



City of Vancouver *Zoning and Development By-law*

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

CD-1 (258)

East Vancouver Port Lands

By-law No. 6718

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

Effective August 28, 1990

(Amended up to and including By-law No. 9894, dated June 16, 2009)

- 1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-611 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575. [9894; 09 06 16]
- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (258). [9894; 09 06 16]
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (258) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are: [9894; 09 06 16]
- (a) Accessory Buildings;
 - (b) Accessory Uses customarily ancillary to any of the uses listed in this By-law, provided that the total area of all accessory uses is not greater than 33 ⅓ percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses;
 - (c) Cultural and Recreational Uses limited to the following:
 - (i) Marina
 - (ii) Park or Playground;[9894; 09 06 16]
 - (d) Dwelling Uses limited to the following:
 - (i) Dwelling unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment;
 - (e) Institutional Uses, limited to Public Authority Use;
 - (f) Manufacturing Uses, limited to Food or Beverage Products Manufacturing – Class A, Machinery or Equipment Manufacturing, and Transportation Equipment Manufacturing;
 - (g) Office Uses, limited to General Office, but not including the offices of accountants, lawyers or notaries public, nor the offices of real estate, advertising, insurance, travel or ticket agencies;
 - (h) Parking Uses;
 - (i) Retail Uses, limited to:
 - (i) Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out, and where live entertainment is not available;
 - (ii) Marine Fuelling Station which means a floating facility where marine craft can buy fuel, and may include an accessory convenience store;
 - (iii) Retail Store limited to the sale of marine sporting goods and equipment;
 - (j) Service Uses, limited to Laboratory only for marine education or marine research, Motor Vehicle Repair Shop, Repair Shop – Class A, Restaurant – Class 1, School – Vocational or Trade, and Work Shop;
 - (k) Transportation and Storage Uses, limited to Aircraft Landing Place limited to Heliport, Cold Storage Plant, Grain Elevator, Marine Terminal or Berth, Packaging Plant, Railway Station or Rail Yard, Storage Warehouse, Storage Yard, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
 - (l) Utility and Communication uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
 - (m) Wholesale Uses, limited to Bulk Fuel Depot, Cardlock Fuel Station, Wholesaling – Class A, and Wholesaling – Class B; and

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6718 or provides an explanatory note.

- (n) any other use which is not specifically listed and defined as a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law.

[9894; 09 06 16]

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 2.00, subject to the following:

- (a) the maximum floor space ratio shall be 1.00 for all uses other than manufacturing, transportation and storage uses, and wholesaling - Class A;
- (b) the floor area in accessory retail uses shall not exceed 929 m² (10,000 sq. ft.); and
- (c) the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the floor space ratio with respect to any development, to a maximum floor space ratio of 5.00, provided that consideration is first given to any applicable policies or guidelines adopted by Council, and to the potential impacts on adjacent residential districts.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;
- (c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Height

The maximum building height measured above the base surface shall be 10.67 m, except that if the Director of Planning or Development Permit Board first considers the criteria in Section 4 of the East Vancouver Port Lands CD-1 Guidelines, any other applicable policies or guidelines adopted by Council, and the potential impacts on adjacent residential districts, the Director of Planning or Development Permit Board may permit an increase in the height of any building to:

- (a) 16.76 m; or
- (b) 30.48 m for a portion of a site up to 12 m in width.

[9894; 09 06 16]

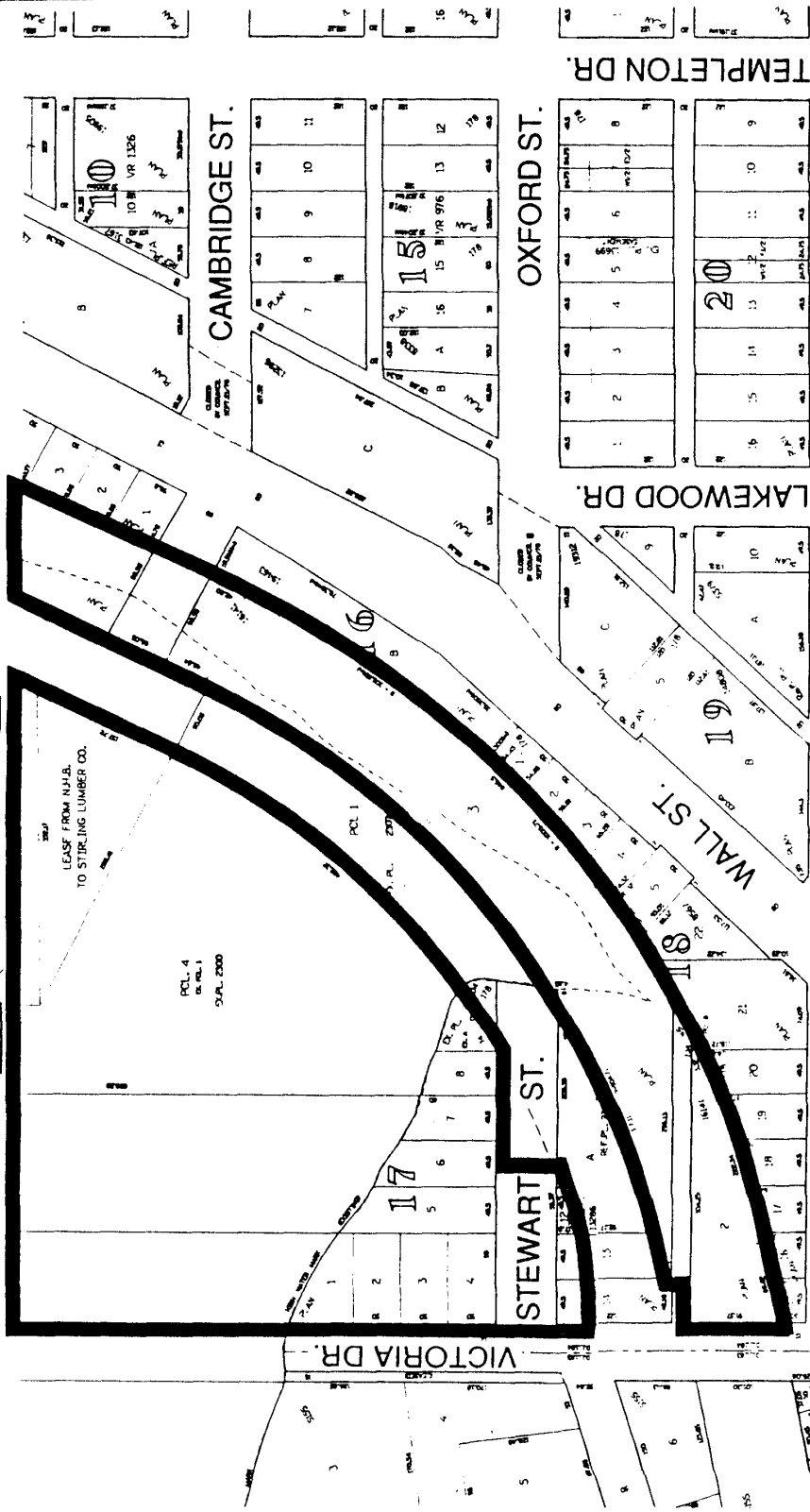
5 *[Section 5 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

FROM **M-2** TO **CD-1**

SCHEDULE A



Z-382 (a-i)

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

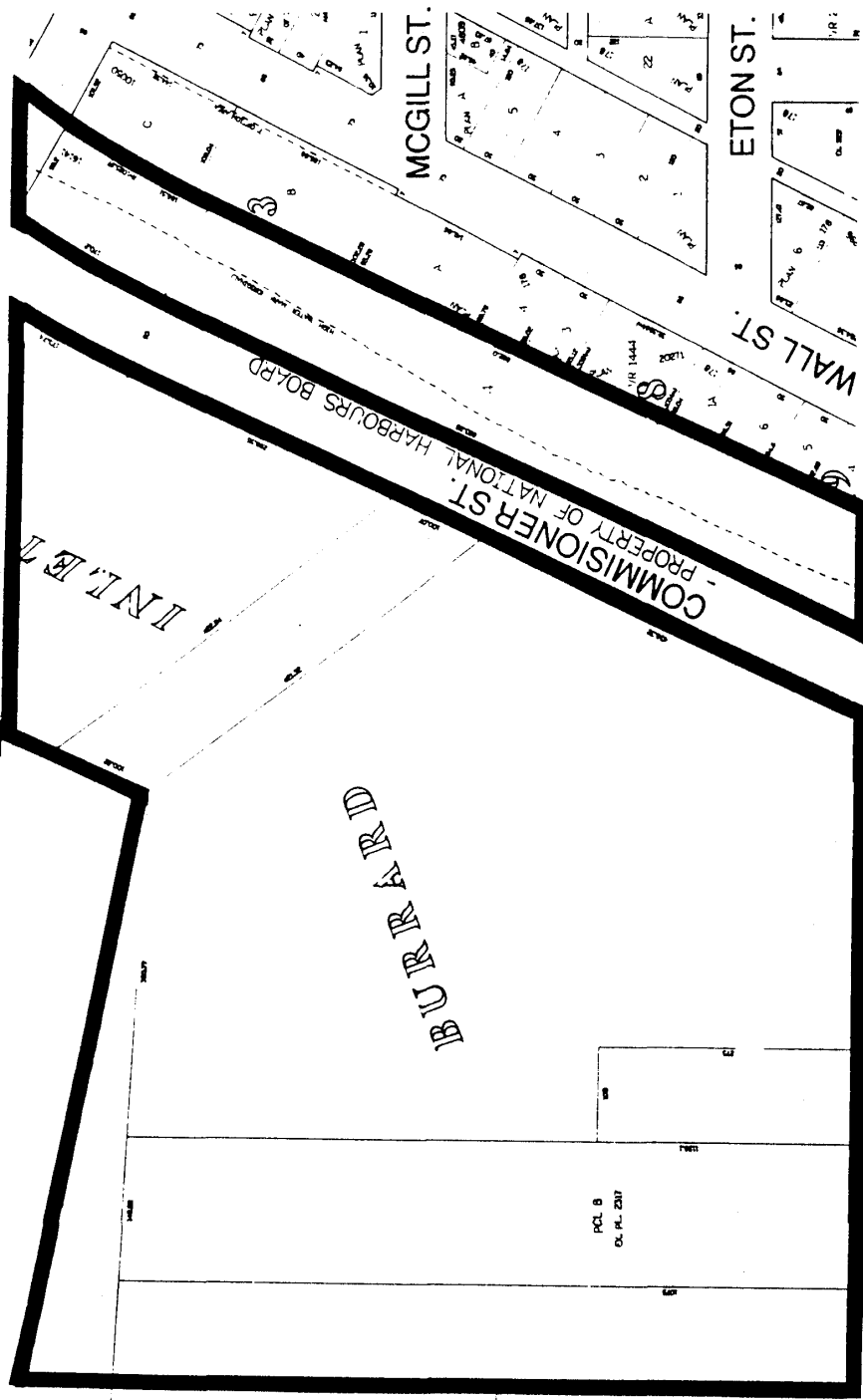
SCALE:1:2000

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
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SCHEDULE A




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Z-382 (a-ii)



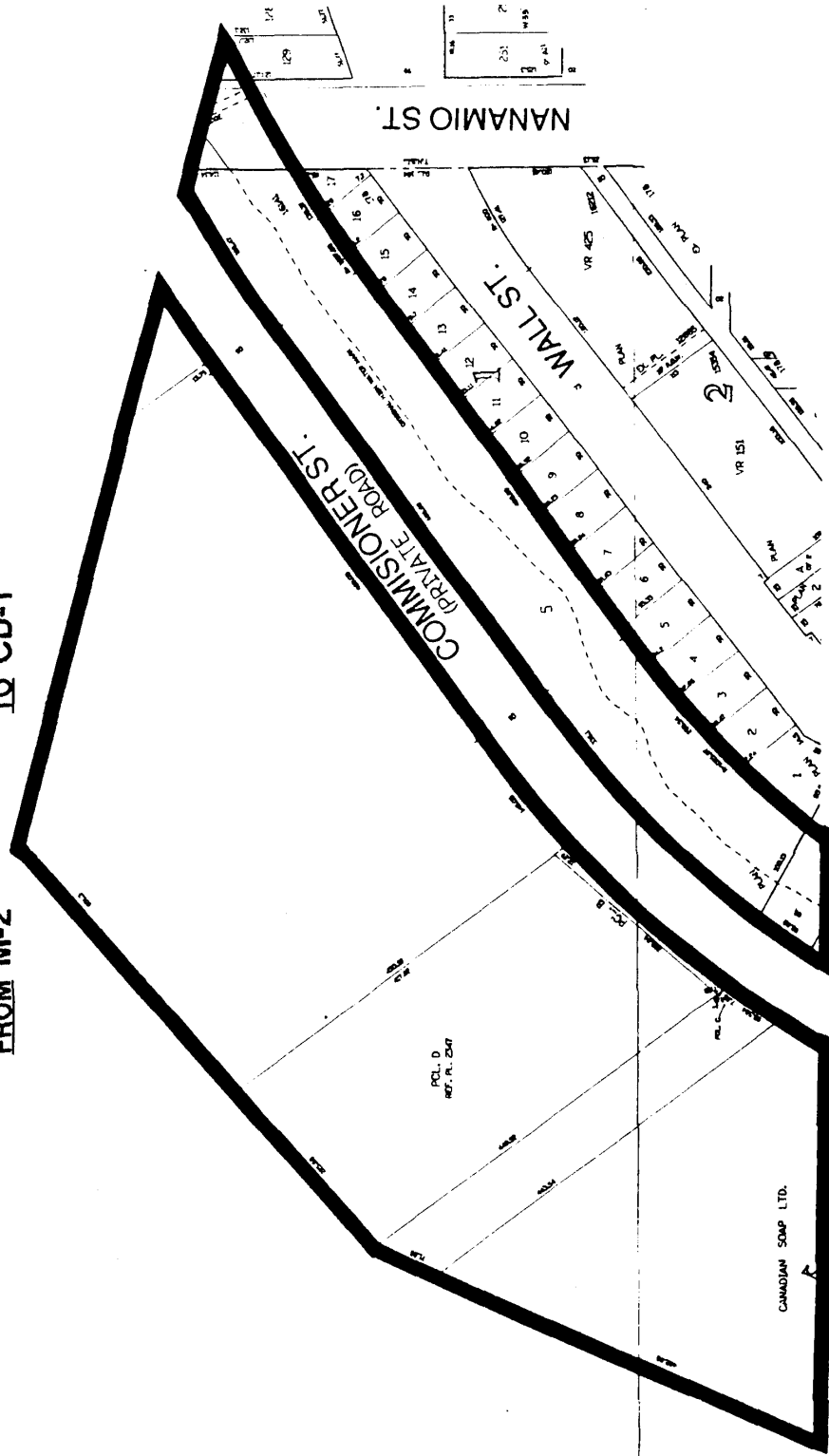
FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW

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FROM M-2 TO CD-1

SCHEDULE A



SCALE: 1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z-382 (a-iii)

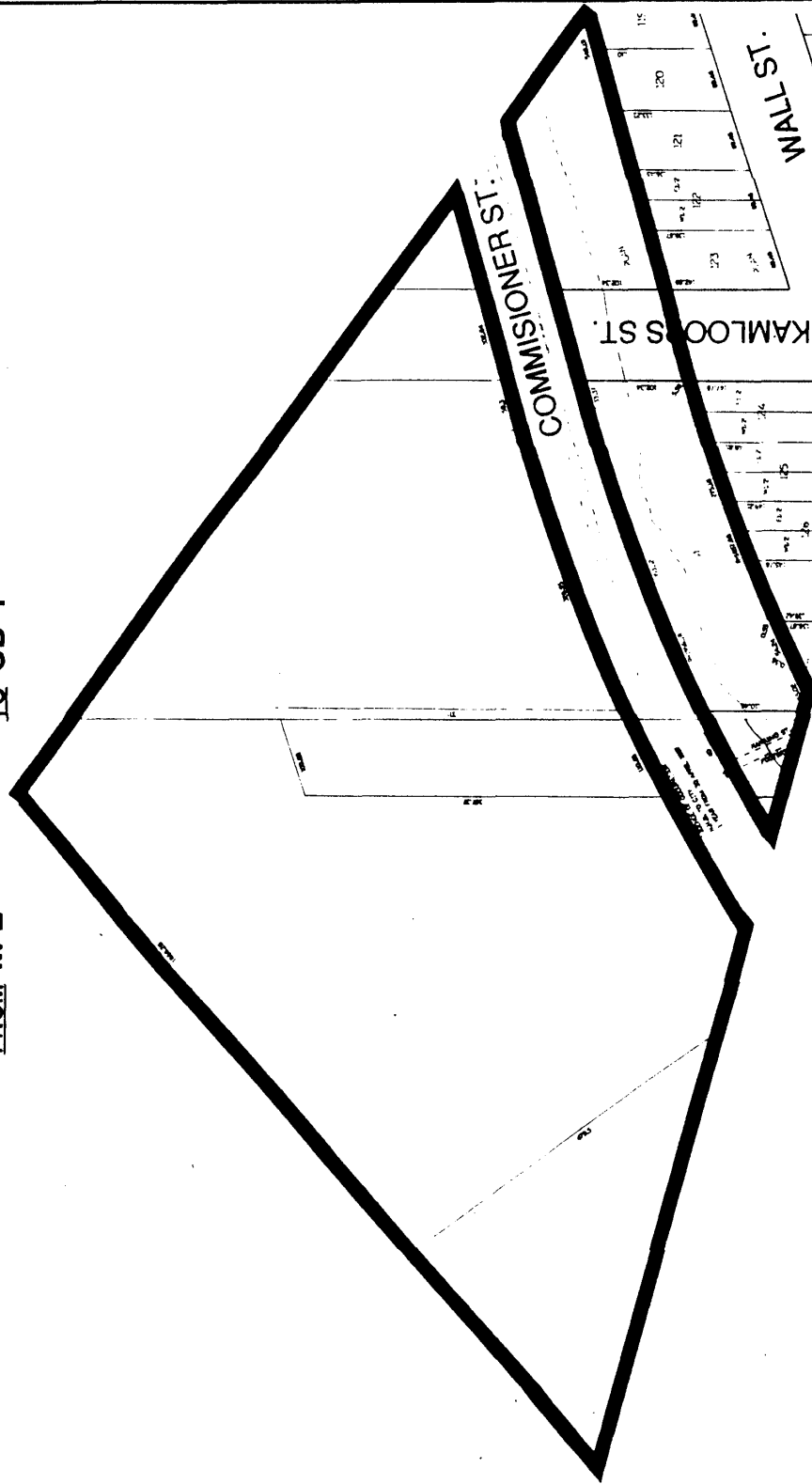


BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
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FROM **M-2** TO **CD-1**

