



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

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

## CD-1 (282)

*707 Powell Street*

***By-law No. 6919***

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

***Effective January 7, 1992***

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

1     *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2     The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1 (282), 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) Community Care Facility; [9674; 08 06 24]
- (b) Accessory Uses customarily ancillary to the above uses.

### 3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 4.25. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 726.81 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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 7.3 m 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 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

### 4 Height

The maximum building height measured above the base surface shall be 22.0 m.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6919 or provides an explanatory note.*

- 5 **Off-Street Parking and Loading**  
Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 10 off-street parking spaces shall be provided.

Off-street loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 1 off-street loading space shall be provided.

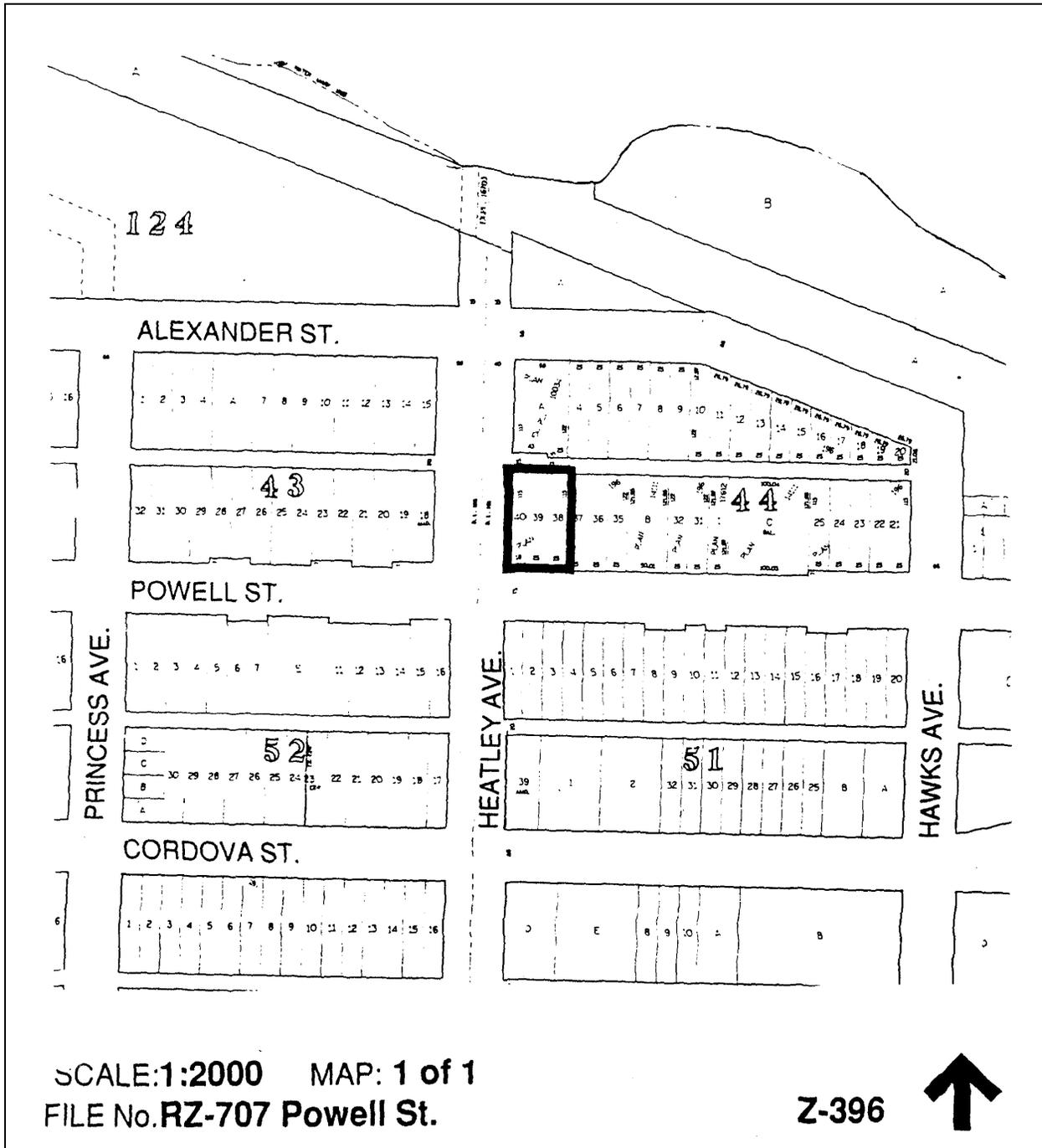
- 6 **Acoustics**  
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

| <b>Portions of dwelling units</b> | <b>Noise levels (Decibels)</b> |
|-----------------------------------|--------------------------------|
| bedrooms                          | 35                             |
| living, dining, recreation rooms  | 40                             |
| kitchen, bathrooms, hallways      | 45                             |

- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 6919 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



CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: Nov. 13, 1991

To: City Manager  
 Director of Planning  
 Associate Director, Land Use & Development Division  
 Acting Associate Director, Community Planning Division  
 Director of Social Planning  
 Director of Legal Services  
 Medical Health Officer  
 City Engineer

Refer File: P.H. #254

Director of Housing & Properties  
 Manager, Real Estate & Housing  
 Director of Permits & Licenses

Subject:

Public Hearing - November 5, 1991

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of November 5, 1991, regarding the rezoning of 707 Powell Street (Triage).

*[Handwritten Signature]*  
CITY CLERK

RECEIVED  
 PLANNING DEPARTMENT  
 NOV 14 1991  
 NUMBER m 7837  
 REFERRED TO FAS  
 COPY TO  
 ANSWER REQ D.

NL:ci  
Att.

