the City and/or the Vancouver School Board will have to deal with - these are summarized as follows:

- Prior to by-law enactment, the Director of Planning may require that the two existing parcels be consolidated into one site. Depending on the marketing program, subsequent subdivision to permit phased development may be considered consistent with the intent of the CD-1 by-law.
- The existence of the "City Hall" day care is acknowledged. During marketing or development, appropriate steps will be taken to work with the day care to either accommodate them in the new development or relocate them to a suitable site.

RECOMMENDATION

The Director of Planning recommends:

- A. THAT Amendments 2 and 3 to the Specific Conditions of Development for the Model and Normal Schools site (CD-1 By-law 6072), as described in this report and set out in Appendix "C", be approved.
- B. THAT Amendment 1 described in this report not be approved. "

The City Manager RECOMMENDS approval of the foregoing.

APPROVED. COUNCIL, March 1, 1988.

PREAMBLE

The intent of the CD-1 by-law, Specific Conditions of Development and Design Guidelines is to achieve a development which satisfies the following urban design and heritage objectives for the site, in the context of a mixed-use development at a maximum density of 2.0 F.S.R.

Urban Design and Heritage Objectives

The site is highly visible in its location on two major streets, and pivotal in its relation to surrounding land uses. The two heritage buildings, together with the mature landscaping, give the site a strong sense of public place. The site's location near the V.G.H. and adjacent to City Hall make it appropriate that this sense of a "public/civic precinct" be preserved and enhanced in any new development. The size of the land holding provides an opportunity to create significant open space to set off the Model and Normal Schools, to respond to City Hall, and to augment the proposed "11th Avenue" pedestrian link. The existing formality of the site, generated by the axial placement of the two heritage buildings, should be the starting point for a design concept for the site as a whole, and this concept should be maintained regardless of the phasing or subdivision of any development of the site.

Within the context of this overall concept, it is preferred that the entire property be developed comprehensively and concurrently. It is also possible that the south parcel will be developed first and the north parcel second. The site could be considered as two development parcels. The south parcel includes the two existing buildings and the land to the south of them. The north parcel includes the remaining land and the open space to the north of the schools. It is preferable that the south parcel be developed first, including the rehabilitation of the school buildings. The north parcel would then be expected to maintain the conceptual principles established during the design of the south parcel.

It is also possible that the development of each parcel will be phased. In such circumstances, the form of development for the parcel as a whole is to be established through a comprehensive design which would be approved by Council following a report by the Director of Planning. It is possible the parcel would then be subdivided. Development of the entire property could take place over a decade or more.

SPECIFIC CONDITIONS OF DEVELOPMENT

Note: Specific Conditions of Development may only be amended by Council following receipt of a report from the Director of Planning.

1. The overall form of development for the entire property or in the event of a phased development, the overall form of development for the north or south parcel shall be first approved by Council prior to the issuance of any Development Permit.
2. Heritage Buildings
 - a) Both the Model and Normal School are to be conserved in conjunction with the first phase of any development. The roof shape and cupolas of the Model School must be restored to their original design. For both the Model School and Normal School, all other exterior details, cornices, window fenestration and features must be consistent with the original design, colour and texture of the buildings. Modern materials may be permitted so long as the scale and texture of the materials is consistent with the original building design.
 - b) Legal arrangements to secure performance of Condition 2(a) shall be required prior to issuance of any Development Permit.
3. Open Space and Building Setbacks
 - a) An open space of 20m width will be maintained to the north of the front facade of the Model and Normal Schools for the entire width of the site and developed with an east-west public walkway.
 - b) A minimum of 0.605 ha. of landscaped public open space (including 'a' above) shall be provided north of the Model and Normal Schools.
 - c) The space from the east side of the Normal School to the east property line and from the west side of the Model School to the west property line will not be developed with buildings for the entire depth of the school buildings.
 - d) All development will be set back from the east property line (east limit of existing statutory Right-of-Way) a minimum of 15m for the full length of the site.
 - e) Legal agreements securing public access to public walkways and public open spaces will be required.

4. Vehicular Access and Parking

- a) Vehicular access on Cambie and 12th Avenue will be restricted to right turn in/right turn out.
- b) Parking shall be provided in accordance with Section 12 of the Zoning and Development By-law but may be reduced for mixed uses by the Director of Planning in consultation with the City Engineer.
- c) Parking shall be provided underground or within buildings, however, a maximum of 50 paved surface spaces on the total site may be provided for short term use.