SCHEDULE A



SCALE:1:2000

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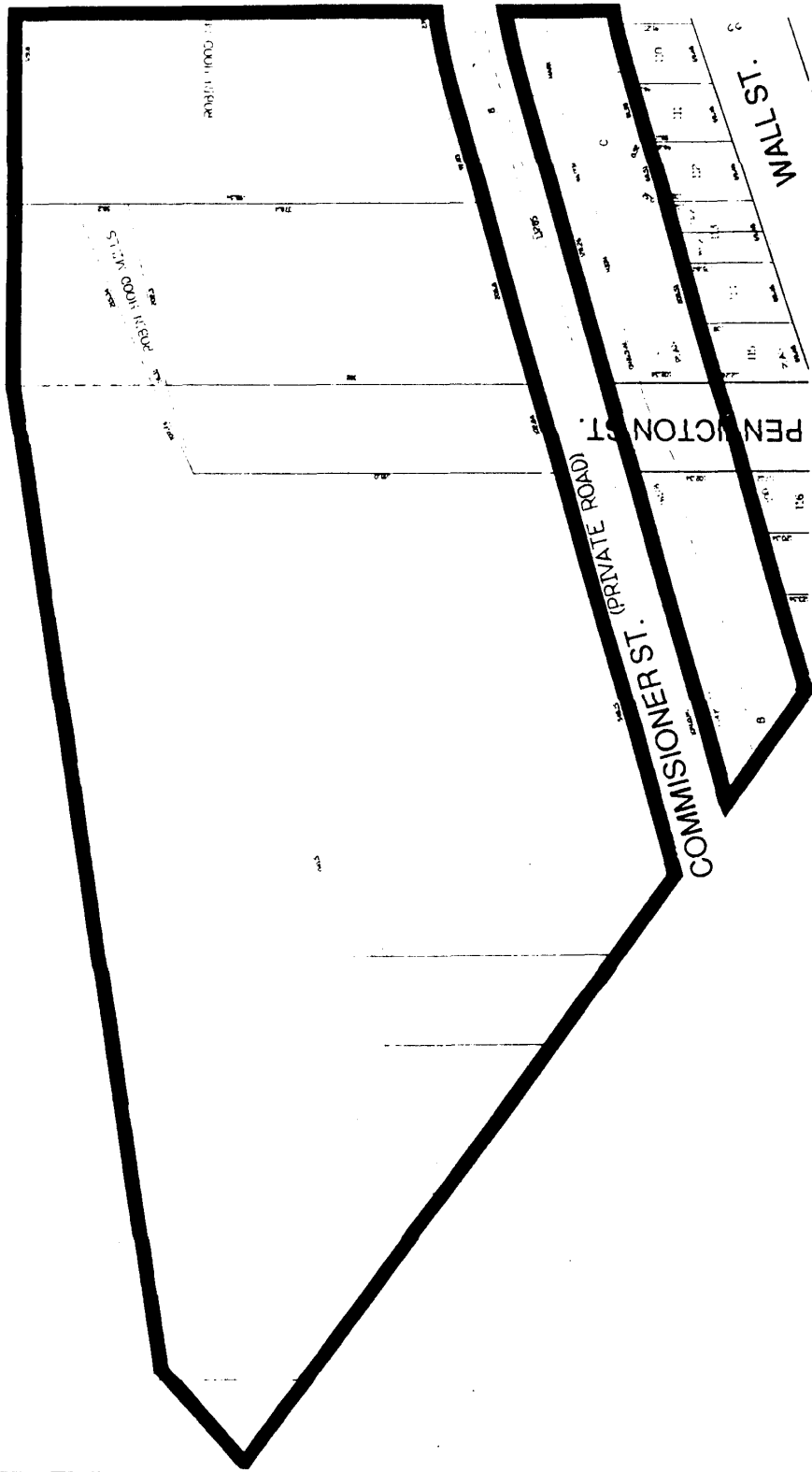


Z-382 (a-iv)

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
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FROM M-2 TO CD-1

SCHEDULE A



SCALE:1:2000

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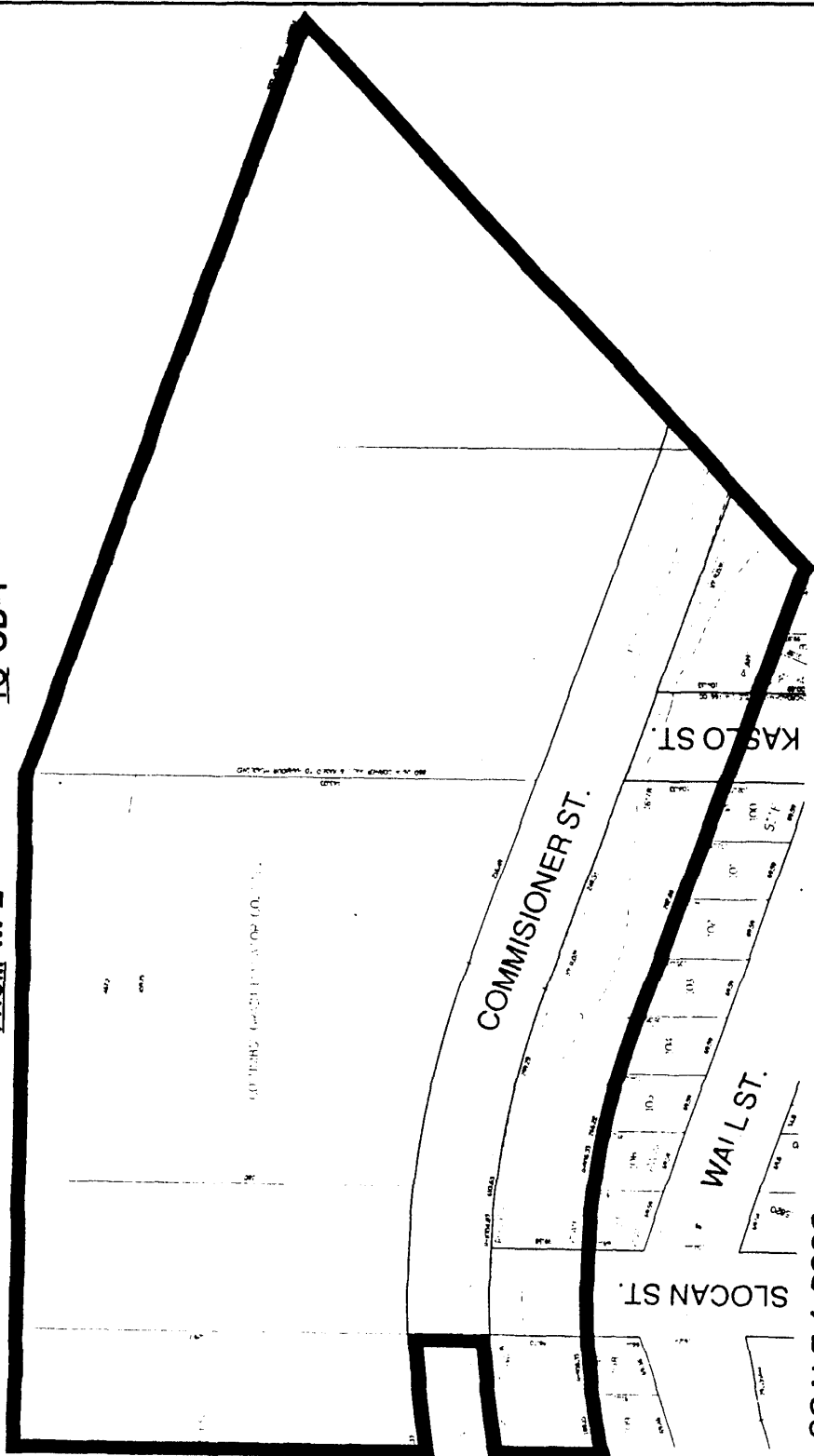


BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

SCHEDULE A

FROM M-2 TO CD-1



SCALE:1:2000

FILE No.RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.



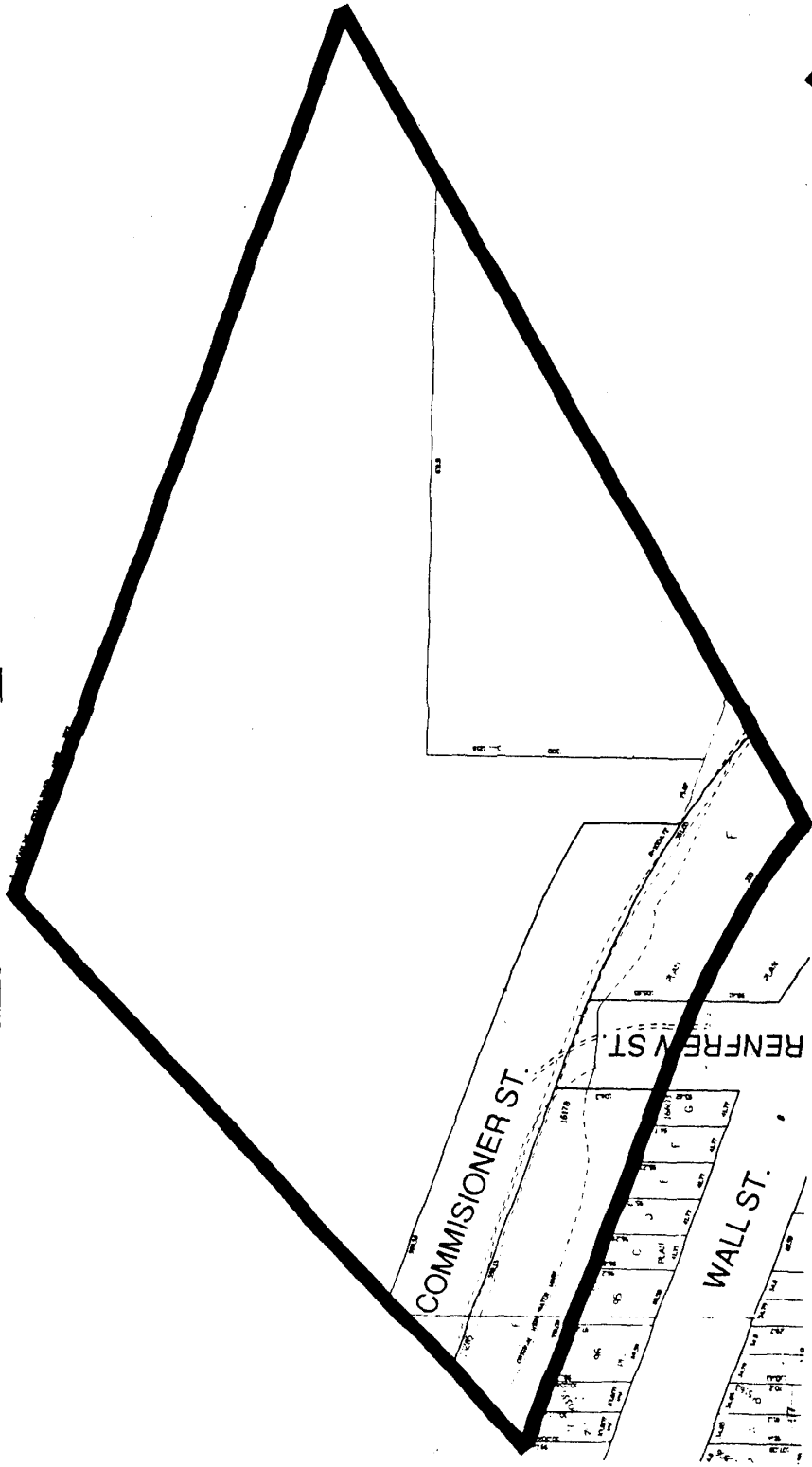
Z- 382 (a-vi)

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BEING THE ZONING AND DEVELOPMENT BY-LAW

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IS REZONED:

FROM M-2 TO CD-1

SCHEDULE A



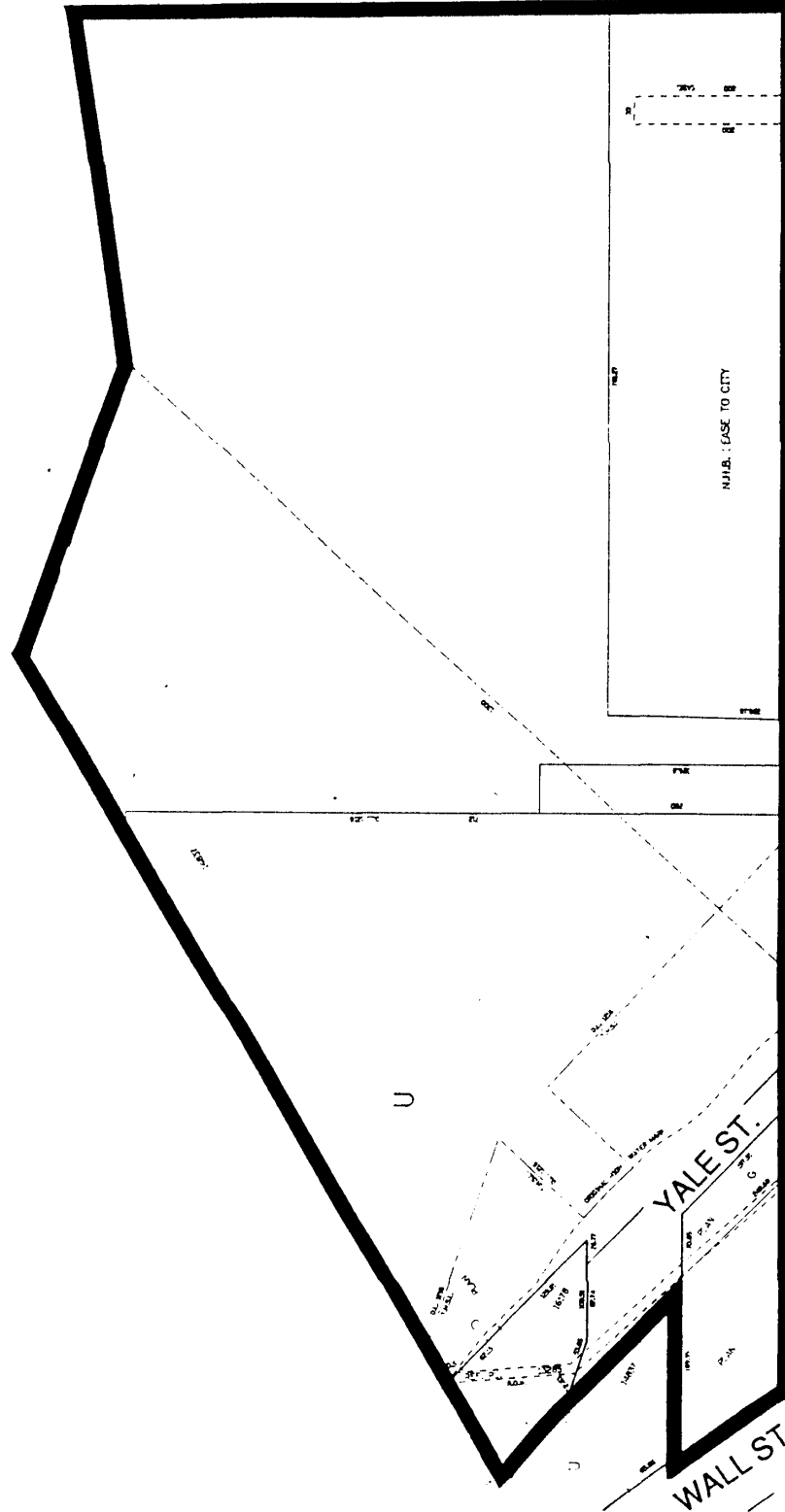
SCALE: 1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd. Z-382 (a-vii)

**BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW**

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FROM M-2 TO CD-1

SCHEDULE A



SCALE: 1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.