Also sent to:

Mr. Ron Yuen  
Davidson/Yuen Partners  
#1401 - 510 West Hastings Street  
Vancouver, B.C.  
V6B 1L8

Ms. Jude Sercombe, Chair  
Triage Emergency Services  
and Care Society  
906 Main Street  
Vancouver, B.C.  
V6A 2W1

Downtown Eastside Residents Association  
#4 - 9 East Hastings Street  
Vancouver, B.C.  
V6A 1M9

Ms. Linda Thomas  
Director of Housing  
Greater Vancouver Mental  
Health Service  
#300 - 1070 West Broadway  
Vancouver, B.C.  
V6H 1E7

Mr. Rob O'Day  
Terra Housing  
#301 - 1587 West 8th Avenue  
Vancouver, B.C.  
V6J 1T5

Ms. Lauren Bouchard  
#104 - 3660 Cambie Street  
Vancouver, B.C.  
V5Z 2X2

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 5, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 8:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell  
Aldermen Bellamy, Chan, Davies,  
Eriksen, Owen, Price, Puil,  
Rankin, Yorke and Wilson

CLERK TO THE COUNCIL: Nancy Largent

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,  
SECONDED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

1. Rezoning: 707 Powell Street (Triage)

An application by Davidson/Yuen Partners was considered as follows:

REZONING: 707 POWELL STREET (Lots 38 and 39 except the south 7 feet, Lot 40 except the south 7 feet and the west 7 feet, Block 44, Plan 196, D.L. 181)

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

Clause No. 1 cont'd

- (i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:
  - special needs residential facility - community care facility;
  - accessory uses customarily ancillary to the above;
  - maximum floor space ratio of 4.25;
  - maximum height of 22.0 m; and
  - acoustical provisions
  - provisions regarding off-street parking and loading.
- (ii) Any consequential amendments.

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

THAT, prior to approval by Council of the form of development, the registered owner shall, at no cost to the City:

- (i) obtain approval of a development application by the Director of Planning;
- (ii) make suitable arrangements to the satisfaction of the City Engineer, for undergrounding of all electrical and telephone services from the closest existing suitable service point;
- (iii) obtain approval of plans by the Director, Community Care Facilities Licensing; and
- (iv) make suitable arrangements, to the satisfaction of the City Engineer, to consolidate the site.

Clause No. 1 cont'd

The agenda included the following summary of the proposed changes:

**SUMMARY OF PROPOSED CHANGES**

|        | Current Status  | Proposed Amendment<br>(If approved)             |
|--------|-----------------|---|
| Zone   | M-2             | CD-1  |
| Uses   | Heavy Industry  | (SNRF)<br>Special Needs<br>Residential Facility |
| FSR    | 5.0             | 4.25  |
| Height | 100 ft.(30.5 m) | 22.0 m (72.2 ft)                                |

Ms. Jacquie Murfitt, Acting Associate Director, Community Planning Division, reviewed the application, noting the detailed form of development will be reported to Council at a later time. Inadequacies of the present facility, and advantages of the proposed location, were also reviewed. It was noted there has been an extensive local area planning process in the neighbourhood, which has attempted to address concerns of residents with respect to the proposed facility. The Powell Street address now under consideration was selected to meet some community objections regarding an earlier proposal for a site at Glen and Hastings, which many felt was too close to neighbourhood schools. In addition, the Powell Street location will benefit from its proximity to other services required by Triage's clientele.

Clause No. 1 cont'd

Mr. Jeff Brooks, Downtown South Social Planner, spoke on behalf of the Medical Health Officer, stressing that this proposal is totally consistent with mental health services needs identified by the City. It will relocate an inadequate facility, and add space for an additional 30 semi-independent residents. For nine years, it has been a vital service to the downtown community, which should be more likely to suffer from the press of homeless mental patients without it. In response to queries, Mr. Brooks clarified licensing requirements, and confirmed the new facility will be licensed, unlike the current facility which does not meet licensing requirements.

Ms. Joyce Preston, Director of Social Planning, advised Triage's current facility cannot be brought up to standards, economically. Public consultation on Triage has revealed community fears that the facility is "the thin edge of the wedge", and the question is how to assure the community there will be effective planning in consultation with residents. Ms. Preston outlined past and present planning activities underway in Strathcona and the Downtown Eastside.

Ms. Jude Sercombe, Chairman, spoke on behalf of the Triage Emergency Services and Care Society. The present status of planning for the new facility was described. Triage provides emergency accommodation, and was not originally intended to be a care facility, but has proven so successful in stabilizing the mentally ill that the facility has become inadequate. There has been good support from government agencies, and funding mechanisms are in place to make the new Triage financially viable and address housing needs, by adding 30 beds of housing to 28 emergency beds. Triage has been located in the Downtown Eastside/Strathcona area for nine years without problems. Many of the potential residents already live in that neighbourhood, and it is critical to clients and to the community that access be easy. Admissions policy has been upgraded to meet community concerns, and community representatives will be appointed to the Board of Directors. The program will be monitored by health professionals, and the facility will be staffed 24 hours a day, seven days a week.

Ms. Linda Thomas, Greater Vancouver Mental Health Service Director of Housing, indicated housing is a significant need for the mentally ill, and the agency is working to provide a broad range of alternatives. Ms. Thomas referenced a map showing a broad continuum of available housing options, over 800 units, ranging across the city (on file). While there is some concentration of services in this area, GVMHS is trying to spread them throughout the city and to other municipal areas; particulars were provided. The 28 emergency beds provided by

Clause No. 1 cont'd

Triage are critical, and form a safety net for the community, providing an opportunity for the mentally ill to be assisted, provided with treatment, and to have services put in place for them. GVMHS is very concerned about the sub-standard existing building, and has been seeking a new site for some time. The new facility will be licensed, professional, and accountable, and community involvement will be assured. As with all GVMHS facilities, the agency will ensure the community has contacts for rapid response to any concerns.

Mr. Ron Yuen, Davidson/Yuen Partners, architects for the Triage project, was confident the design can be fit to the requirements of the site and the zoning. Mr. Yuen responded to queries regarding fsr, open space, design of the residential facilities, and potential for outside activities. He confirmed that acoustical studies will be carried out, and all Health By-law provisions will be met including noise mitigation and any other requirements.