5. Site Coverage

The maximum site coverage by buildings shall not exceed 60% of the site area.

6. Floor Space Ratio

- a) F.S.R. is to be calculated in accordance with the provisions of the C3-A District Schedule.
- b) The C3-A amenity exclusion will apply to the site area whereby the lesser of 10,000 sq.ft. or 20% of F.S.R. is permitted as a bonus.

*for each of the three phases
of development**

7. Dedication of Statutory Right-of-Way

A statutory right-of-way of 6.096m in width exists over the eastern edge of the sites abutting Cambie Street with a corner cut off at 12th Avenue, which also contains a 66" GVS and DD sewer.

- a) The area covered by the right-of-way shall be included in the site area for purposes of calculating allowable F.S.R.
- b) Any development permit which includes this right-of-way (or portion) shall not be issued until the land subject to the right-of-way (or portion) has been dedicated to the City as road.
- c) The 15m development setback required in 3 d) will be sufficient to protect any development from excavation related to the GVS and DD sewer.

* Amended by Council March 1, 1988

8. Phasing

The property may be developed as a south parcel (including the Model and Normal School) and a north parcel. In this circumstance, the south parcel would be developed first to ensure renovation of the two old schools.

The form of development for the south parcel would be approved by Council prior to issuance of any development permits for specific phases of development within this parcel.

Approval by Council of the form of development for the north parcel will be required at the time a specific application for development of the north parcel is made.

No phase of development shall comprise less than 20% of the site area.

9. Height (additional condition approved by Council March 1, 1988)

Height shall be measured in accordance with the Zoning and Development by-law, except that relaxation for the items specified in Section 10.11 shall be permitted not exceeding two-thirds of the width of the building(s) and not exceeding 55% of the roof area.

DESIGN GUIDELINES

Note: In addition to the mandated "Specific Conditions of Development", the form of development shall take into consideration the following Design Guidelines. Minor variations to the Guidelines are subject to approval by the Director of Planning. Major variations are subject to approval by Council.

The Guidelines below have been written for the site as a whole. Where a guideline applies only to one parcel, it has been so noted.

1. RELATION OF NEW DEVELOPMENT TO HERITAGE BUILDINGS

- a) Form of development should consider opportunities for major views to school buildings from the edges of the site and for minor views to school buildings around, under or through new development from off the site.
- b) New development should respond in scale to the school buildings and should not detract from their heritage character.
- c) Architectural vocabulary of new buildings should complement the old schools.

2. TALL BUILDINGS (OVER 15m IN HEIGHT)

The location of tall buildings should take into account:

- a) the relationship of mass to City Hall;
- b) for the north parcel, the view of City Hall from downtown and the Granville Bridge;
- c) the relationship to other adjacent developments and potential view blockage to existing neighbouring developments.

3. OPEN SPACE

- a) Open space should be designed for maximum public benefit, and to facilitate east/west and north/south pedestrian movement across the site.
- b) Location and quality of open space should enhance the parklike, civic, public heritage character that exists on site.
- c) The form of development of the north parcel should include a significant public open space or spaces.

- a) Open space, in addition to the 15m setback, should be considered along Cambie in response to the open space to the north and west of City Hall.

4. STREETScape AND SERVICES

- a) Development on Cambie Street should show a soft edge to the street; retail frontage and signage must be sensitively designed to enhance the overall development.
- b) Form of development on the south parcel should respect the view of the City Hall tower when driving east on 12th Avenue from Ash Street.
- c) The location and number of parking entrances should minimize loss of existing trees and stone walls.
- d) To minimize cuts in new pavement, underground services to new developments should be taken off 10th Avenue and/or Ash Street.

5. LANDSCAPE

- a) The existing mature trees at the street edges should be retained and should be protected during construction.
- b) On the north parcel, trees along the centreline of the site should be retained unless offsetting urban design/landscape advantage is shown by new development.
- c) Existing stone walls should be retained where possible, where appropriate.
- d) High quality new landscaping of significant size and maturity around and within the site will be strongly encouraged.