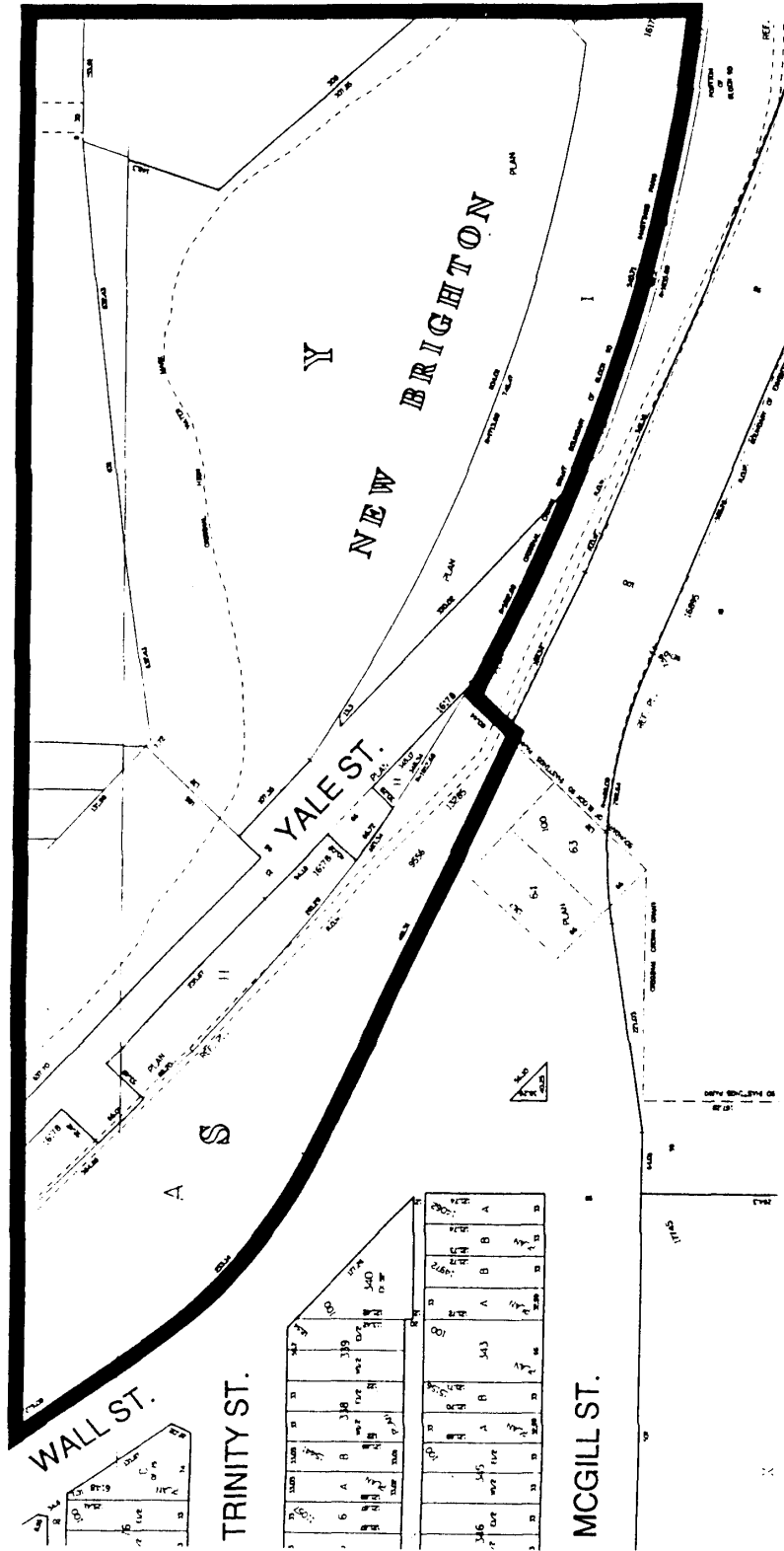
Z- 382 (a-viii)

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SCHEDULE A



SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.



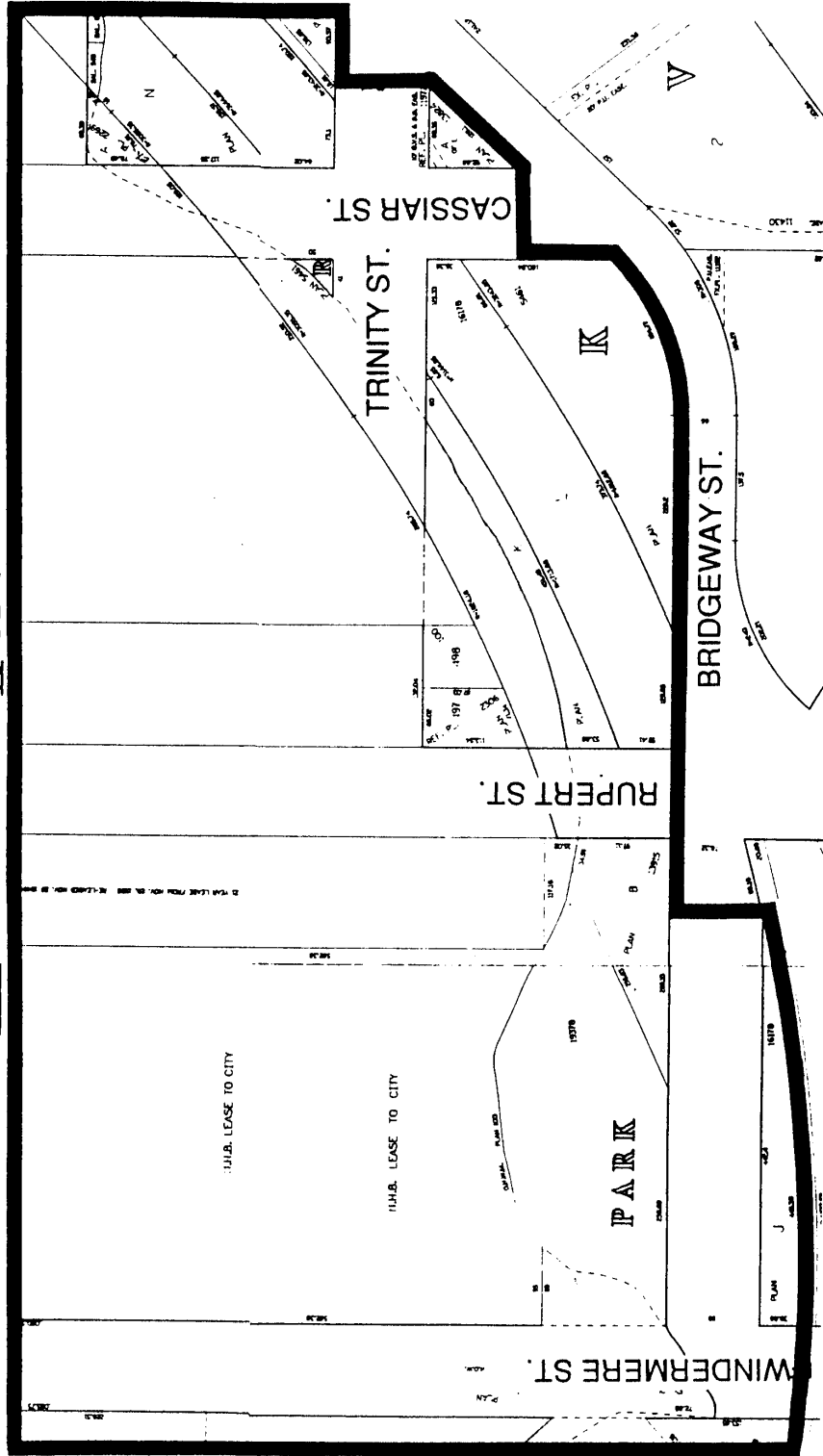
Z- 382 (a-ix)

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No. 3575
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SCHEDULE A



SCALE: 1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

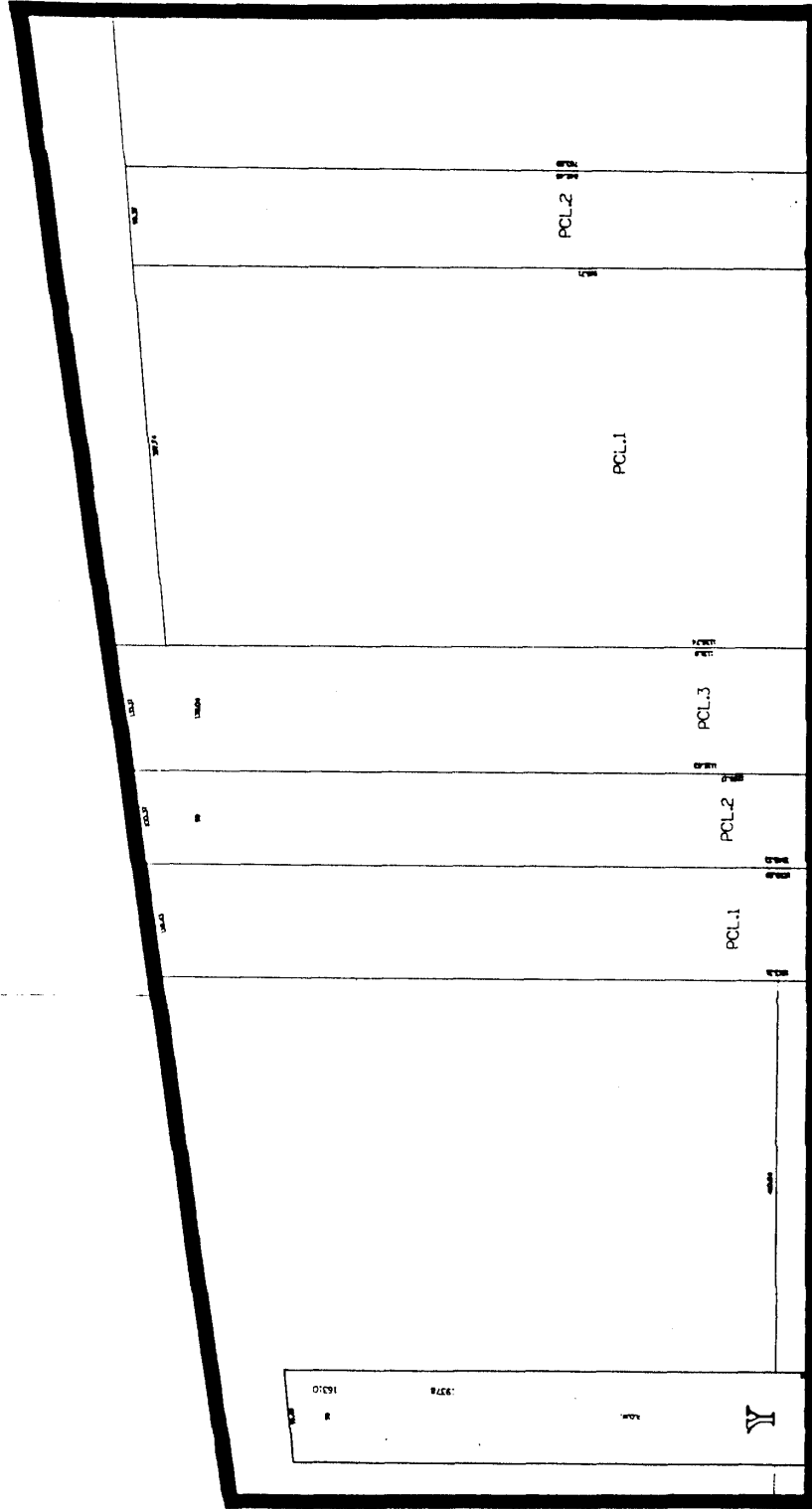


Z-382 (a-x)

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
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SCHEDULE A



SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd. 

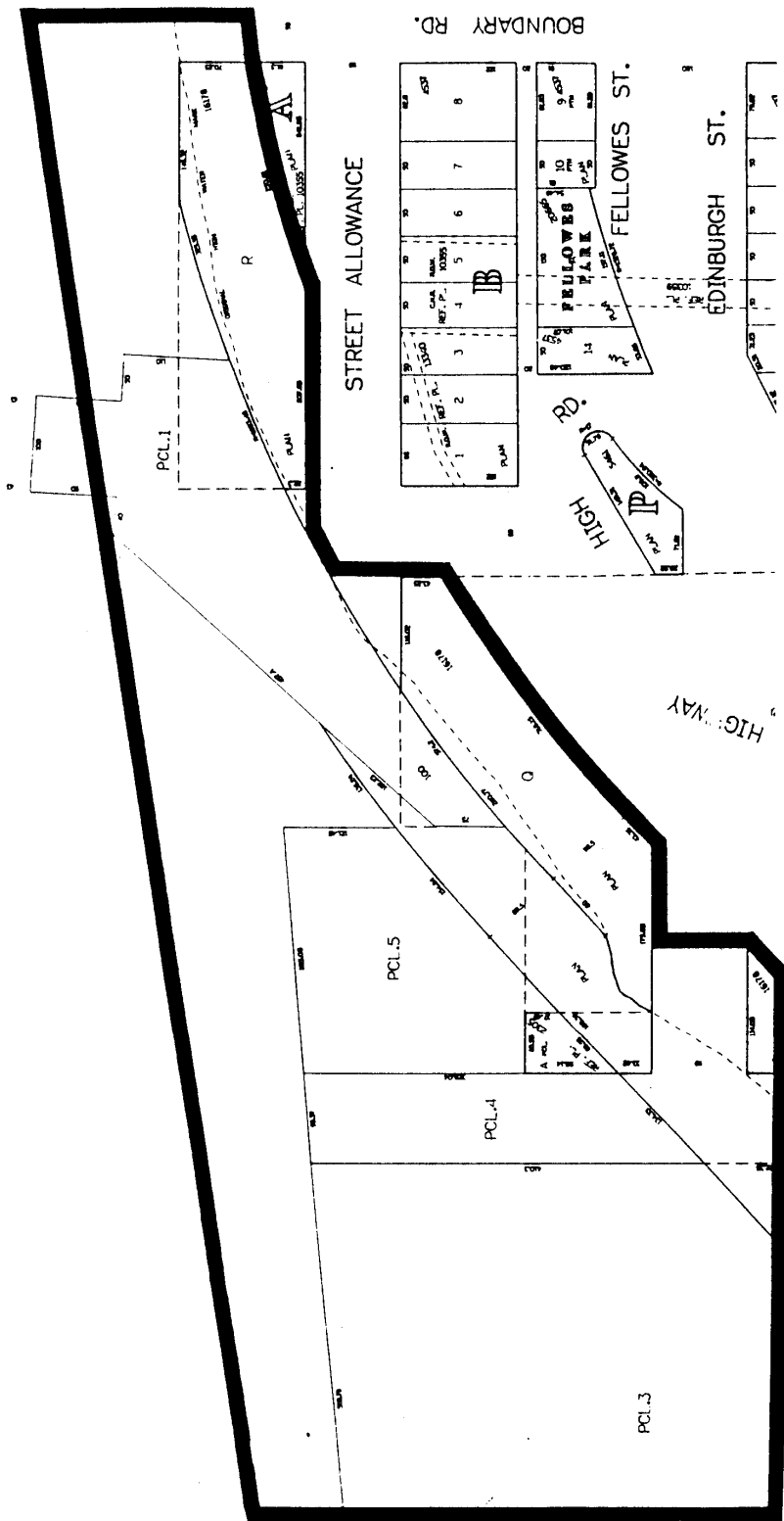
Z-382 (a-xi)

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FROM M-2 TO CD-1

SCHEDULE A



SCALE:1:2000

FILE No.RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.



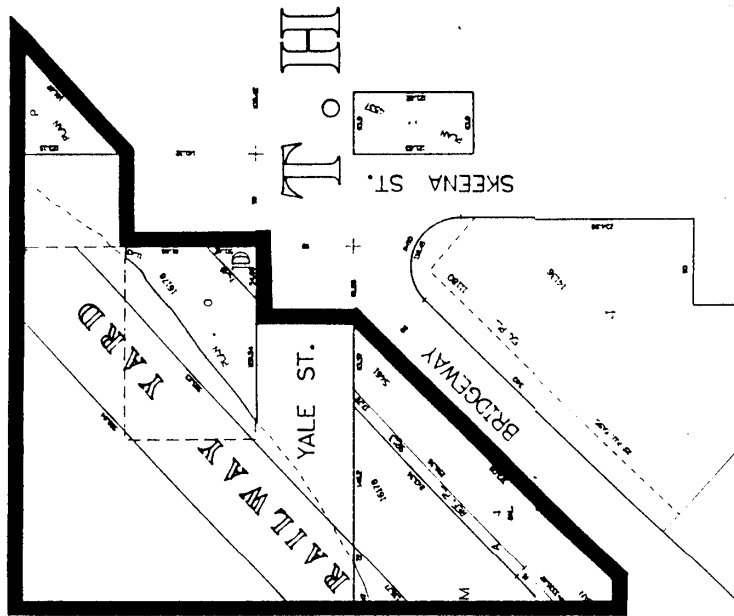
Z- 382 (a-xii)

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FROM M-2 TO CD-1

SCHEDULE A

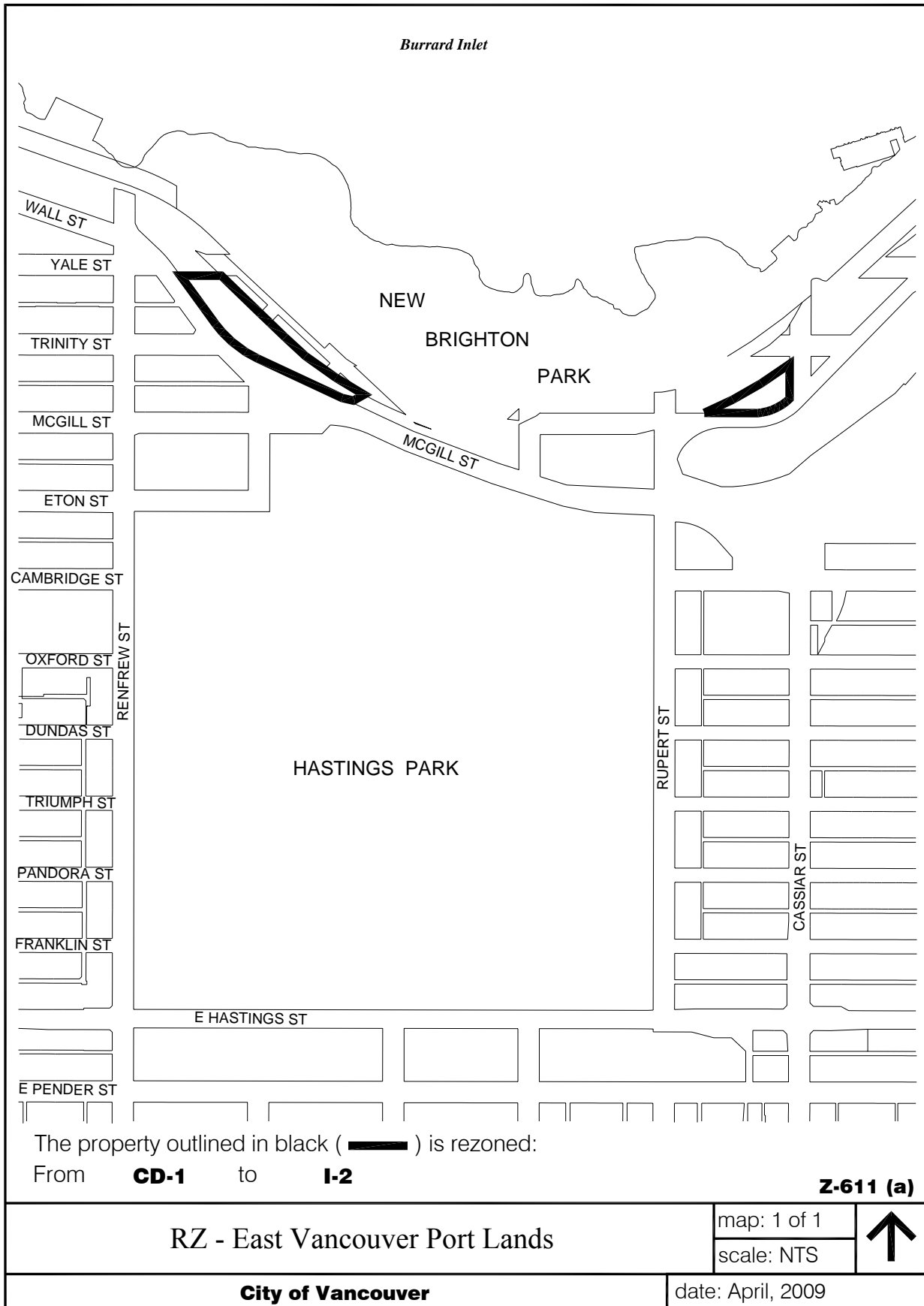


SCALE:1:2000

FILE No.RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.