Following the presentations by staff and the applicant's representatives, the Mayor called for speakers. Eleven speakers addressed the Public Hearing in opposition to the application and 11 speakers supported the application. One additional speaker neither supported, nor did not support, the application. The following opposed the application:

Paul Taylor, 100 Block Powell Street  
Kiku Hawkes, area resident  
Mr. Chow, area businessman  
Joe Chan, 800 Block East Georgia Street  
Mr. Lee, area resident  
Mr. Mah, 700 Block Keefer Street  
Wai Yip Cheng, 300 Block East Pender Street  
Mrs. Siew, 1700 Block East 30th Avenue  
Sang Lee (showed video tape of proposed location, and filed petition bearing approximately 1600 signatures opposed to the Triage proposal), area landlord  
Mr. Patton, 700 Block Keefer Street  
Ted Mason, 700 Block Prior Street  
Tony Tran, 600 Block Prior Street  
Nancy Lau, 2500 Block East 7th Avenue.

The foregoing speakers objected to the application on one or more of the following grounds, primarily related to location of the proposed facility:

- The Strathcona/Downtown Eastside neighbourhood is deteriorating, with increased incidence of prostitution, drugs and other crime. Residents and area businessmen feared further deterioration would result from the presence of mental patients.

Clause No. 1 cont'd

- Concerns were expressed for community safety, especially the safety of children and senior citizens. It was feared that because of their instability, mentally ill persons may cause a crisis at any time, and cannot be controlled if problems do occur.
- Concern was expressed over a potential drop in property values, both on the part of area residents, and persons who were concerned about the prosperity of Chinatown.
- There is too great a concentration of facilities in the Downtown Eastside/Strathcona area, and the City should not reinforce this concentration. The Triage facility will bring an influx of mentally ill outsiders into the community. Other areas are sending their mentally ill to this neighbourhood to get rid of them. They are not area residents.
- There should have been better planning for the institutionalization of the mentally ill. The Provincial Government is fobbing its problem off on the City, which should resist on behalf of the affected neighbourhoods.
- At one time Strathcona and the Downtown Eastside were impressive success stories of cleaned-up neighbourhoods; that is not the case now. Progress has been overwhelmed by criminal activities. Better planning and zoning processes are needed to save the neighbourhood, or families will be starting to leave. Several speakers felt enhanced security is needed on school grounds.
- Criminal activity in the area will victimize the mentally ill. Patients will be trapped in the facility, afraid to go out. Similarly, there are too many drinking establishments in close proximity to the proposed facility, which will also create problems for the mentally ill who should not drink.
- The proposed physical location of the facility is poor, in a noisy, high traffic area. The mentally ill would be better off in quiet family settings, not in a semi-industrial location in the core of town.

Clause No. 1 cont'd

The following spoke in support of the application:

Jim Green, Downtown Eastside Residents Association  
Dr. Li, area resident and member of the Strathcona Mental Health Team  
Mr. Vance, Mustard Seed Housing Network  
Stephen Gray, First United Church  
Rev. Griffin  
Ralph Buckley, Strathcona Mental Health Team Director  
Martin Baker, Vancouver Urban Core Community Workers Association  
Barry Niles, Mental Patients Association  
Karen O'Shaughnessy, The Lookout.

The foregoing speakers supported the application on one or more of the following grounds:

- Drugs, prostitution, and criminal activity are certainly neighbourhood problems, but are separate issues not related to the presence of the mentally ill. Appropriate planning to alleviate criminal activities in the community would do much to allay neighbourhood concerns.
- The mentally ill are less violent than members of society in general, and are more likely to be victims than predators.
- Triage came into existence to provide temporary shelter for the mentally ill and substance abusers evicted from Downtown Eastside hotels. The facility provides for the needs of an existing community, already living in the neighbourhood because of its proximity to needed services, cheap rents, and other factors.
- The mentally ill are a fact of life in the community and must be dealt with. City Council does not have the authority to deal with the underlying causes, such as poorly plan deinstitutionalization. However, Triage is part of the solution, rather than part of the problem, because it gives those in need of help a place where they can be assisted, and does not leave them on the street to prowl neighbourhoods and sleep under the Viaduct.

Clause No. 1 cont'd

- The existing Triage facility is already located in this general area, and has provided service for the past nine years without serious incidents. The facility is woefully inadequate, and the proposal will provide more and better accommodation, including new, much needed sheltered housing. In addition, the proposed new location is actually further away from Chinatown than the existing one, and will take some pressure off that community.
- Other emergency services in the area have high turn-away rates. More service is essential.
- While the Downtown Eastside may have more than its share of such facilities, the answer is not in refusing this badly needed emergency shelter, but in urging other neighbourhoods to rezone to accept such facilities in future. The need is still growing.
- Triage has done an excellent job under difficult circumstances.
- Society has a moral obligation to the homeless and to the mentally ill, to provide needed facilities and bring them into the community.

The following also spoke in support of the application:

Joe Jeffery, School Consultative Committees of Lord Strathcona and Seymour Elementary Schools, indicated area parents had been extremely concerned over the Hastings and Glen location previously proposed, in light of its close proximity to schools and parks. Mr. Jeffery filed 132 letters from parents and children attending Lord Strathcona and Seymour Elementary Schools, supporting the new location of the Triage facility at 707 Powell Street. The parents also requested Council to initiate a comprehensive study and plan to deal with the overwhelming social problems which plague their community. One additional letter from a Lord Strathcona Elementary School parent did not support the proposed Triage location.

Don Burgess, 300 Block Powell Street, reviewed his personal experiences as a homeless person and substance abuser, and credited Triage with helping him to recover by showing him love and respect as an individual. Mr. Burgess urged the Council to vote for Triage.

Clause No. 1 cont'd

Jeff Sommers, Carnegie Community Centre Association, could neither support, nor not support, the application. The necessity to have a new location for Triage, and for that facility to provide residential care, is a consequence of neglect and poor planning for deinstitutionalization of the mentally ill. To go from segregation of the mentally ill in large scale institutions to their segregation in small scale institutions is only a short term, stop-gap solution. The true problem is poverty and the lack of adequate housing, and these real issues need to be addressed. Furthermore, such housing should not be concentrated in one neighbourhood, but spread throughout the city. Better public education will also be needed to inform the public about the mentally ill and thereby alleviate its concerns.

Having ascertained there were no further speakers, the Mayor requested City staff to respond to concerns raised by the delegations.