6. USES

- a) Retail use should be complementary to the "civic" nature of the site, and is therefore limited to a maximum F.S.R. of 0.25.
- b) Residential uses should have an acoustic environment to the satisfaction of the Director of Planning, and are encouraged to locate on quieter portions of the site along Ash Street and 10th Avenue.

7. FORMALITY

- a) Forms of development, open space and circulation should recognize and enhance the formal nature of the existing development and landscape and the symmetrical placement of the school buildings about a north/south axis.

BY-LAWS (CONT'D)

5. **A By-law to amend By-law No. 6072 being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (Amendment to By-law No. 6072 555 West 12th Avenue (City Square))**

MOVED by Cllr. Price,

SECONDED by Cllr. Sullivan,

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. Price,

SECONDED by Cllr. Sullivan,

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

COUNCILLOR PUIL EXCUSED FROM VOTING ON BY-LAW 5

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 24th day of June, 2008

Mayor

City Clerk

EXPLANATION

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

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

Director of Legal Services
June 24, 2008

17. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2978 West 5th 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 5th 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 39th 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

Backup Notes

By-law No. 10164, dated November 2, 2010

555 West 12th Avenue
(City Square)

BY-LAW NO. 10164

A By-law to amend CD-1 By-law No. 6072

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

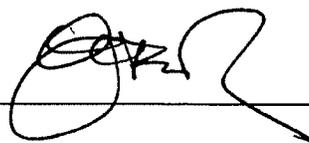
1. Council repeals section 5, and substitutes:

“5 Parking, Loading, and Bicycle Parking

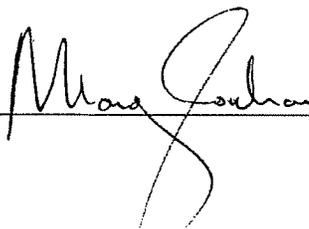
Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that, for non-residential uses, there must be no less than one parking space for each 70 m² of gross floor area and no more than one space for each 40 m² of gross floor area, unless any amendment to the Parking By-law results in any lesser requirement, in which case the lesser requirement is to apply.”

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

ENACTED by Council this 2nd day of November, 2010



Mayor



City Clerk

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 2, 3, 4 and 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Chow absent)



1. A By-law to amend CD-1 By-law No. 6072 regarding 555 West 12th Avenue (City Square)
2. A By-law to amend Zoning and Development By-law No. 3575 regarding farmers' markets
(Councillor Chow ineligible to vote)
3. A By-law to amend CD-1 By-law No. 10088 (6708-6776 Granville Street)
(Councillor Chow ineligible to vote)
4. A By-law to amend CD-1 By-law No. 10132 (538-560 West Broadway)
(Councillor Chow ineligible to vote)
5. A By-law to amend Crossing By-law No. 4644 regarding 2011 fee increases
6. A By-law to amend Encroachment By-law No. 4243 regarding 2011 fee increases
7. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2011 fee increases
8. A By-law to amend Street and Traffic By-law No. 2849 regarding 2011 fee increases
9. A By-law to amend Street Vending By-law No. 4781 regarding 2011 fee increases
10. A By-law to designate certain real property as protected heritage property
(Councillor Chow ineligible to vote)



(These Minutes to be adopted at the Regular Council meeting on September 8, 2009)

REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES

JULY 21 AND 23, 2009

A Special Meeting of the Council of the City of Vancouver was convened on Tuesday, July 21, 2009, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed zoning and heritage by-law and official development plan amendments. Subsequently, the meeting was recessed, and reconvened in the Council Chamber at 7:38 p.m. on July 23, 2009. The minutes have been consolidated for ease of reference.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson
Councillor Ellen Woodsworth

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed zoning and heritage by-law and official development plan amendments.