Z- 382 (a-xiii)



258

Burrard Waterfront - East of
Victoria Drive

BY-LAW NO. 6718

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plans marginally numbered Z-382(a-i) to (a-xiii) inclusive 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, which area shall be more particularly described as CD-1(258), 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) Accessory Buildings;
- (b) Accessory Uses customarily ancillary to any of the uses listed in this By-law, provided that the total area of all accessory uses is not greater than 33 1/3 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses;
- (c) Cultural and Recreational Uses limited to the following:
 - Hall
 - Marina
 - Park or Playground;
- (d) Dwelling Uses limited to the following:
 - Dwelling unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is

considered to be essential to the operation of the business or establishment;

- (e) Manufacturing Uses;
- (f) Parking Uses;
- (g) Service Uses limited to the following:
 - Motor Vehicle Repair Shop
 - Repair Shop - Class A
 - Repair Shop - Class B
 - Restaurant - Class 1;
- (h) Transportation and Storage Uses limited to the following:
 - Cold Storage Plant
 - Grain Elevator
 - Marine Terminal or Berth
 - Packaging Plant
 - Railway Station or Rail Yard
 - Storage Warehouse
 - Storage Yard
 - Truck Terminal or Courier Depot
 - Weighing or Inspection Station
 - Works Yard or Works Shop;
- (i) Utility and Communication Uses limited to the following:
 - Public Utility
 - Radiocommunication Station
 - Recycling Depot;
- (j) Wholesale Uses limited to the following:
 - Bulk Fuel Depot
 - Cardlock Fuel Station
 - Wholesaling - Class A
 - Wholesaling - Class B;
- (k) Any other use which is not specifically listed and defined as a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 2.00, subject to the following:

- (a) the maximum floor space ratio shall be 1.00 for all uses other than manufacturing, transportation and storage uses, and wholesaling - Class A;
- (b) the floor area in accessory retail uses shall not exceed 929 m² (10,000 sq. ft.); and
- (c) the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the floor space ratio with respect to any development, to a maximum floor space ratio of 5.00, provided that consideration is first given to any applicable policies or guidelines adopted by Council, and to the potential impacts on adjacent residential districts.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length.

4. Height

The maximum building height measured above the base surface shall be 9.14 m (30.0 ft.), subject to the following:

- (a) the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the height of a building with respect to any development, to a maximum height of 30.48 m (100 ft.), provided that consideration is first given to any applicable policies or guidelines adopted by Council, and to the potential impacts on adjacent residential districts.

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

DONE AND PASSED in open Council this 28th day of August, 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 28th day of August 1990, and numbered 6718.

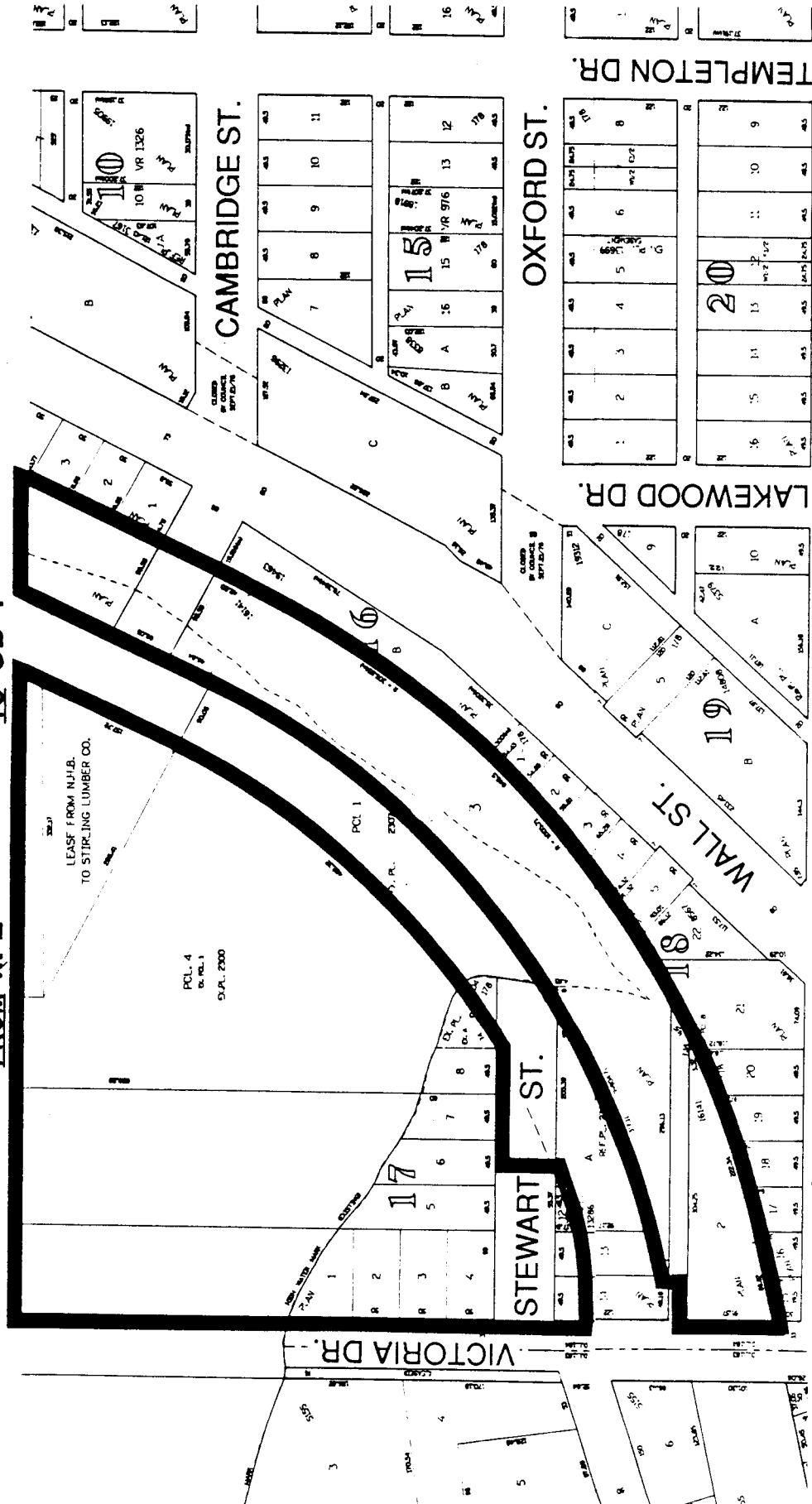
CITY CLERK"

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
 IS REZONED:

FROM M-2 TO CD-1

SCHEDULE A



POWELL ST.
 DUNDAS ST.

SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z-382 (a-i)

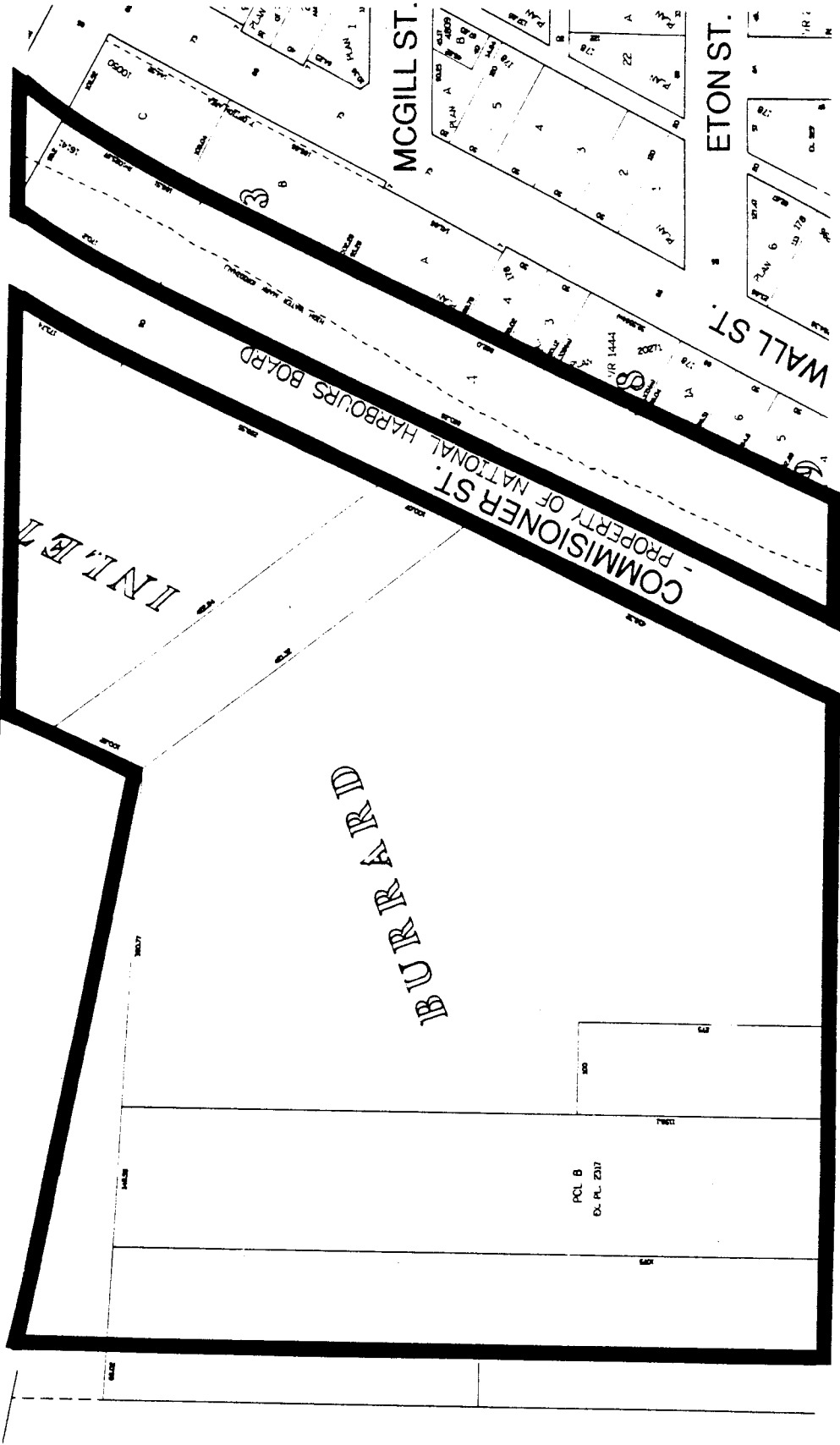


BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
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THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
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FROM M-2 TO CD-1

SCHEDULE A



SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z-382 (a-ii)

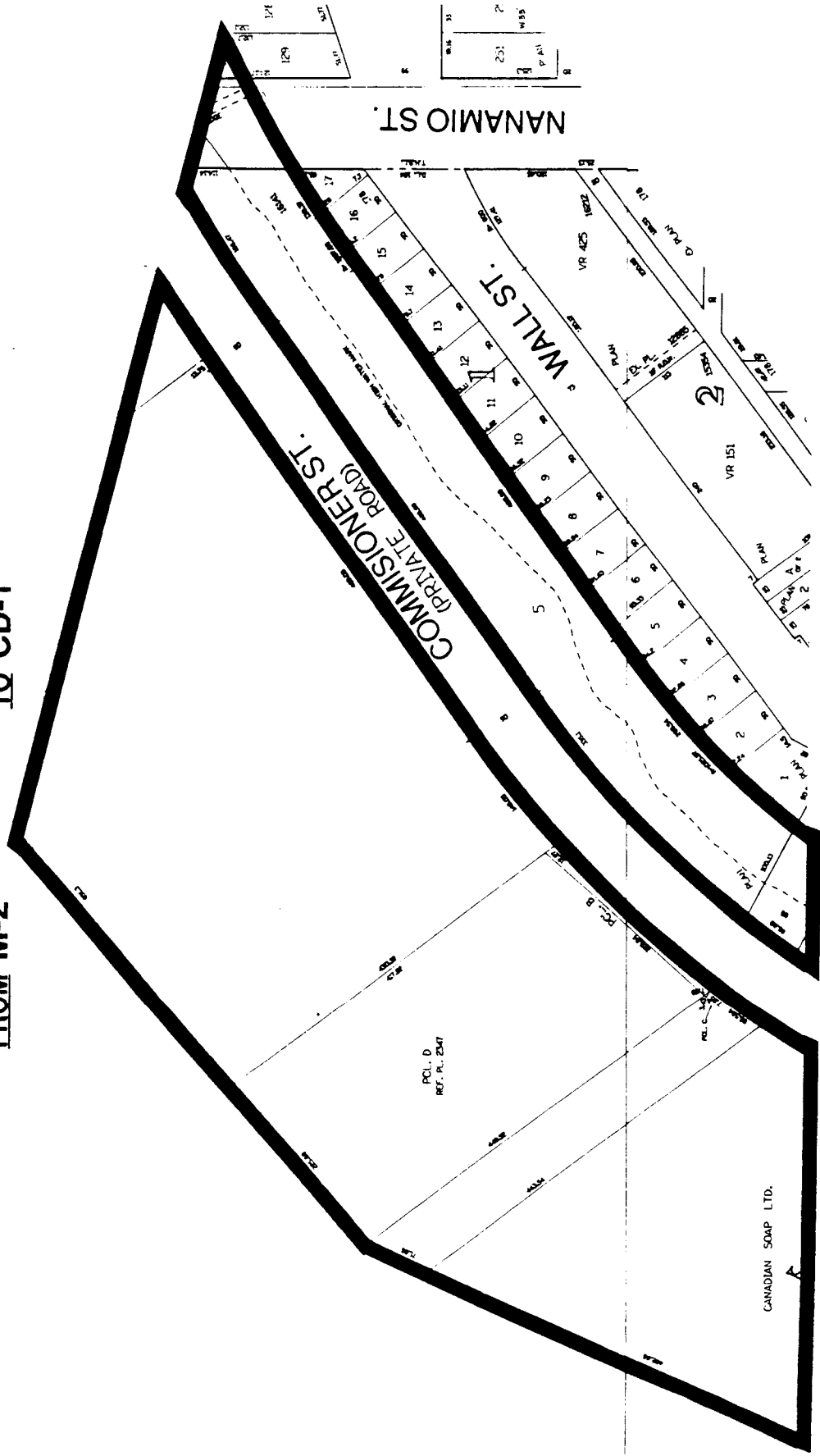


BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW (——) OUTLINED IN BLACK
IS REZONED:

FROM **M-2** TO **CD-1**

SCHEDULE A



SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z- 382 (a-iii)