Mr. Bruce Maitland, Manager of Real Estate & Housing, responded to the concern about possible drop-off of property values. Careful monitoring of similar facilities has indicated no drop in the property values.

Ms. Murfitt indicated staff have reviewed the preliminary scheme of development, and believe the site can accommodate the Triage facility, which will have to meet noise standards. While the location of the facility in the community is clearly a concern, Triage is already located in the area. The Powell Street location is further from Chinatown and nearer to necessary services. The new facility will be licensed, offer greater supervision, and offer community representation on its Board. The forthcoming report on the local area planning program will include both the zoning and social issues.

Ms. Preston noted the delegations had stated the case for their area, and agreed there are serious social issues, of which mental health is only one. The relocation of the Triage facility is the beginning of one form of solution to one problem. All of the social issues must be addressed, but it will be necessary to address them one at a time.

While recognizing the concerns of those delegations opposed to the application, Council felt they were based on misunderstanding. The proposed Triage facility will provide more, rather than less, safety in the community, since without it, more people would be on the streets. Clients will not be taken directly from prison or Riverview, but are people who already live in the community. Council also felt it was unfortunate there is so much misunderstanding of mental illness, and stressed that the social ills of the community cannot be

Clause No. 1 cont'd

unfairly laid at the door of the mentally ill. The facility is badly needed, and Council was inclined to approve the application. However, the delegations were assured Council is cognizant of their concerns, and expects those concerns to be addressed and solutions put forward in the course of the local area planning program. To alleviate concerns that Triage is the first of many such facilities, Council agreed new mental health emergency shelters would not be approved in the Strathcona local area community until the local area planning process establishes policies for the area. Council also felt it would be useful to have a follow-up on the new Triage facility, a year after it is opened, and was confident there would be no serious problems to report.

MOVED by Ald. Puil,

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

MOVED by Ald. Chan,

THAT a Community Liaison Committee be set up by the Triage Emergency Services and Care Society to liaise with neighbourhood groups.

- CARRIED UNANIMOUSLY

MOVED by Ald. Chan,

THAT the Board of the Triage Emergency Services and Care Society include at least one person from the Strathcona Local Area Planning Committee.

- CARRIED UNANIMOUSLY

MOVED by Ald. Chan,

THAT a moratorium be imposed on new mental health emergency shelters in the Strathcona local area until a broad community consultation process is concluded and a staff report is presented to Council.

- CARRIED UNANIMOUSLY

Clause No. 1 cont'd

MOVED by Ald. Davies,  
THAT one year after Triage is opened in its new location,  
there be a report back on how the facility is doing.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,  
THAT the correspondence submitted to Council for this Public  
Hearing, consisting of three letters objecting to the proposed  
facility and ten letters supporting the application, be received  
for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Puil,  
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 12:20 a.m.

707 Powell Street

BY-LAW NO. 6919

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 plan marginally numbered Z-396 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(282), 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) Special Needs Residential Facility (Community Care Facility);
- (b) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 4.25. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 726.81 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level,

to be measured to the extreme outer limits of the building;  
and

- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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 7.3 m 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 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m<sup>2</sup> per dwelling unit.

#### 4. Height

The maximum building height measured above the base surface shall be 22.0 m.

At a Public Hearing on November 5, 1991, Council approved rezoning of the subject site from M-2 Industrial District to CD-1 Comprehensive Development District. CD-1 By-law Number 6919, governing the subject site, was enacted on January 7, 1992.

**PROPOSED DEVELOPMENT**

The proposed development involves the construction of a special needs residential facility (community care facility) building containing 27 dwelling units, 28 emergency beds, and one level of underground parking for 10 spaces.

The development application (Number 213734), submitted by Davidson/Yuen Partners, complies with the provisions of the CD-1 By-law which accommodates a special needs residential facility development to a floor space ratio of 4.25. (Any variances from the By-law will be dealt with through "prior to" conditions of approval.)

Table 1 below provides a summary to the relevant statistics.

TABLE 1

|                       | Required/Permitted Under CD-1 By-law Number 6919 | Proposed Development (D.A. 213734) |
|-----------------------|--|------------------------------------|
| FLOOR AREA            | 33,250.2 sq. ft. (max)                           | 28,674.0 sq. ft.                   |
| HEIGHT                | 72.18 ft. (max)                                  | 66.66 ft.                          |
| PARKING               | 10 spaces (min)                                  | 10 spaces                          |
| NUMBER OF UNITS       | 30 D.U. (max)<br>28 beds                         | 27 D.U.<br>28 beds                 |
| RESIDENTIAL ACOUSTICS | REQUIRED   | PROVIDED                           |

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

**CONCLUSION**

The Director of Planning is prepared to approve Development Application Number 213734, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*

25

5. Off-Street Parking and Loading

Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 10 off-street parking spaces shall be provided.

Off-street loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 1 off-street loading space shall be provided.

6. Acoustics

All development permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

PORTIONS OF DWELLING UNITS

NOISE LEVELS (DECIBELS)

|                                  |    |
|----------------------------------|----|
| bedrooms                         | 35 |
| living, dining, recreation rooms | 40 |
| kitchen, bathrooms, hallways     | 45 |

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

DONE AND PASSED in open Council this 7th day of January, 1992.

(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 7th day of January 1992, and numbered 6919.