CARRIED UNANIMOUSLY

~~**1. TEXT AMENDMENT: C-2C and C-2C1 District Schedules Amendments**~~

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

~~Summary: To amend the C-2C and C-2C1 Commercial District Schedules of the Zoning and Development By-law to resolve issues with building height and front yard setbacks.~~

~~The Director of Planning recommended approval.~~

~~**Summary of Correspondence**~~

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

Speakers

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

Council Decision

MOVED by Councillor Dea

- A. THAT the application to amend the C-2C and C-2C1 District Schedules of the Zoning and Development By-law to revise height and front yard regulations generally in accordance with Appendix A, to the Policy Report "*Amendments to the C-2C and C-2C1 District Schedules and Guidelines*", dated June 1, 2009, be approved;
- B. THAT, subject to approval of the by-law to amend the C-2C and C-2C1 District Schedules, the by-law be accompanied at the time of enactment by the amended C-2B, C-2C and C-2C1 Guidelines generally as outlined in Appendix B, to the Policy Report "*Amendments to the C-2C and C-2C1 District Schedules and Guidelines*", dated June 1, 2009, for adoption by resolution of Council.

~~CARRIED UNANIMOUSLY~~

2. TEXT AMENDMENT: 555 West 12th Avenue (City Square)

An application by Tim Barton, Bunt & Associates, was considered as follows:

Summary: To amend the parking section to CD-1 #187 (By-law No. 6072) for 555 West 12th Avenue to introduce a new parking standard for commercial land uses.

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

Applicant Comments

Tim Barton, Bunt & Associates, was present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Deal

THAT the application by Bunt & Associates to amend the parking section of CD-1 #187 (By-law No. 6072) for 555 West 12th Avenue (PID: 008-897-557; Block 380, Plan 21466, DL 526 NWD) to introduce a new parking standard for commercial uses generally as presented in Appendix A to Policy Report dated June 2, 2009, "*CD-1 Text Amendment - 555 West 12th Avenue*", be approved subject to the following conditions:

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- a) THAT, prior to enactment of the by-law to amend the CD-1 By-law, the registered owner (the "owner") shall:
- i) make arrangements, to the satisfaction of the Director of Legal Services, in consultation with the General Managers of Engineering Services and Community Services, for the provision, operation, and maintenance of four car-share vehicles for five years and the provision and maintenance on site of two permanent parking spaces for use exclusively by car-share vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law;

Note to Applicant: Subject to coordination and agreement with the car-share organisation, the car-share vehicles and their designated parking spaces are to be provided as follows:

- 1) One car-share vehicle is to be located in the City Square underground parking in a space permanently designated for a car-share vehicle, secured by a covenant;
- 2) One car-share vehicle is to be located in a space permanently designated for a car-share vehicle in place of one of the Class A loading spaces in the Ash Street auto court, secured by a covenant, and the loading space moved to the underground parking;
- 3) Two car-share vehicles are to be located within a four-block radius of City Square in the Resident Parking Permit (RPP) zone and the owner is to be responsible for the monthly/yearly cost of parking the vehicle in the RPP zone as set by the General Manager of Engineering Services, for five years; and
- 4) All four car-share vehicles are to be maintained by the owner for five years, or the cost of this maintenance is to be paid by the owner to the car-share organisation for five years.

- ii) provide adequate Class A and Class B bicycle spaces as required by the Parking By-law or to the satisfaction of the General Manager of Engineering Services; and

- iii) provide, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, a durable barrier in the Ash Street auto court to prevent vehicles from parking on the adjacent property to the north.

Note to Applicant: The barrier should be designed with a durable access that opens to sufficient width to permit access by trucks manoeuvring into Safeway's loading bay and is locked at other times. Because of the width of the auto court at this location, the barrier may be comprised of a gate, posts or other durable elements to effectively prevent vehicles from driving onto the strata property at 2628 Ash Street. The owner is strongly advised to hire a landscape architect to work with their transportation consultant in the design of the barrier and any other improvements proposed for the auto court and the strata property.

CARRIED UNANIMOUSLY

**HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
3589 Commercial Street**

An application by Bob Worden, Ramsey Worden Architects, was considered as follows:

Summary: To add the existing building to the Vancouver Heritage Register in the 'C' evaluation category and designate it as protected heritage property. In exchange for the designation, the proposed Heritage Revitalization Agreement (HRA) will grant zoning variances to allow a separate parcel at the rear of the site where a five-unit townhouse development may be constructed.

The Director of Planning in consultation with the Director of Legal Services, recommended approval.

Summary of Correspondence

No correspondence had been received on this application.

Speakers

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

Council Decision

MOVED by Councillor Woodsworth

- A. THAT the building located at 3589 Commercial Street, listed in the Vancouver Heritage Register in the 'B' evaluation category, be designated as protected heritage property.