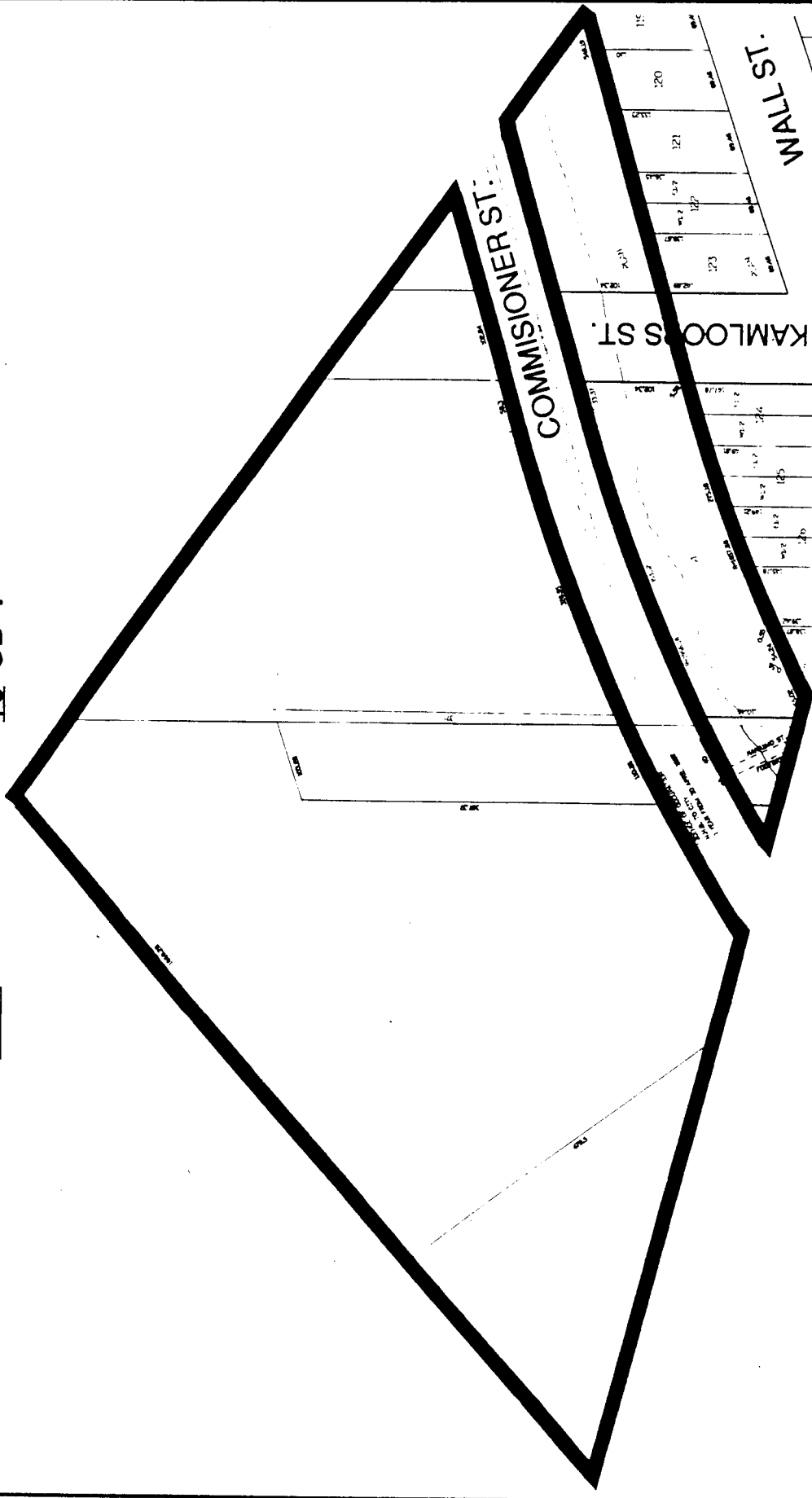
BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

FROM **M-2**

TO **CD-1**

SCHEDULE A



SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z- 382 (a-iv)

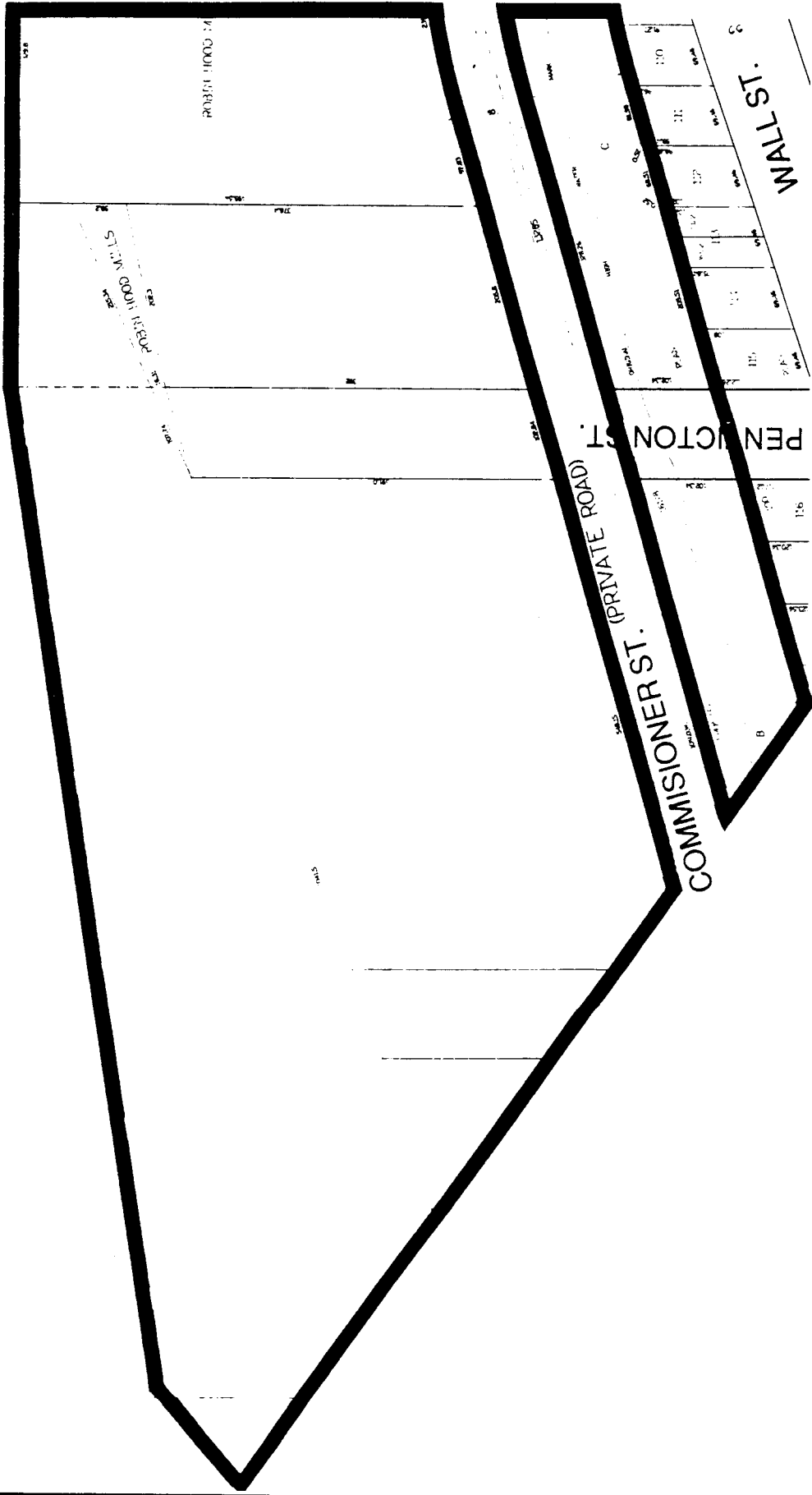


BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
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SCHEDULE A



SCALE:1:2000
FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z- 382 (a-v)

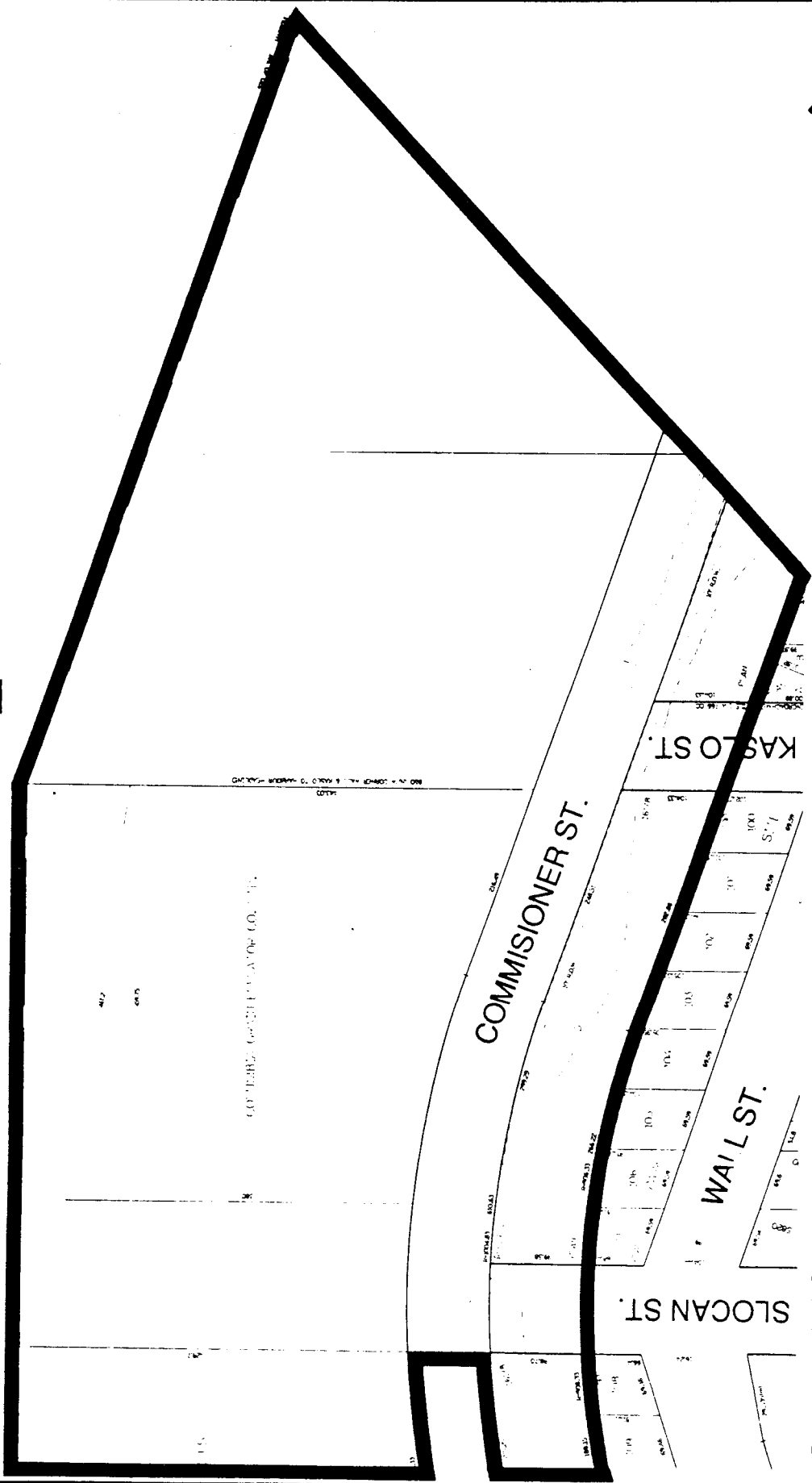


BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

FROM M-2 TO CD-1

SCHEDULE A




SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd. **Z-382 (a-vi)**

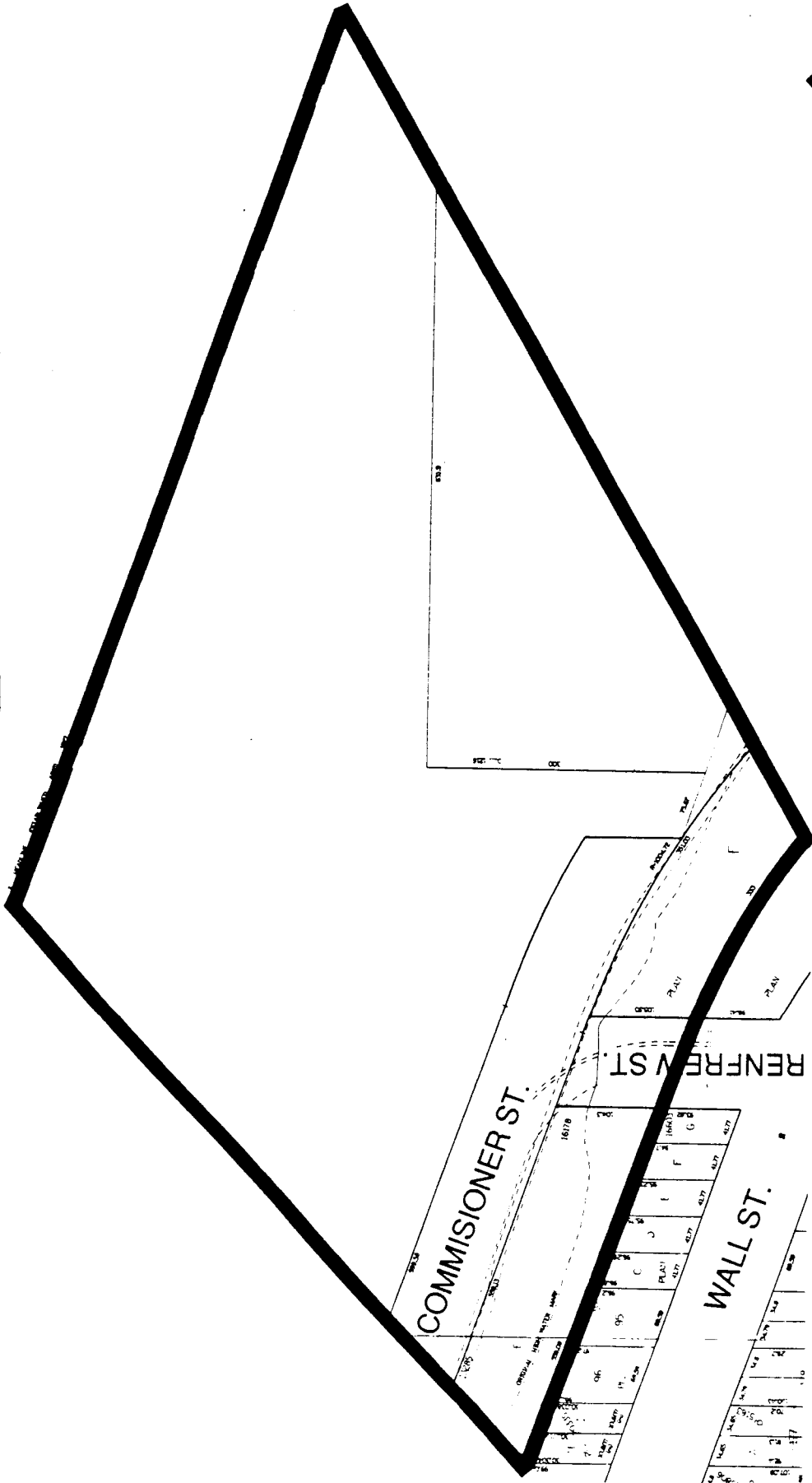


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THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

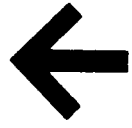
SCHEDULE A

FROM **M-2** TO **CD-1**



SCALE:1:2000

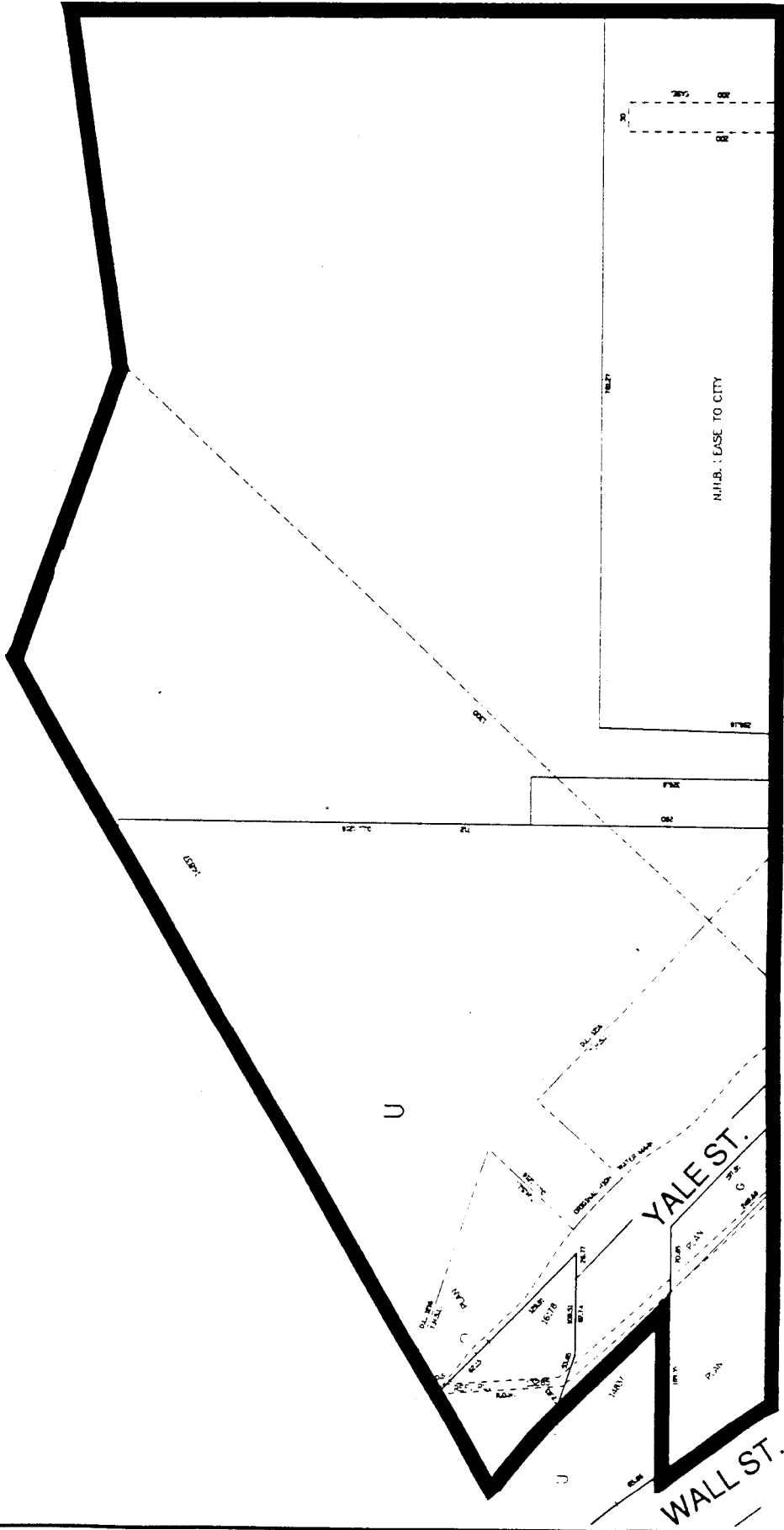
FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd. **Z- 382 (a-vii)**



BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

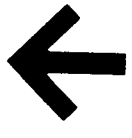
THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED: SCHEDULE A

FROM **M-2** TO **CD-1**



SCALE: 1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.