CITY CLERK "

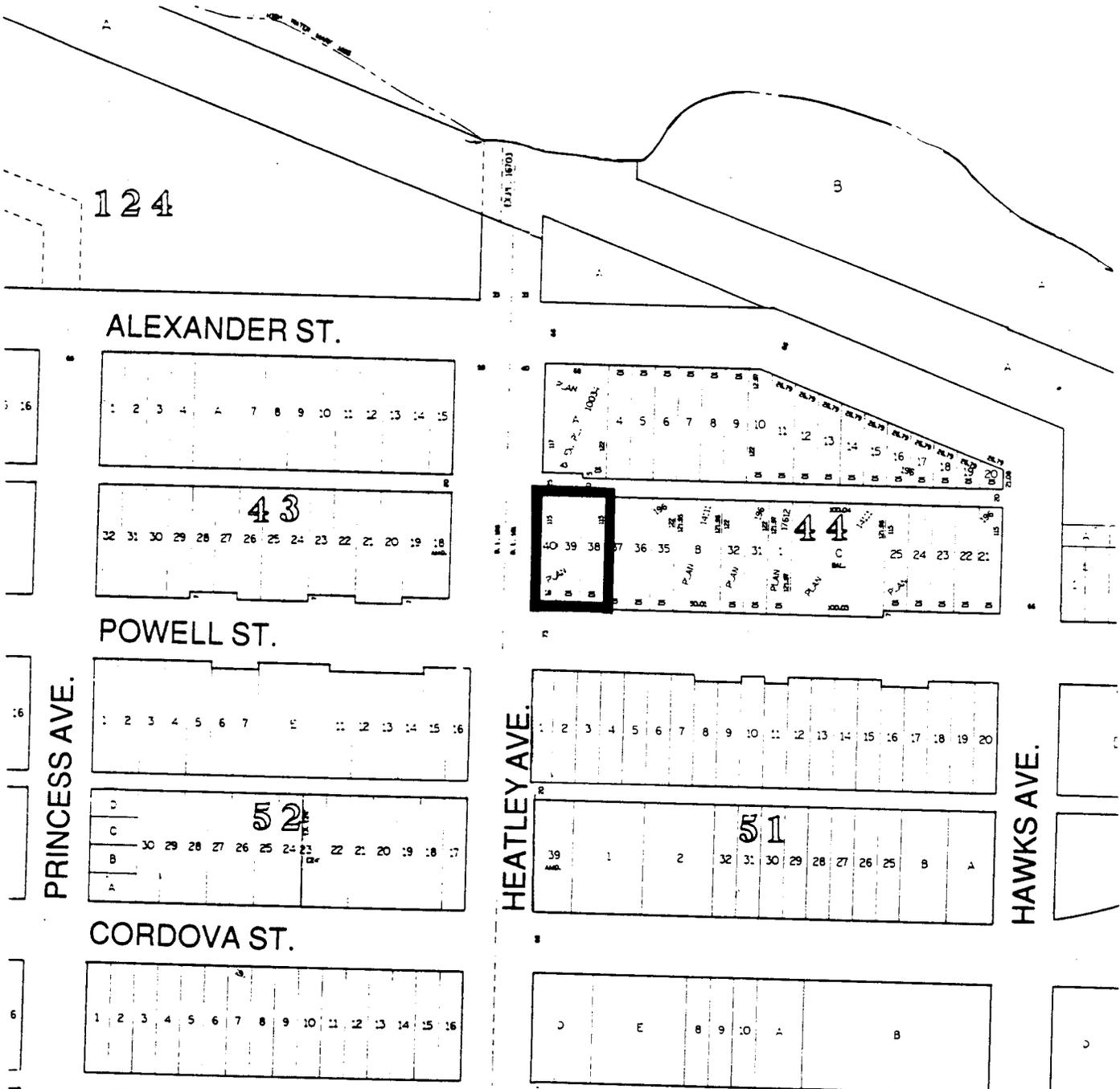
BY-LAW No. 6919 BEING A BY-LAW TO AMEND BY-LAW No.3575  
 BEING THE ZONING AND DEVELOPMENT BY-LAW

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

SCHEDULE A

FROM M-2

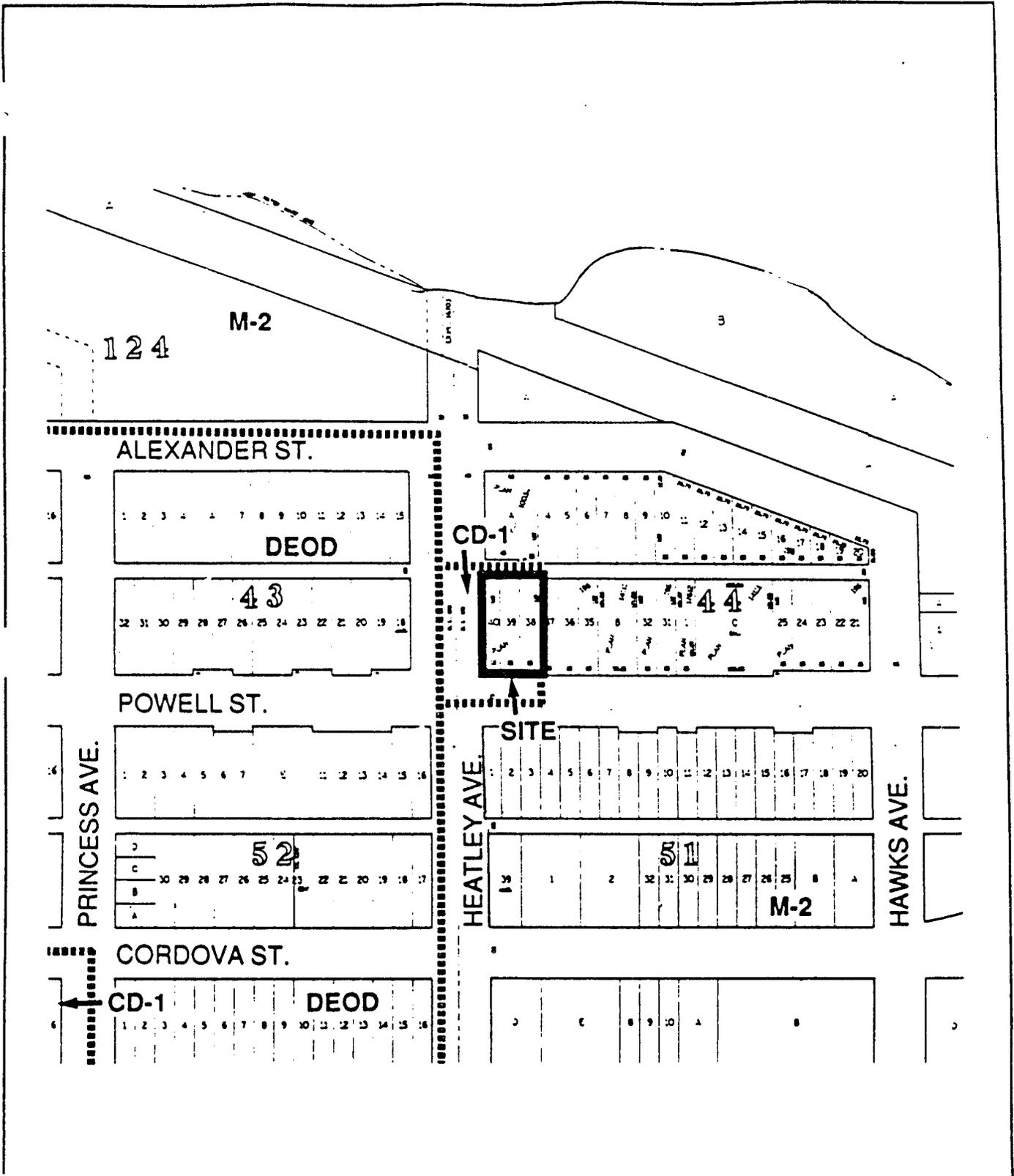
TO CD-1



SCALE:1:2000 MAP: 1 of 1  
 FILE No.RZ-707 Powell St.

Z-396





DA 213734  
707 Powell St.

City of Vancouver Planning Department

Date: Feb. 1992

Drawn: Dean

Scale: 1:2000

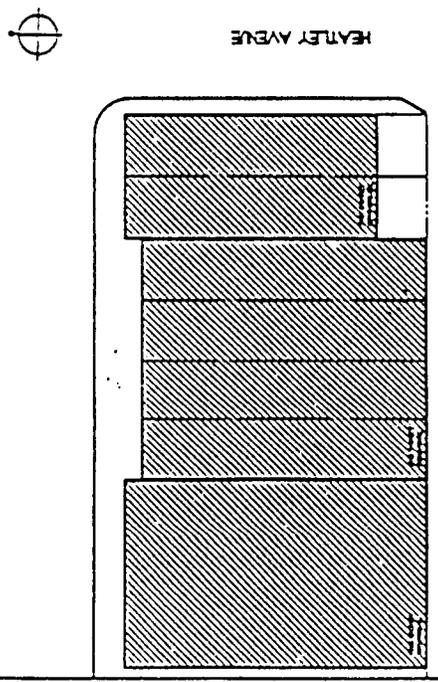
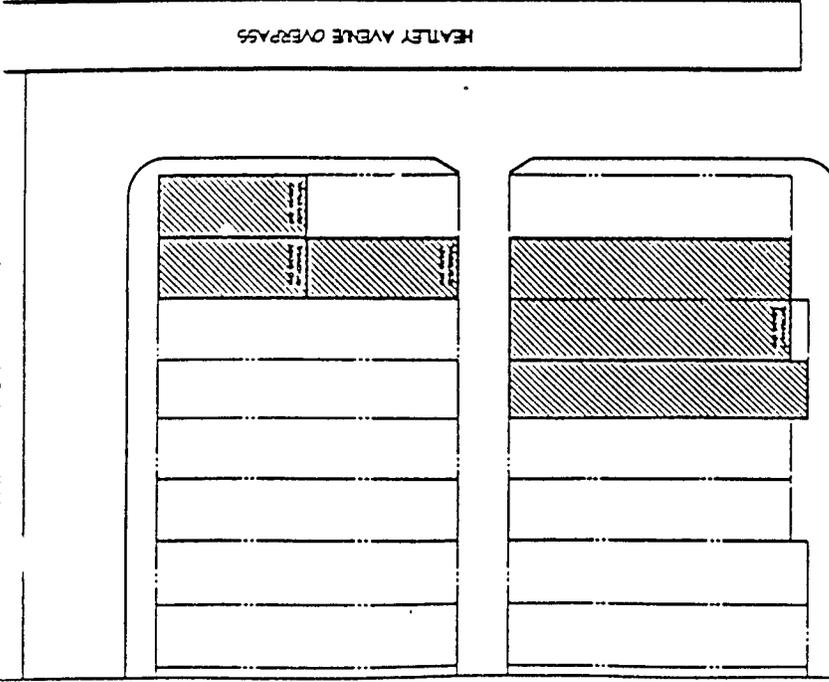
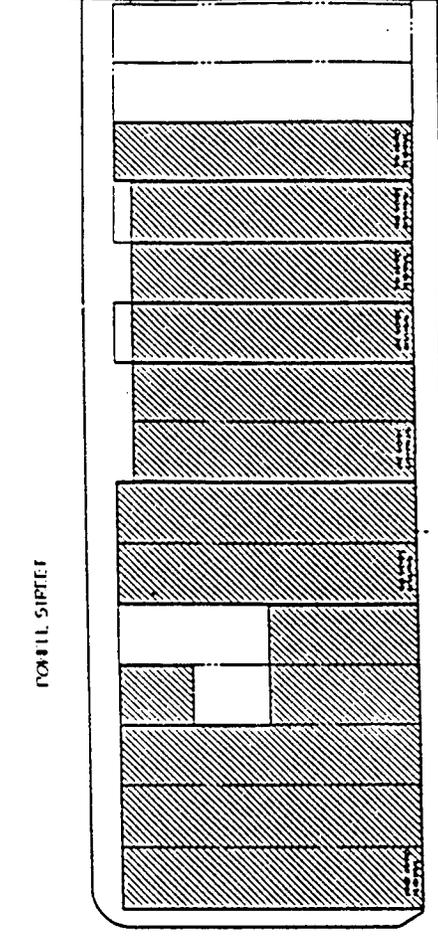
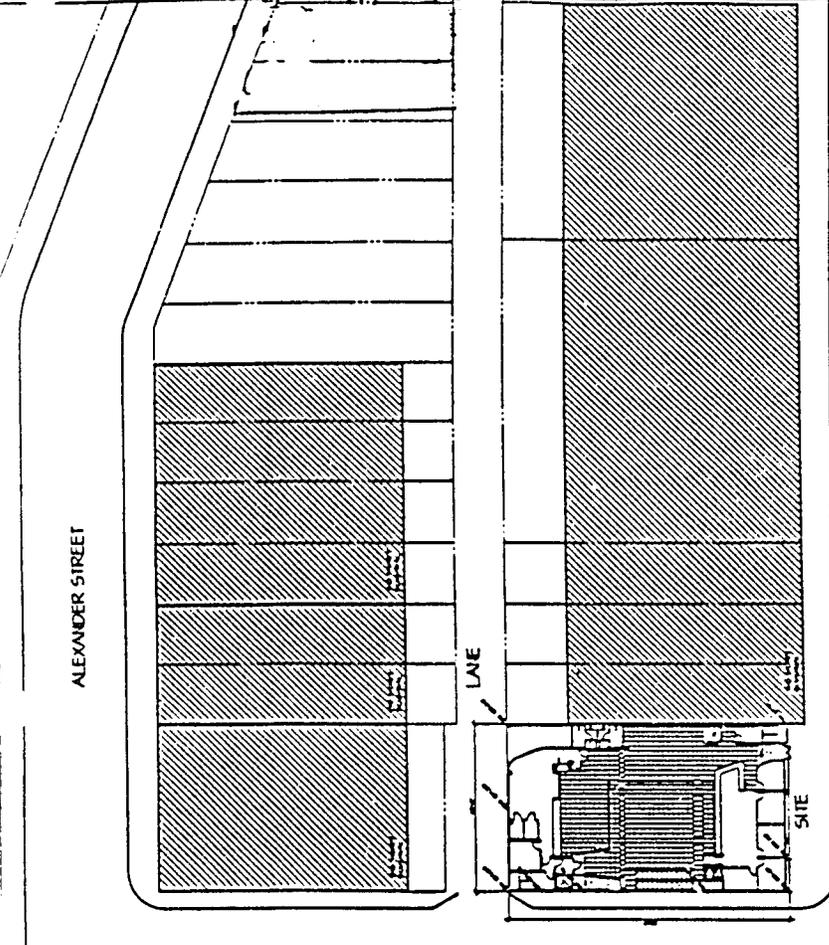


26

1. The information shown on this plan is based on the information provided by the applicant and is not to be used for any other purpose.  
 2. The applicant is responsible for the accuracy of the information provided.  
 3. The information shown on this plan is not to be used for any other purpose.  
 4. The applicant is responsible for the accuracy of the information provided.  
 5. The information shown on this plan is not to be used for any other purpose.  
 6. The applicant is responsible for the accuracy of the information provided.  
 7. The information shown on this plan is not to be used for any other purpose.  
 8. The applicant is responsible for the accuracy of the information provided.  
 9. The information shown on this plan is not to be used for any other purpose.  
 10. The applicant is responsible for the accuracy of the information provided.

Davidson/Teas Planning  
 10000 100th Street, Suite 100  
 Richmond, BC V6V 1K2  
 Tel: 604-273-1111  
 Fax: 604-273-1112

Project No. 17342  
 Date: 11/10/04  
 Scale: 1:500  
 Drawing No. 17342-01  
 Title: SITE PLAN  
 Author: [Name]  
 Checked: [Name]  
 Approved: [Name]



DATE: 01/10/2001  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]  
 SHEET NO: [Number]

Davidson/Teach Partners  
 Architecture Research Practice  
 1000 [Address]  
 [City, State, Zip]

TRACE

ELEVATIONS

DATE: 01/10/2001  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: 01/10/01  
 DRAWING NO: 01/10/01

A31

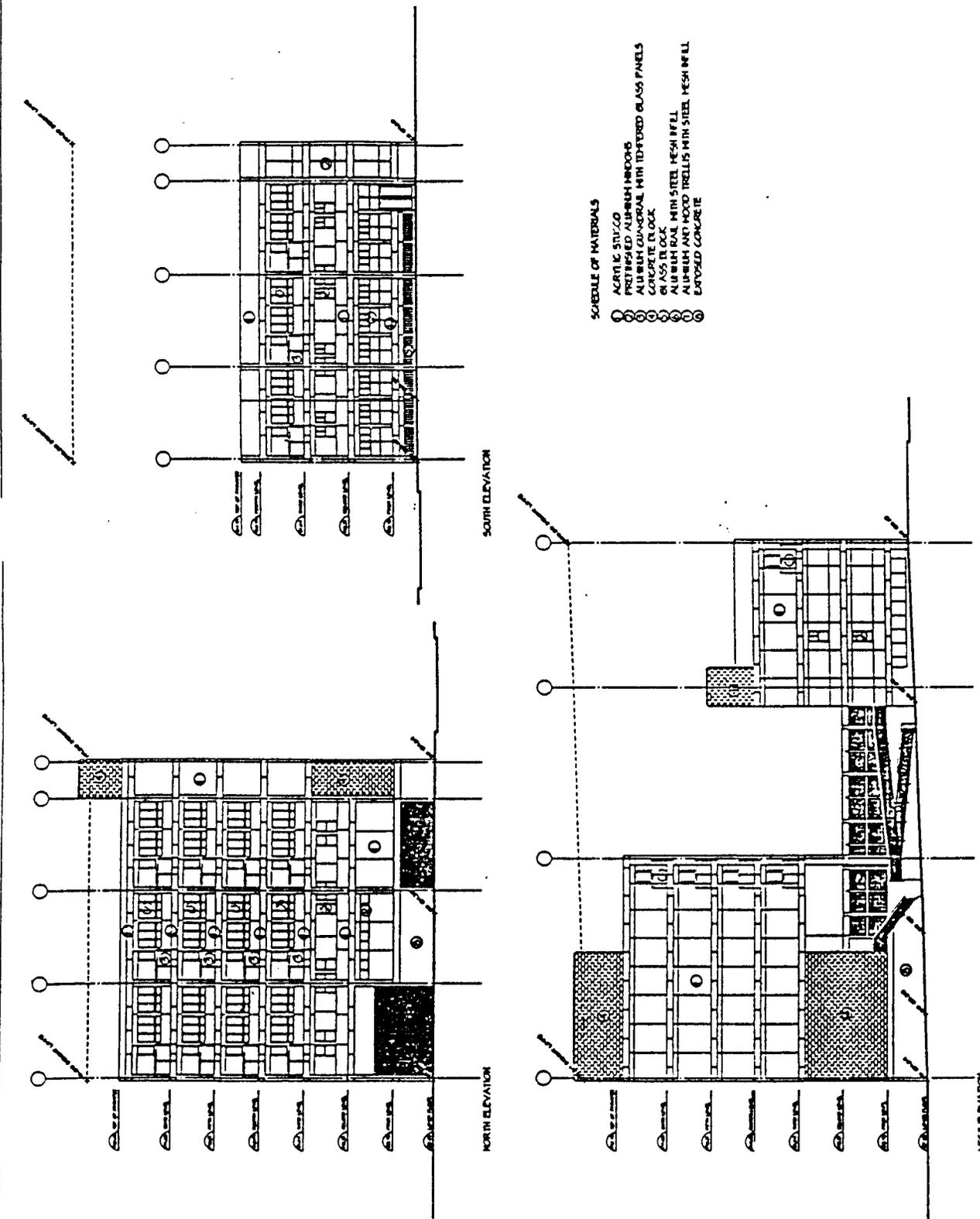
SCHEDULE OF MATERIALS

- ① ACRYLIC STUCCO
- ② PREFINISHED ALUMINUM SIDINGS
- ③ ALUMINUM QUADRANT WITH TINTED GLASS PANELS
- ④ CONCRETE BLOCK
- ⑤ GLASS BLOCK
- ⑥ ALUMINUM RAIL WITH STEEL MESH INFILL
- ⑦ ALUMINUM AND WOOD TRELLIS WITH STEEL MESH INFILL
- ⑧ EXPOSED CONCRETE

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION



CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: Feb. 19, 1992

To:  City Manager  
Director of Planning  
Associate Director Land Use & Development

Refer File: 2608-2

Subject: Form of Development: 707 Powell Street  
D.A. 213734 - CD-1 By-law Number 6919 (281)

I wish to advise Vancouver City Council, at its meeting on February 18, 1992, approved the recommendation of the City Manager, as contained in the Administrative Report dated February 7, 1992, regarding the above matter.

CITY CLERK

*A*

TT:cs

Also sent to: Mr. John Ostlund  
Davidson/Yuen Partners  
509 Richards Street  
Vancouver, B.C.  
V6B 2Z6

|                     |        |
|---------------------|--------|
| RECEIVED            |        |
| PLANNING DEPARTMENT |        |
| FEB 21 1992         |        |
| NUMBER              | N 1310 |
| REFERRED TO         | FAS    |
| COPY TO             | THE    |
| ANSWER REQ'D        |        |

7

**A3**

ADMINISTRATIVE REPORT

Date: February 7, 1992  
Dept. File No. MC

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 707 Powell Street  
D.A. 213734 - CD-1 By-law Number 6919

**RECOMMENDATION**

*THAT the approved form of development for the CD-1 zoned site known as 707 Powell Street be generally approved as illustrated in Development Application Number 213734, prepared by Davidson/Yuen Partners and stamped "Received, City Planning Department, January 3, 1992", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.*

**CITY MANAGER'S COMMENTS**

*The City Manager RECOMMENDS approval of the foregoing*

**COUNCIL POLICY**

*There is no Council policy directly applicable to this matter.*

**PURPOSE**

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the CD-1 zoned site known as 707 Powell Street. The development application proposes the construction of a special needs residential facility (community care facility) containing 27 dwelling units, 28 emergency beds, and one level of underground parking on the site.

**SITE DESCRIPTION AND BACKGROUND**

The subject site of 7,820 square feet is located at the northeast corner of Powell Street and Heatley Avenue (see Appendix A, attached).

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**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**

**NOVEMBER 20, 2003**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

**PRESENT:** Mayor Larry Campbell  
 Councillor David Cadman  
 Councillor Peter Ladner  
 Councillor Raymond Louie  
 Councillor Tim Louis  
 Councillor Anne Roberts  
 Councillor Tim Stevenson  
 \*Councillor Sam Sullivan  
 Councillor Ellen Woodsworth

**ABSENT:** Councillor Fred Bass (Leave of Absence - Civic Business)  
 Councillor Jim Green (Civic Business)

**CITY CLERK'S OFFICE:** Laura Kazakoff, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louis  
 SECONDED by Councillor Cadman

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, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

**CARRIED UNANIMOUSLY**

**1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans**

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

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

**Staff Comments**

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

#### **Summary of Correspondence**

No correspondence was received since the date the application was referred to Public Hearing.

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY  
(Councillor Sullivan absent for the vote)

**BY-LAWS**

MOVED by Councillor Cadman  
SECONDED by Councillor Louie

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 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)

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)<br>5.1 (a) | Special Needs Residential Facility - Community Care - Class B  | Community Care Facility - Class B                     |
| 3897     | 2 (c)<br>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)<br>5.1 | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B           |
| 8326 | 2 (b)        | Special Needs Residential Facility - Group Living             | Group Residence                             |
| 8369 | 2 (a)        | Special Needs Residential Facility - Community Care - Class B | Community Care Facility - Class B           |
| 8457 | 2 (b)        | Special Needs Residential Facility - Community care - Class B | Community Care Facility - Class B           |
| 8479 | 2 (b)        | Special Needs Residential Facility - Group Living             | Group Residence                             |
| 8546 | 2.2 (b)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 8880 | 3            | Special Needs Residential Facility                            | Community Care Facility, Group Residence    |
| 9190 | 3 (c)        | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9204 | 3 (b)        | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9454 | 3.2 (c)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9463 | 3.2 (b)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9573 | 2.2 (b)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9594 | 3.2 (c)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |
| 9600 | 3.2 (b)      | and Special Needs Residential Facility                        | Community Care Facility and Group Residence |

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

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

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

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Mayor

---

City Clerk

## EXPLANATION

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

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

Director of Legal Services  
June 24, 2008

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

MOVED by Councillor Lee  
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

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

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Anton  
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

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

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

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

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

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

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

#### **Staff Opening Comments**

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

#### **Summary of Correspondence**

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

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Chow

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

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

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

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

CARRIED UNANIMOUSLY