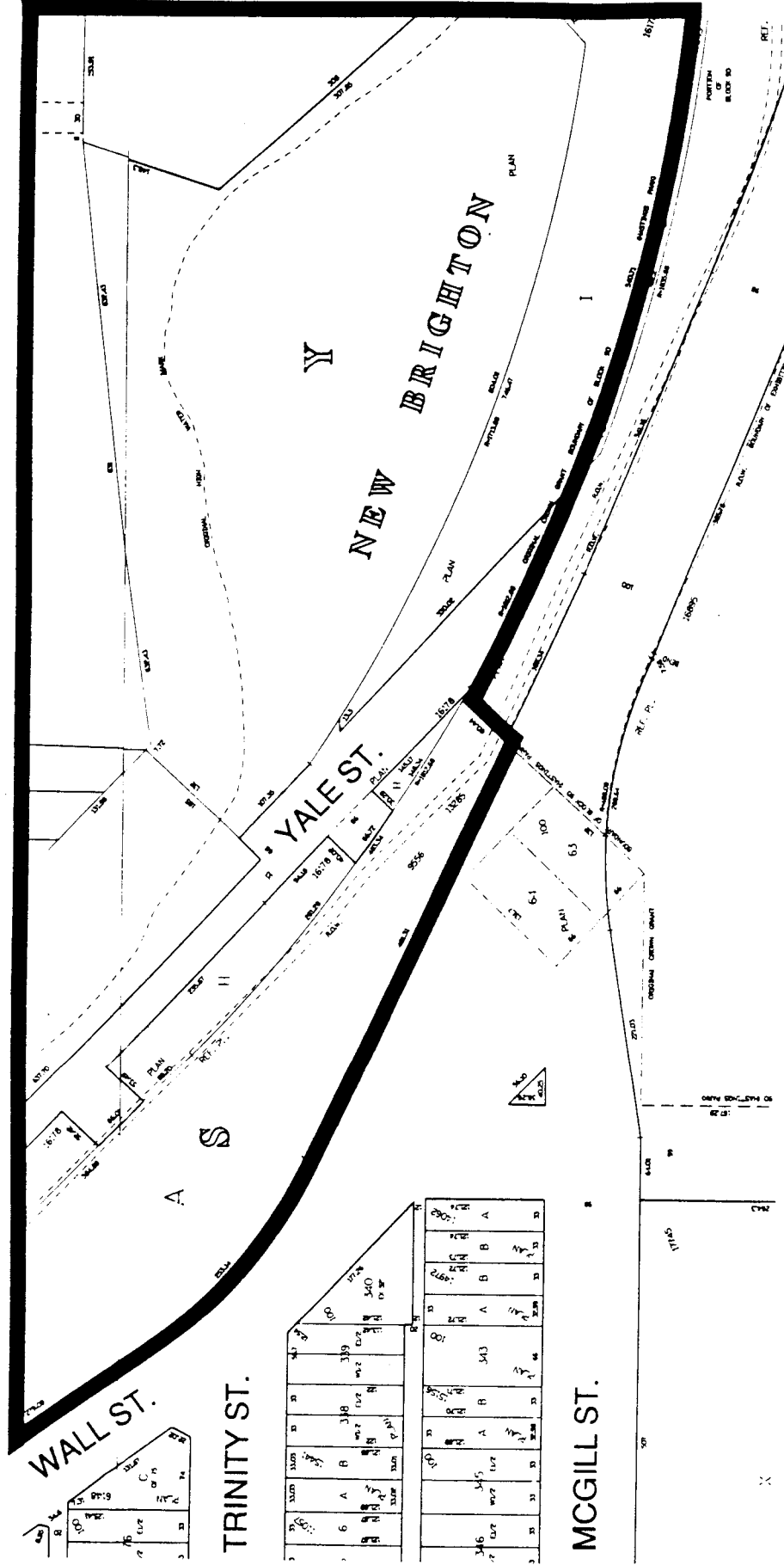
Z- 382 (a-viii)

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW (———) OUTLINED IN BLACK
 IS REZONED:

FROM M-2 TO CD-1

SCHEDULE A



SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z-382 (a-ix)

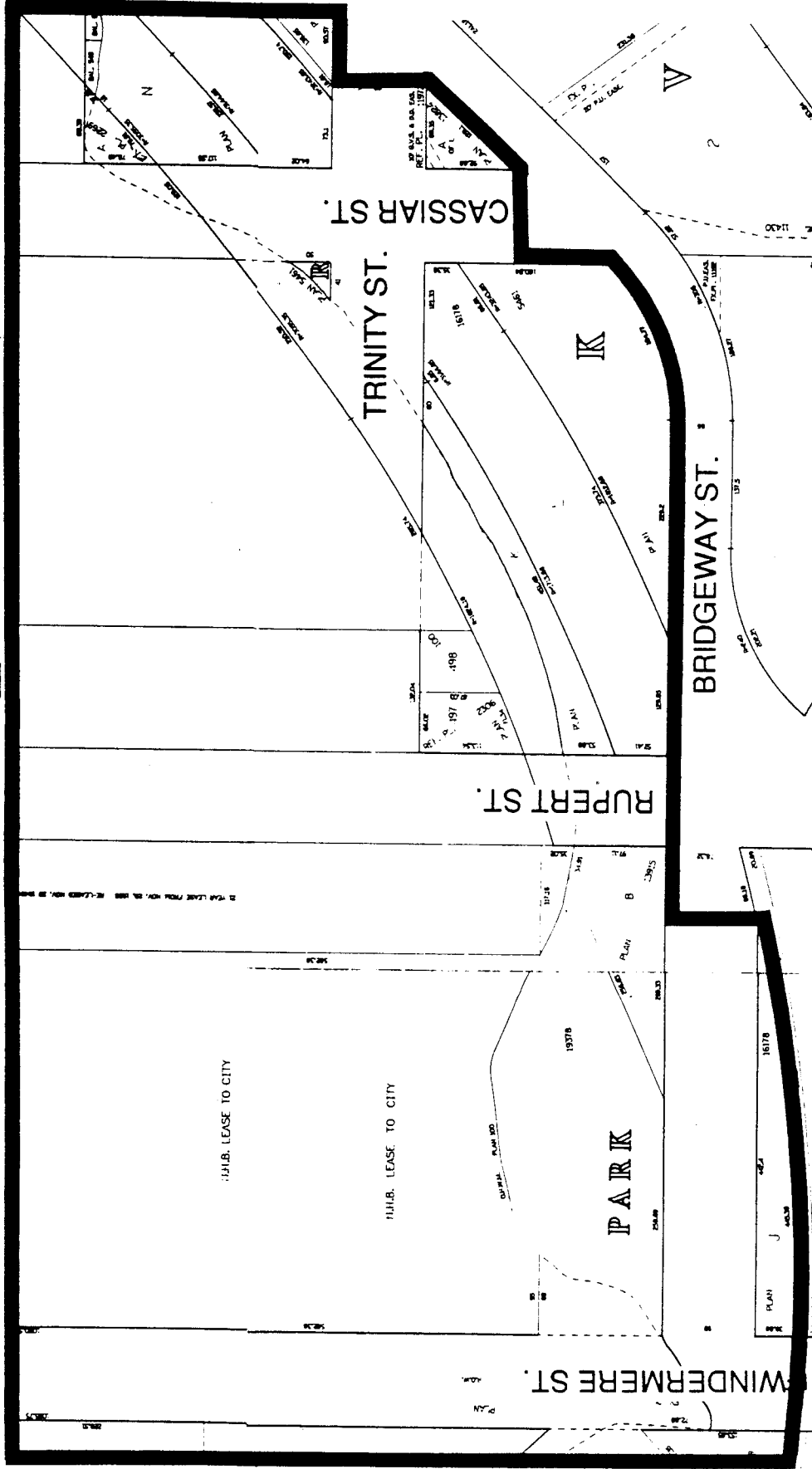


BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

FROM M-2 TO CD-1

SCHEDULE A



SCALE:1:2000

Z-382 (a-x)

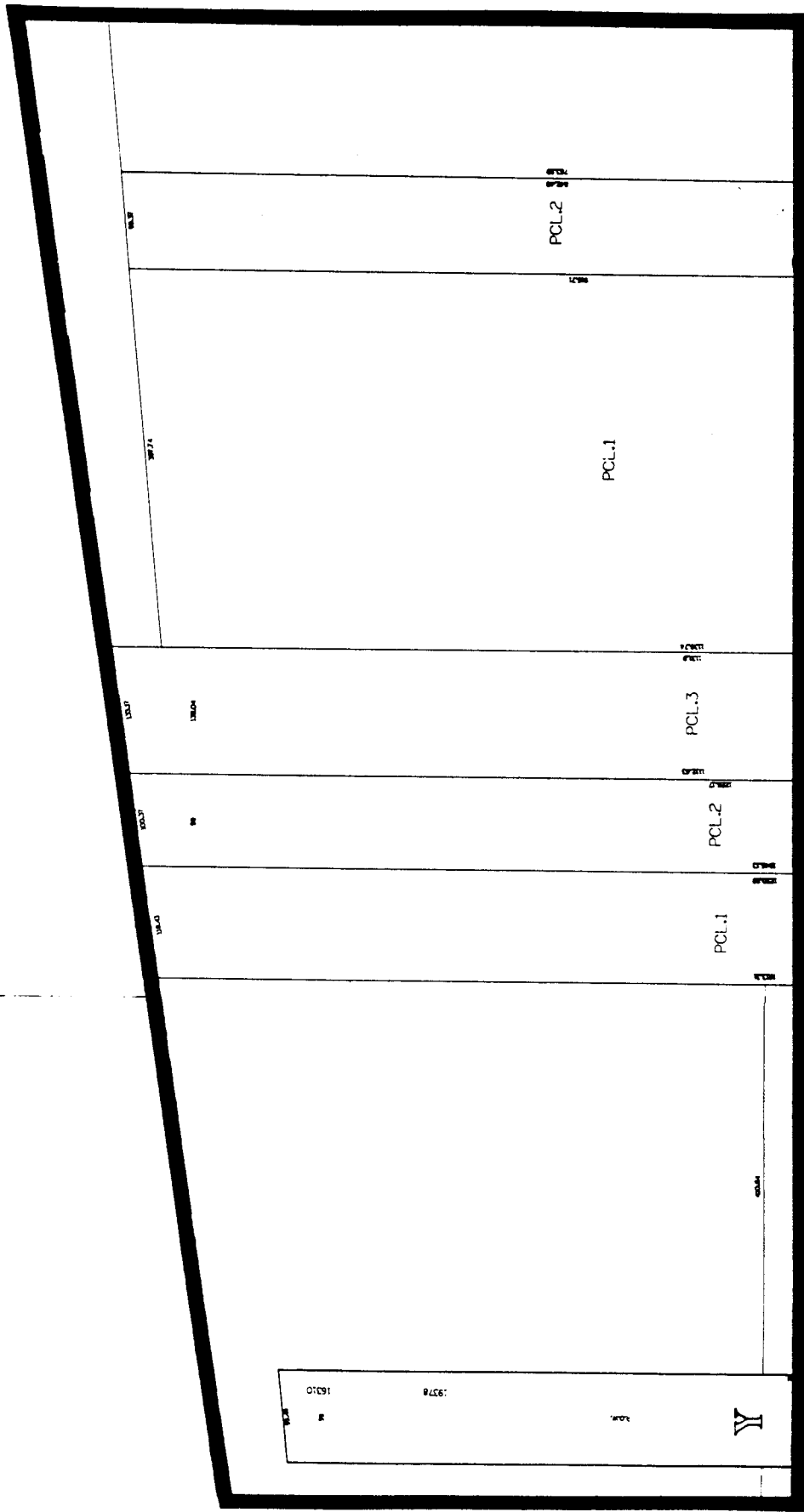
FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.



BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK SCHEDULE A
IS REZONED:

FROM M-2 TO CD-1



SCALE:1:2000

FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.



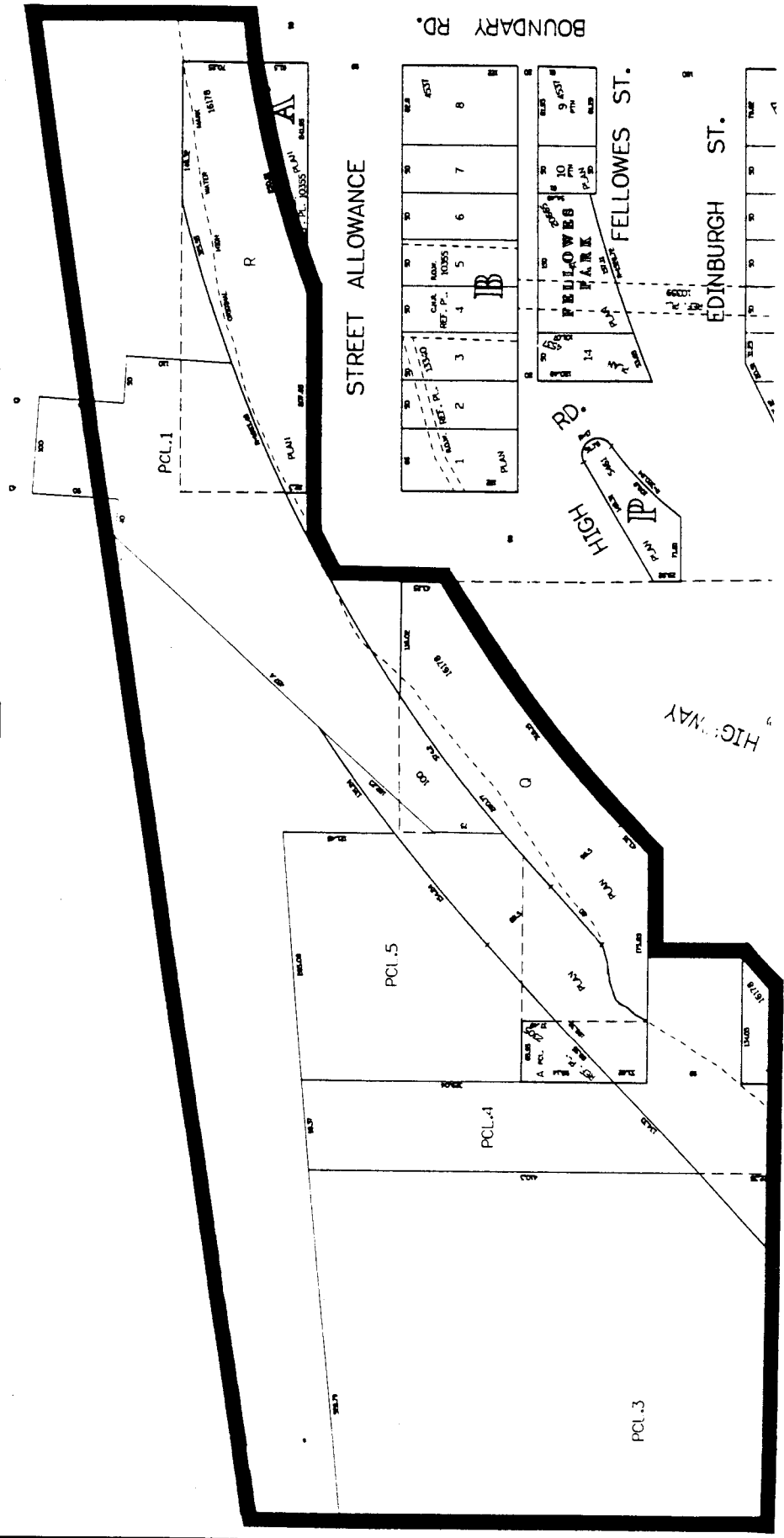
Z- 382 (a-xi)

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
 IS REZONED:

FROM M-2 TO CD-1

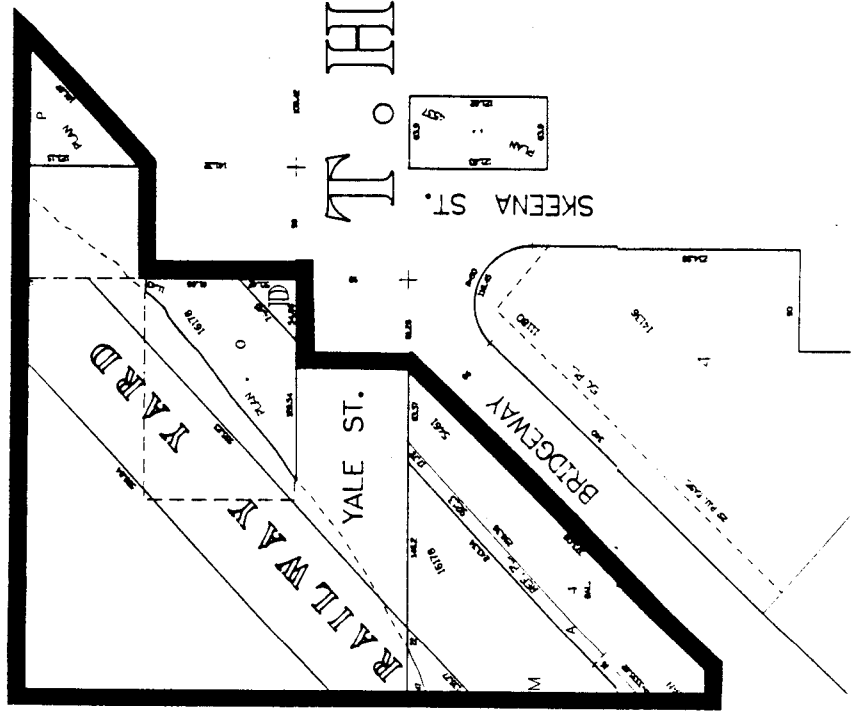
SCHEDULE A



SCALE: 1:2000
 FILE No. RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

BY-LAW No. 6718 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

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



SCALE:1:2000
FILE No.RZ-Burrard Waterfront-between Victoria Dr. & Boundary Rd.

Z- 382 (a-xiii)



CITY OF VANCOUVER
MEMORANDUM

Burrard

From: CITY CLERK

Date: August 17, 1990

To: City Manager
Director of Planning
Director of Legal Services
→ Associate Director, Zoning Division
City Engineer

Refer File: P.H. #237

Subject: Public Hearing - August 2, 1990

I wish to advise you of the attached Minutes from the Special Council meeting (Public Hearing) held on August 2, 1990.

Please note any matters contained therein for your attention.

BT
CITY CLERK

NL:ci
Att.

RECEIVED	
PLANNING DEPARTMENT	
AUG 20 1990	
NUMBER.....	<i>L5591</i>
REFERRED TO.....	<i>FAS/</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, August 2, 1990, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Aldermen Bellamy, Owen, Price, Puil,
Rankin and Wilking

ABSENT: Alderman Baker
Alderman Davies (Leave of Absence)
Alderman Eriksen (Leave of Absence)
Alderman Taylor (Leave of Absence)

CLERK TO THE COUNCIL: Ms. N. Largent

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilking,
SECONDED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

Item Nos. 1 and 2, being related, were dealt with concurrently.

1. Rezoning: 2740 East Broadway and 2650 Slocan Street
2. Text Amendment: CD-1 By-law No. 4677 (2633-77 East Broadway)

An application by Mr. John Burrage, on behalf of the Broadway Pentecostal Tabernacle, was considered as follows:

REZONING: 2740 EAST BROADWAY AND 2650 SLOCAN STREET (Lots 3 and 4, Blocks 1, 4, 5 and 8, South One-Half of Section 35, T.H.S.L., Plan 9744)

Present Zoning: M-1 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:

- church;
- child daycare facility;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 0.67;
- maximum height of 22.56 m (74 ft.); and
- provisions regarding off-street parking and loading.

- (ii) Any consequential amendments.

Cont'd

Clause Nos. 1 and 2 cont'd

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

- (a) That the proposed form of development be approved in principle, generally as prepared by Vern Delgatty, Architect and stamped "Received City Planning Department November 22, 1989," and revised February 21, May 8, and June 1, 1990, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (b) below.
- (b) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development application be approved by the Director of Planning, having particular regard to the following items, as outlined in the City Manager's report dated June 15, 1990:
 - (i) provide a drive-thru/drop-off area to be accessed from Slocan Street, with egress only to Broadway connecting to the underground parking ramp; and the easterly parking ramp to be 6 m (20 ft.) wide;
 - (ii) ensure that no permanent structure is built over the public utility easement on the east side of Lot 3 (church site);
 - (iii) ensure that all landscaping on City property is approved, to the satisfaction of the City Engineer. Above-grade planters and similar structures will not be permitted within the street right-of-way;
 - (iv) ensure further design development regarding detailing and surface materials on the roof and walls of the new church, as well as additional landscaping treatments;
 - (v) ensure that the development is fully accessible to the elderly and disabled;
 - (vi) ensure that the child daycare facility meets Community Care Facility Licensing requirements;
 - (vii) submit an acoustical report which evaluates the ability of the church to keep noise generated within from impacting the neighbourhood; and
 - (viii) make suitable arrangements, to the satisfaction of the City Engineer, for the future provision of 50 additional parking spaces when the City Engineer determines that they are needed.

Cont'd

Clause Nos. 1 and 2 cont'd

- (c) That, prior to enactment of the CD-1 by-law, the registered owner shall, at no cost to the City:
- (i) make suitable arrangements, to the satisfaction of the City Engineer and Director of Legal Services, for provision of a sidewalk on the east side of Slocan Street (Lots 3 and 4) from Broadway south for a distance of approximately 160.02 m (525 ft.);
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer, for the undergrounding of all electrical and telephone services from the closest existing suitable service point;
 - (iii) make suitable arrangements, to the satisfaction of the Director of Planning, to ensure community use of the gymnasium, daycare and meeting space;
 - (iv) establish a reciprocal arrangement, to the satisfaction of the Director of Legal Services, to ensure that the parking needs of Lot 3 (2740 East Broadway) and Lot 4 (2650 Slocan Street), will be met in perpetuity; and
 - (v) register a Section 215 Covenant, effective upon the occupancy of the new church on Lot 3 (2740 East Broadway), prohibiting the use of the existing church on Lot E (2677 East Broadway).

An additional application by John Burrage, on behalf of the Broadway Pentecostal Tabernacle, was also considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW NO. 4677 - 2633-77 EAST BROADWAY (Lots D and E, Block 22, North One-Half of Section 34, T.H.S.L., Plan 15011)

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

- (i) If approved, the proposed text amendment would permit the use and development of the site generally as follows:
- church;
 - maximum of 80 dwelling units on Lot D and 40 dwelling units on Lot E;
 - social service centre;
 - accessory uses customarily ancillary to the above;
 - maximum floor space ratio of 1.65;
 - maximum height, 26.52 m (87 ft.) or nine storeys for development on Lot D;
 - maximum height, 12.22 m (40.10 ft.) or four storeys for development on Lot E;
 - acoustical provisions; and
 - provisions regarding off-street parking.
- (ii) Any consequential amendments.

Cont'd

Clause Nos. 1 and 2 cont'd

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

- (a) That the proposed form of development be approved in principle, generally as prepared by Vern Delgatty, Architect and stamped "Received City Planning Department November 22, 1989," and revised May 4, May 11, and June 1, 1990, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (b) below.
- (b) That, prior to the enactment of the amending by-law, the detailed scheme of development in a development application be approved by the Director of Planning, having particular regard to the following items for Lot E, as outlined in the City Manager's report dated June 15, 1990:
 - (i) ensure further design development regarding exposure of below-grade units on the north side of the multiple dwelling;
 - (ii) ensure that the development is fully accessible to the elderly and the disabled; and
 - (iii) ensure that all landscaping on City property is approved, to the satisfaction of the City Engineer. Above-grade planters and similar structures will not be permitted within the street right-of-way.
- (c) That, prior to enactment of the amending by-law, the registered owner shall, at no cost to the City:
 - (i) make suitable arrangements, to the satisfaction of the City Engineer, for the undergrounding of all electrical and telephone services from the closest existing suitable service point;
 - (ii) register a Section 215 Covenant, effective upon the occupancy of the new church on Lot 3 (2740 East Broadway), prohibiting the use of the existing church on Lot E (2677 East Broadway); and
 - (iii) establish a reciprocal arrangement, to the satisfaction of the Director of Legal Services, to ensure that the parking needs of Lot D (2633 East Broadway) and Lot E (2677 East Broadway) will be met in perpetuity.

Mr. R.R. Youngberg, Associate Director, Area Planning, reviewed the aforementioned applications. If approved, the rezoning and text amendment would permit the construction of a four-storey multiple dwelling on 2600 Block East Broadway (Site A), intended for seniors' housing, and a new 1500 seat church complex on 2700 Block East Broadway (Site B), on the opposite side of the street from the existing church. It was noted a previous application associated with site A had been withdrawn, while an application associated with site B had been refused at Public Hearing. Issues raised at that time included traffic and parking concerns, size of the church, the height of the proposed multiple residential dwelling, and density. In the opinion of the Director of Planning, those conditions have now been adequately addressed. In particular, parking provisions are now above the required standard, church seating has been reduced, and

Clause Nos. 1 and 2 cont'd

both height and density of the multiple residential dwelling have also been reduced. The public process was much improved over the prior application. Parking difficulty should also be partially mitigated by the implementation of an RPO system in the affected area. Therefore, the Director of Planning recommended approval, subject to the aforementioned conditions.

Mr. Burt Chase, Delgatty Architects, described the efforts made to address the neighbourhood's concerns since the previous Public Hearing. The Church has attempted to be a good neighbour, holding public meetings to discuss the new proposal, canvassing the neighbourhood, hiring a consultant to review traffic and parking problems, collaborating in the establishment of an RPO district and urging members to adhere to parking regulations. The development now includes the provision of substantial additional parking, reduced seating capacity in the Church, and lower height and density for the residential building, all of which respond directly to neighbourhood concerns. The applicant is prepared to address design concerns at the development permit stage.

Pastor Alan Hornby, Broadway Pentecostal Tabernacle, advised the church has operated in Vancouver for 75 years, and all basic ministries have been Vancouver city ministries. Five to six hundred active families live in the city. The church now faces two scenarios: if the rezoning and text amendment are approved, the church will be able to move across the street into a larger, but not mammoth building, with enough parking. Not only will substantially more spaces be provided on the church property, but in addition, there will be more street parking available. The church will be able to expand its daycare, as well as seniors' housing stock, and will have more facilities for youth activities. If the church is unable to expand in this way, there will be perpetual parking pressures continuing on the neighbourhood. In addition, were site B to be developed in accordance with the existing M-1 zoning, a higher density and subsequent additional pressures could result. Therefore, Pastor Hornby urged Council to support the proposed rezoning and text amendment.

The following spoke in support of the applications, testifying to the Church's keen sense of community responsibility, and referencing a wide variety of educational and support activities provided to the community to the extent possible within the existing facility, regardless of church affiliation. In addition to the need for daycare, seniors' housing, and more space for youth activities, the speakers noted space will also be available for community activities, and access for the disabled will be greatly improved.

- Dr. Marvin Christianson, P7-1827 West 3rd Avenue, Vancouver
- Tina Puertas, 2450 Penticton Street, Vancouver
- Jannie Berntsen, 3606 Vimy Crescent, Vancouver
- Douglas Lang, 219 East 8th Street, N. Vancouver
- Craig Cooper, #25-3240 East 58th Avenue, Vancouver
- Archie Symons, 102-2633 East Broadway, Vancouver
- Brent McPhedrain, 3471 Grandview Highway, Vancouver
- Georgiale Lang, 219 East 8th Street, N. Vancouver
- Jim Moore, 480 Gordon Avenue, W. Vancouver
- Larry McGuire, 1568 East 3rd Avenue, Vancouver
- Sven Soderlund, 3505 East 22nd Avenue, Vancouver

Cont'd

Clause Nos. 1 and 2 cont'd

Elena Passaglia, 2610 East 8th Avenue, spoke in opposition to the applications, referencing a previously filed petition bearing 61 signatures and filing a further petition bearing 15 signatures. The area already contains a high concentration of multiple residential buildings and other facilities, such as Vancouver Technical Secondary School, which contribute to the parking problem in a single-family zoned neighbourhood. Although Mrs. Passaglia acknowledged the church and the City have made attempts to deal with the parking problem, the proposed new church will still be larger than the existing facility, and the community fears parking problems will only be exacerbated thereby. In addition, it has been difficult to have the RPO regulations enforced sufficiently on Sundays. Council was requested to take the neighbours' opinions into consideration, and not approve the proposed rezoning.

Queried why she believed the considerable increase in parking would exacerbate, rather than relieve the situation, Mrs. Passaglia indicated that after years of parking problems, the neighbourhood lacks confidence that anything will change.

Tony Kosovic, 2881 East 10th Avenue, also opposed the applications. In addition to parking problems, neighbours are concerned about an increase in traffic through their neighbourhood, particularly since many church members are not area residents. In addition, there is concern that the proposed four-storey residential building, which will occupy the present church's site, will cast more shadow on adjacent homes than the peaked church roof, and there will also be a loss of views. The Tabernacle is not a good neighbour, only undertaking mitigation measures when directed to do so by City Council, and neighbours have no confidence that the situation will improve. When it was pointed out that under the existing M-1 industrial zoning, the site across the street could be developed to a high density and increase traffic problems dramatically, Mr. Kosovic indicated neighbours do not believe an industrial development of that magnitude would be built on the site.

Responding to queries, Mr. Youngberg advised he does not expect shadowing to be a problem, although there may be some blockage of views due to the proposed residential building. Shadow and view analyses will take place at the development permit stage. The advantages of building on the south side include the larger site, more flexibility, as well as less proximity to the residential neighbourhood. There are some contingencies built in; if parking becomes a problem upon monitoring, there is a provision for an additional 50 on-site parking spaces. Mr. Youngberg believed most issues will be addressed.

MOVED by Ald. Bellamy,

THAT the rezoning and text amendment applications be approved, subject to the conditions proposed by the Director of Planning, as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Text Amendment: CD-1 By-law No. 6425
2782-96 Grandview Highway

An application by the Director of Housing & Properties was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW NO. 6425 - 2782-96 GRANDVIEW HIGHWAY
(Lot D, Blocks A and B, Section 44, T.H.S.L., Plan 22338)

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

(i) If approved, the proposed text amendment, would reduce the minimum setback provisions for residential development from 12.2 m (40 ft.) to 9.1 m (30 ft.) along Grandview Highway and from 6.0 m (20 ft.) to 3.0 m (10 ft.) along Kaslo Street.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

4. Rezoning: 405-25 Alexander Street

An application by Brook Development Planning Inc. was considered as follows:

REZONING: 405-25 ALEXANDER STREET (Lots 27 to 32 inclusive, Block 38, D.L. 196, Plan 196)

Present Zoning: M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:

- maximum of 81 dwelling units;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 4.00;
- maximum height, 21.4 m (70.2 ft.) or seven storeys;
- bicycle storage facilities;
- acoustical provisions; and
- provisions regarding off-street parking and loading.

(ii) Any consequential amendments.

Cont'd

Clause No. 4 cont'd

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

- (a) That the draft CD-1 by-law be amended, prior to enactment, as follows:
 - (i) reduce 4.00 fsr to a maximum of 2.50;
 - (ii) reduce the maximum building height, as measured above the base surface, from 21.4 m (70.2 ft.) to 15 m (49.2 ft.); and
 - (iii) provide off-street parking as per Parking By-law requirements.
- (b) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development application be approved by the Director of Planning.
- (c) That as a condition of development approval a letter of undertaking be provided by the sponsor group stating that none of the dwelling units will be occupied by families with children.
- (d) That, prior to enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:
 - (i) consolidate the site into one parcel, registered in the Land Title Office; and
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer, to ensure that B.C. Hydro and B.C. Telephone services are undergrounded within and adjacent to the site from the closest existing suitable service point.

Should Council wish to approve the application and general form of development as submitted at 3.61 fsr, then the following conditions of approval were recommended:

- (a) That the draft by-law be amended, prior to enactment, to reduce the fsr to a maximum of 3.61, with a provision that the Director of Planning may permit an increase in the fsr to 3.65 to achieve improved visual and physical access from family units for supervision of children's play in the outdoor recreation area.
- (b) That the proposed form of development be approved in principle, generally as prepared by Davidson/Yuen Partners and stamped "Received City Planning Department April 17, 1990," provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (c) below.

Cont'd

Clause No. 4 cont'd

- (c) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development application be approved by the Director of Planning, having particular regard to the following items, as outlined in the City Manager's report dated June 18, 1990:
 - (i) revise the form of development to be in accordance with the 'Guidelines for Housing Families With Children at High Densities'. Development of the second and third floors of the lightwell, at the centre of the building, is revised to improve visual and physical access from family units for supervision of children's play in the outdoor recreation area, with the Director of Planning to increase the maximum fsr for this purpose up to but not exceeding 3.65.

- (d) That, prior to the enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:
 - (i) consolidate the site into one parcel, registered in the Land Title Office; and
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer, to ensure that B.C. Hydro and B.C. Telephone services are undergrounded within and adjacent to the site from the closest existing suitable service point.

Mr. P. Mondor, Zoning Division, reviewed the application with particular reference to recommended height and density. The applicant's intent is to provide mixed seniors' and family housing. There are two primary areas of concern with respect to this application. Firstly, it is premature to establish such a precedent for density and form prior to completion of the planning process approved by Council on July 26, 1990, which will consider the potential for residential use of industrially zoned lands. Secondly, there is concern regarding the inclusion of family housing, because a number of special needs residential facilities in the vicinity pose particular hazards to single mothers and children. There are also livability problems, since pertinent criteria for housing families with children in high density developments have not been met. The Director of Planning is reluctant, but given the need for seniors' housing in the area, recommends approval with the aforementioned conditions. The family livability difficulties, which relate to lack of visual supervision and physical access from the second and third floors, are not insurmountable and may be addressed at the development permit stage. Should Council wish to permit housing for families with children, the aforementioned alternative conditions are recommended.

Mr. Jim Green, Downtown Eastside Residents' Association, acknowledged the concerns expressed are legitimate, but can be addressed. The same concerns were all heard before when the application for the Four Sisters Housing Project was before Council, and that project has proven successful and has had very little trouble with the children. The proposed new project will have the benefit of Four Sisters experience. There is presently a waiting list of several hundred families, many already resident in this area in miserable conditions and with no security, who hope to live in

Cont'd

Clause No. 4 cont'd

their community in a project of this nature. With respect to the mixing of seniors and family housing, this will produce a more balanced community. While the requested density of 4.0 fsr would guarantee a viable project, the Association believes it can get by with a minimum 3.7 fsr, but not 3.61 fsr as proposed by the Director of Planning. Design problems cited can be overcome as approvals are obtained. The hope is that the district around Oppenheimer Park will become more and more a family district.

Mr. Stuart Ross, Reliance Motor Machine Works, 395 Alexander, spoke in opposition, believing the neighbourhood has gone downhill since the Lookout located there. Mr. Ross also questioned the parking requirement. While seniors' housing is needed, it was felt there must be space available in the City for such housing without locating it on Alexander and Dunlevy Streets.

Mr. Cowboy Ellis, 420 East Cordova Street, noted there is a high incidence of child molesters in the area, and opposed the application on the grounds the location would be dangerous to children.

The following speakers, all residents of the Four Sisters Housing Project, spoke in support of the application:

Keven Stephens, #406 - 153 Powell Street
Jane Carter, 153 Powell Street
Ronaye Farrell, #208 - 153 Powell Street
April Pigeon, #104 - 153 Powell Street
Jake Klassen, #210 - 153 Powell Street
Catherine Pigeon, #204 - 153 Powell Street
Kathleen Boyes, #304 - 133 Powell Street

The Four Sisters residents made the following points:

- There is grave need for affordable, decent housing in the community.
- The mixed seniors/family housing concept has proved viable, and includes benefits to both parties. Seniors have the stimulus of participating in families' lives, while the families - many headed by single parents - have the benefits of advice, assistance with childcare etc., and positive role models for the children.
- Those speakers with children indicated they had not encountered difficulties with disturbed persons in the area, perhaps in part because the need for vigilance is well recognized.
- Provision of decent family housing in the area will tend to rehabilitate the neighbourhood.

Mr. Jack Chalmers, #402 - 118 Alexander Street, stressed the joys of surrogate grandparenthood, and felt families and seniors are a very good mix.

Mr. F. Scobie, Associate Director, Zoning & Subdivision, advised the Director of Planning is prepared to support 3.7 fsr requested by Mr. Green.

Cont'd

Clause No. 4 cont'd

MOVED by Ald. Wilking,

THAT the application and general form of development be approved as submitted at 3.70 fsr, subject to the following conditions:

- (a) That the draft by-law be amended, prior to enactment, to reduce the fsr to a maximum of 3.70.
- (b) That the proposed form of development be approved in principle, generally as prepared by Davidson/Yuen Partners and stamped "Received City Planning Department April 17, 1990" provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (c) below.
- (c) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development application be approved by the Director of Planning, having particular regard to the following items, as outlined in the City Manager's report dated June 18, 1990:
 - (i) revise the form of development to be in accordance with the 'Guidelines for Housing Families With Children at High Densities'. Development of the second and third floors of the lightwell, at the centre of the building, is revised to improve visual and physical access from family units for supervision of children's play in the outdoor recreation area, with the Director of Planning to increase the maximum fsr for this purpose up to but not exceeding 3.70.
- (d) That, prior to the enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:
 - (i) consolidate the site into one parcel, registered in the Land Title Office; and
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer, to ensure that B.C. Hydro and B.C. Telephone services are undergrounded within and adjacent to the site from the closest existing suitable service point.

- CARRIED UNANIMOUSLY

(Alderman Bellamy was not present for the vote on the foregoing motion.)

5. Rezoning: Burrard Waterfront - East of Victoria Drive

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

REZONING: BURREARD WATERFRONT - EAST OF VICTORIA DRIVE

Present Zoning: M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:
- cultural and recreational uses;
 - dwelling uses for a caretaker or watchman;
 - manufacturing uses;
 - parking uses;
 - service uses;
 - transportation and storage uses;
 - utility and communication uses;
 - wholesale uses;
 - accessory uses and buildings customarily ancillary to the above;
 - maximum floor space ratio of 2.00, relaxable to 5.00; and
 - maximum height of 9.14 m (30 ft.), relaxable to 30.48 m (100 ft.).
- (ii) Any consequential amendments, including amendments to Sign By-law No. 6510 to establish sign regulations for this CD-1 District.

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

- (a) That the Director of Legal Services be instructed to prepare the necessary by-law to amend Schedule A, Tables 1 and 2 of the Subdivision By-law, to establish M-2 minimum parcel size standards for this CD-1 District.

Mr. R.R. Youngberg, Associate Director, Area Planning, cited the history of this application. At its meeting following the Planning & Neighbourhoods Committee meeting of June 28, 1990, Council instructed that the City establish a planning process, in consultation with the community, to prepare a policy plan for future development on the Vancouver Port Corporation and City lands east of Victoria Drive. In the interim, the Director of Planning was instructed to apply for rezoning of the area to CD-1 as outlined in the foregoing application. Mr. Youngberg reviewed the provisions, noting that while this proposal is more restricted than existing zoning, permitted uses are essentially those permitted in M-2 with some exceptions. It is the City's wish to control the form of development and compatibility with the surrounding neighbourhood without precluding existing uses.

John Marchiori, spoke on behalf of the Alberta Wheat Pool, expressing concern that the proposed rezoning would likely preclude its long-range plans for major new facilities, which have been in the works for some time. Height restrictions are a particular concern for loading grain. There is already one wheat pool structure over 200 feet tall, and although the industry has been in that location since 1926, there are frequent complaints about blocked views. It was feared a public hearing on future facilities would further divide the industry and area residents, as it was unlikely any plan would satisfy the neighbours. Mr. Marchiori also cited the Wheat Pool's economic benefits to the City, and submitted a letter from the Company's Deputy Chief Executive Officer dated August 2, 1990 (on file).

Clause No. 5 cont'd

Queried by Council members, Mr. Marchiori acknowledged the Alberta Wheat Pool had not discussed its long-range plans with City staff, and this may have been an error. The company intends to have an open house to which Council and neighbours will be invited.

The following speakers supported the rezoning application, as well as Council's decision to undertake a consultative planning process:

Manfred Trummer, 2158 Wall Street
Mack Bryson, 2807 Wall Street
Barb Fousek, 2455 Wall Street
Bill Richards, 2476 Trinity Street
Shane Simpson, 2669 Trinity Street

The speakers acknowledged the economic benefits of the Port and its contribution to the City's character. However, neighbourhood concerns regarding livability have too often been disregarded by Port industries in their development. Therefore, it was felt that future development should be undertaken in such a manner as to ensure neighbourhood livability is maintained, and that sincere efforts by both sides to achieve mutually acceptable solutions would result in a less confrontative atmosphere.

Patricia Coutts, 3642 Oxford Street, enquired how CD-1 zoning will further the City's aims when compliance is purely discretionary or the part of the Port. In response, the Mayor noted a letter dated August 1, 1990 from the Canada Ports Corporation, advising the Corporation has undertaken a major initiative to institute a public consultation process as part of its Port 2010 Project.

MOVED by Ald. Bellamy,

THAT the application be approved, subject to the condition proposed by the Director of Planning, as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,

SECONDED by Ald. Bellamy,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

* * * *

The Special Council adjourned at 10:45 p.m.

BY-LAW NO. 6724

A By-law to amend the
Sign By-law,
being By-law No. 6510

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

1. Schedule E to By-law No. 6510 is amended by adding thereto
the following:

"901 Beach Avenue	CD-1 (252)	6688	B (DD)
Burrard Waterfront - . East of Victoria Drive	CD-1 (258)	6718	B (M-2) "

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

DONE AND PASSED in open Council this 11th day of
September , 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 11th day of
September 1990, and numbered 6724.

CITY CLERK"

East Vancouver Port Lands

BY-LAW NO. 9894

A By-law to amend CD-1 By-law No. 6718

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

1. This By-law amends the indicated provisions and schedules of By-law No. 6718.
2. Council removes from CD-1 (258) the following lands:
 - (a) Parcel Identifier Number: 023-672-781, Parcel B except part on Plan LMP 31713, Block S, Town of Hastings, New Westminster District, Plan LMP 31712; and
 - (b) Parcel Identifier Number: 011-154-551, Block K, except part on Reference Plan 8675 now lane, Town of Hastings, Plan 5461.
3. Council repeals section 1, and substitutes:

"1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-611 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575."
4. After section 1, Council adds:

"2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (258)."
5. Council re-numbers section 2 as section 2.2.
6. In the new section 2.2, Council:
 - (a) repeals the introductory paragraph, and substitutes:

"2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (258) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:";
 - (b) from section 2.2(c), strikes out "Hall";

- (c) strikes out subsections (e) to (k), and substitutes:
- “(e) Institutional Uses, limited to Public Authority Use;
 - (f) Manufacturing Uses, limited to Food or Beverage Products Manufacturing - Class A, Machinery or Equipment Manufacturing, and Transportation Equipment Manufacturing;
 - (g) Office Uses, limited to General Office, but not including the offices of accountants, lawyers or notaries public, nor the offices of real estate, advertising, insurance, travel or ticket agencies;
 - (h) Parking Uses;
 - (i) Retail Uses, limited to:
 - (i) Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out, and where live entertainment is not available;
 - (ii) Marine Fuelling Station which means a floating facility where marine craft can buy fuel, and may include an accessory convenience store;
 - (iii) Retail Store limited to the sale of marine sporting goods and equipment;
 - (j) Service Uses, limited to Laboratory only for marine education or marine research, Motor Vehicle Repair Shop, Repair Shop - Class A, Restaurant - Class 1, School - Vocational or Trade, and Work Shop;
 - (k) Transportation and Storage Uses, limited to Aircraft Landing Place limited to Heliport, Cold Storage Plant, Grain Elevator, Marine Terminal or Berth, Packaging Plant, Railway Station or Rail Yard, Storage Warehouse, Storage Yard, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
 - (l) Utility and Communication uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;

- (m) Wholesale Uses, limited to Bulk Fuel Depot, Cardlock Fuel Station, Wholesaling - Class A, and Wholesaling - Class B; and
- (n) any other use which is not specifically listed and defined as a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law."

7. Council repeals section 4, and substitutes:

"4. Height

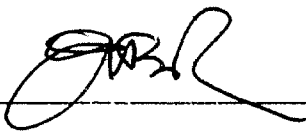
The maximum building height measured above the base surface shall be 10.67 m, except that if the Director of Planning or Development Permit Board first considers the criteria in Section 4 of the East Vancouver Port Lands CD-1 Guidelines, any other applicable policies or guidelines adopted by Council, and the potential impacts on adjacent residential districts, the Director of Planning or Development Permit Board may permit an increase in the height of any building to:

- (a) 16.76 m; or
- (b) 30.48 m for a portion of a site up to 12 m in width."

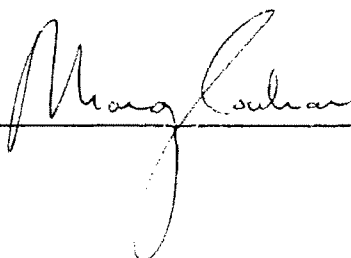
8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

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

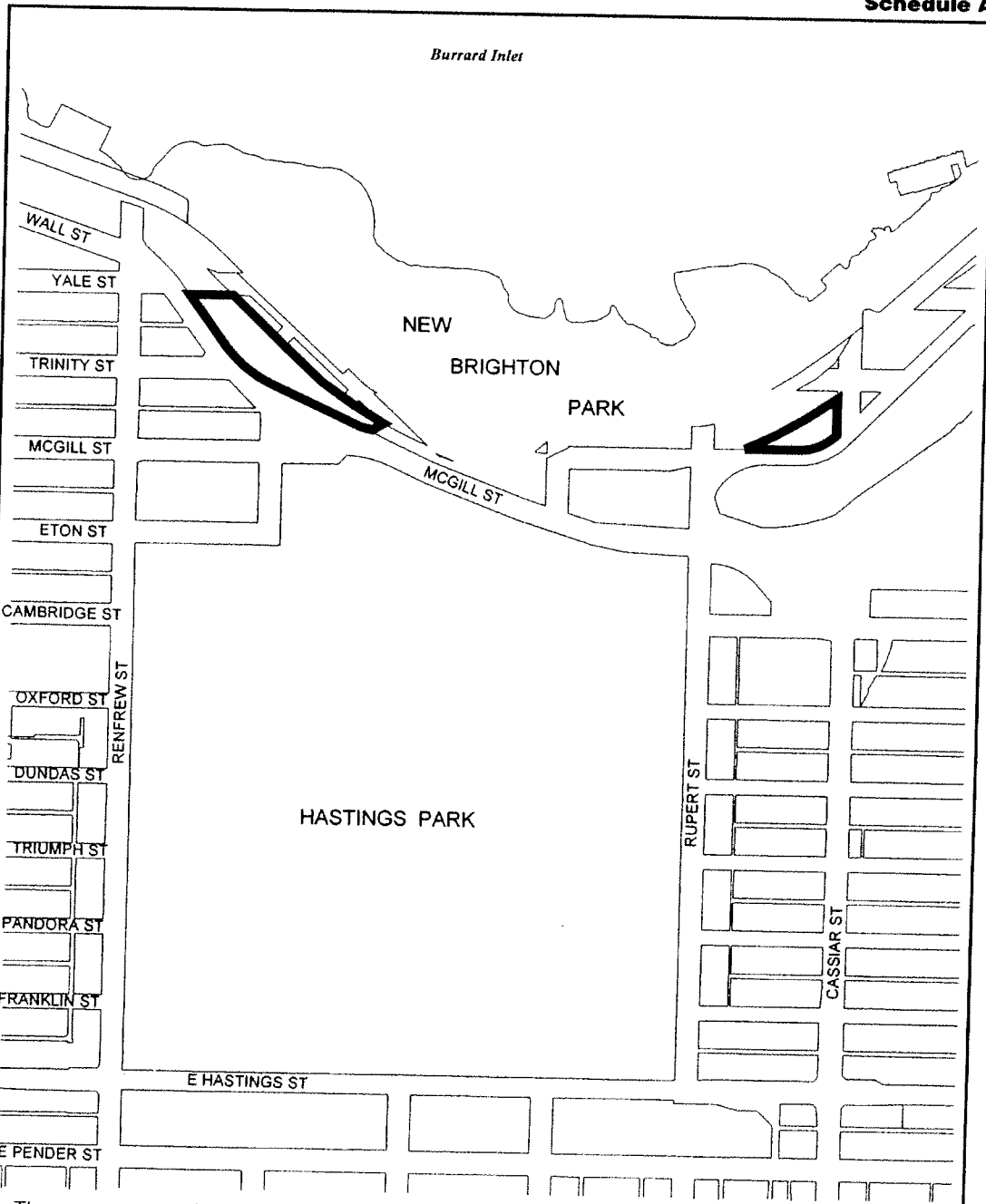
ENACTED by Council this 16th day of June, 2009



Mayor



City Clerk



The property outlined in black (———) is rezoned:
From **CD-1** to **I-2**

Z-611 (a)

RZ - East Vancouver Port Lands

map: 1 of 1

scale: NTS



City of Vancouver

date: April, 2009

32. **A By-law to amend Street and Traffic By-law No. 2849 regarding Canada Line neighbourhood parking (By-law No. 9892)**
33. **A By-law to amend Parking Meter By-law No. 2952 to expand the residential parking permit program to the Marine Drive, 41st and 49th Avenue, and King Edw (Cambie Village) Station neighbourhoods (By-law No. 9893)**
34. **A By-law to amend CD-1 By-law No. 6718 regarding East Vancouver Port Lands (By-law No. 9894)**
35. **A By-law to amend Zoning and Development By-law No. 3575 regarding Metro Core Jobs and Economy Land use Plan - Downtown Policies (By-law No. 9895)**
(Councillors Deal and Reimer ineligible to vote)
36. **A By-law to amend Downtown Official Development Plan By-law No. 4912 regarding Metro Core Jobs and Economy Land use Plan (By-law No. 9896)**
(Councillors Deal and Reimer ineligible to vote)

BY-LAWS

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

THAT Council, except for those members excused as noted in the agenda, enact the by-law(s) listed on the agenda for this meeting as numbers 1 to 36 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY
(Councillors Chow and Jang absent for the vote)

22. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding reduced fees for phased sites (By-law No. 9882)
23. A By-law to amend Urban Design Panel By-law No. 4722 regarding miscellaneous amendments (By-law No. 9883)
24. A By-law to amend Solid Waste By-law No. 8417 regarding tipping fees and miscellaneous amendments (By-law No. 9884)
25. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$613,154.59 for certain local improvement street work projects, including pavement curbs, trees and bulges, cement walks, lane pavement, and speed humps and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9885)
26. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$7,772.76 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. 9886)
27. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$3,528.39 for certain local improvement street lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9887)
28. A By-law to amend Zoning and Development By-law No. 3575, CD-1 By-law No. 9193, and CD-1 By-law No. 9766 regarding miscellaneous text amendments (By-law No. 9888)
29. A By-law to amend Sign By-law No. 6510 regarding miscellaneous text amendments (By-law No. 9889)
30. A By-law to amend CD-1 By-law No. 8587 regarding 651 Expo Boulevard (By-law No. 9890)
31. A By-law to amend False Creek North Official Development Plan By-law No. 6650 regarding 651 Expo Boulevard (By-law No. 9891)

3. REZONING & TEXT AMENDMENT: East Vancouver Port Lands

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

Summary: To make various text and plan amendments to Comprehensive Development (CD-1) #258 and adjacent sites to implement the East Vancouver Port Lands Plan and to rezone 3001 Wall Street and 3399 Bridgeway from CD-1 District to I-2 (Industrial) District to reflect the non-port related uses of the sites.

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.

Barbara Fousek, Burrardview Community Association and Community Liaison, East Vancouver Port Lands, spoke in support of the application.

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

Council Decision

MOVED by Councillor Woodsworth

- A. THAT, as part of the implementation of the East Vancouver Port Lands Plan, approved by Council on April 19, 2007, the application by the Director of Planning to amend CD-1 #258 (By-law No. 6718) for the East Vancouver Port Lands (currently named Burrard Waterfront, East of Victoria) to update the uses and height regulations to align the By-law with the East Vancouver Port Lands Plan, generally as described in Appendix A to Policy Report, "*Zoning Amendments to CD-1 #258 (Burrard Waterfront, East of Victoria) related to the East Vancouver Port Lands Plan*" dated April 6, 2009 and to rezone 3001 Wall Street (PID 023-672-781, Parcel B except part on Plan LMP 31713, Block S, Town of Hastings, New Westminster District, Plan LMP 31712) and 3399 Bridgeway (PID 011-154-551, Block K, Except part of Reference Plan 8675 now lane, Town of Hastings, Plan 5461) from CD-1 #258 (By-law No. 6718) to I-2 (Industrial) District to reflect the non-port related industrial uses of the sites be approved.
- B. THAT, subject to approval of the by-law to amend CD-1 #258, the East Vancouver Port Lands CD-1 Guidelines, generally as outlined in Appendix B of the above noted Policy Report, also be approved.

CARRIED UNANIMOUSLY

REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES

MAY 19, 2009

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 19, 2009, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider zoning, heritage and sign by-law amendments.

PRESENT:

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

ABSENT:

Councillor David Cadman (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE:

Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY