

City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (289)

*300 Block West Georgia Street
(Library Square)*

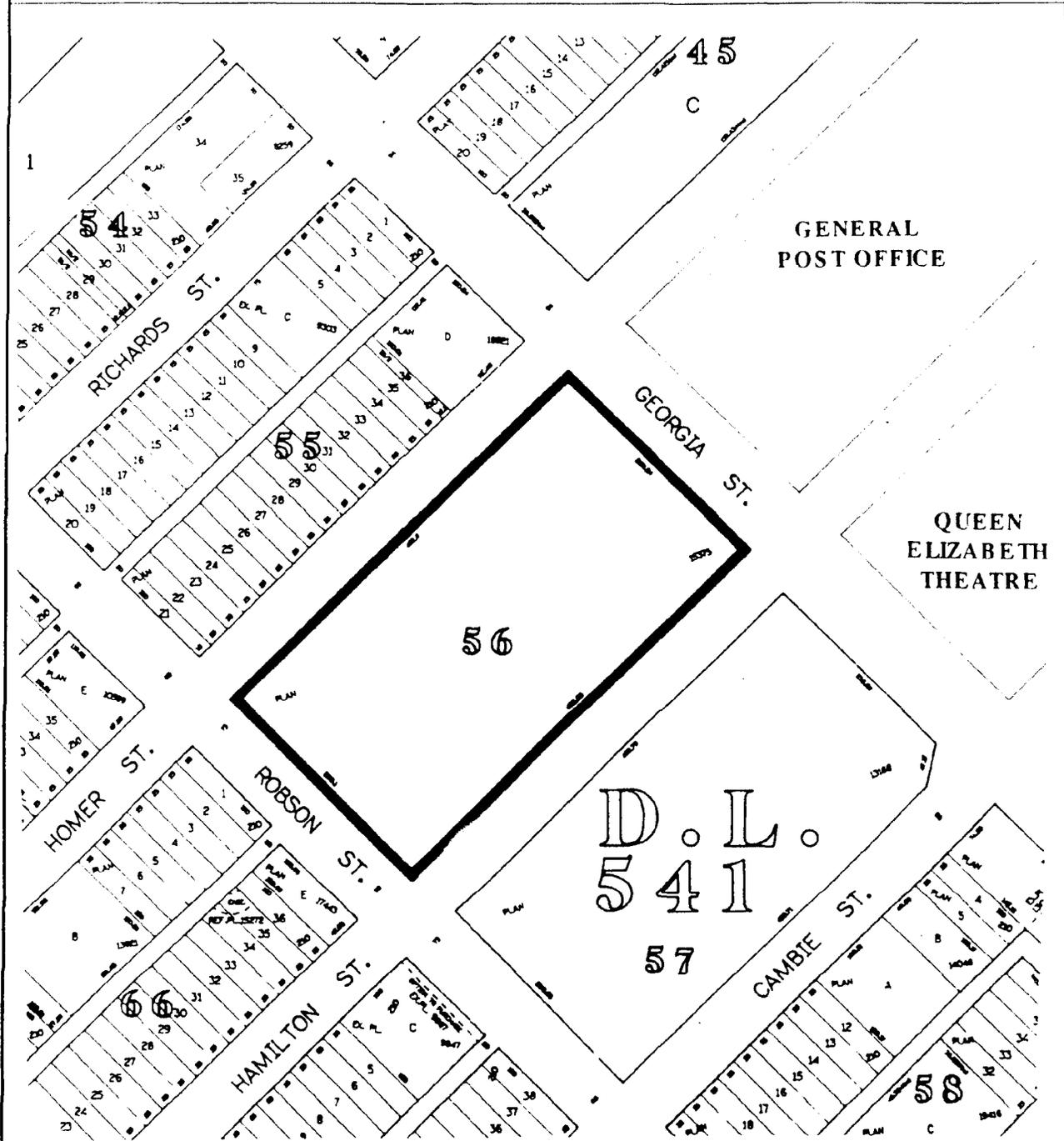
By-law No. 7088

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

Effective March 23, 1993

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(289), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Cultural and Recreational Uses, limited to Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Park or Playground and Theatre;
 - (b) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (c) Office Uses;
 - (d) Parking Area;
 - (e) Retail Uses;
 - (f) Service Uses, except Bed and Breakfast Accommodation, Bodyrub Parlour, Cabaret, Drive-through Service, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop — Class A, Restaurant — Class 2, Restaurant — Drive-in and Sign Painting Shop;
 - (g) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station;
 - (h) Accessory Uses customarily ancillary to the above uses.
- 3 Parking shall be provided in accordance with the regulations that would apply to the site if it were zoned DD and regulated by the Downtown Official Development Plan.
- 4 *[Section 4 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. 7088 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (——) is rezoned:
From **DD** To **CD-1**

Z-405 (b)

RZ-300 West Georgia St.

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: July 30, 1992

To: City Manager
 Director of Planning
 Associate Director, Land Use & Development
 Director of Legal Services
 Director of Vancouver Public Library
 City Engineer
 Director of Permits & Licenses

Refer File: P.H. #263

Subject: Public Hearing - July 23, 1992

SEARCHED	INDEXED
SERIALIZED	FILED
AUG 1 1992	
Vancouver Public Library	
NUMBER	N 5031
REFERRED TO	FAS
COPY TO	(JHE)
ANSWER REQ'D	

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) held on July 23, 1992, regarding various rezonings and text amendments.

Please note any items contained therein for your attention.

Marie Insella
 CITY CLERK

JT:ci
 Att.

Also sent to: Mr. Soren Rasmussen
 Soren Rasmussen Architects Inc.
 #450 - 375 Water St.
 Vancouver V6B 5C6

Ms. Judith Hansen, President
 Shaughnessy Heights Property Owners Association
 3589 Pine Cres.
 Vancouver V6J 4K2

Mr. Rouve Ritson
 Head, York House School
 1500 West King Edward Ave.
 Vancouver V6J 2V6

Little Flower Academy
 4195 Alexandra St.
 Vancouver V6J 4C6

Shaughnessy Elementary School
 4250 Marguerite St.
 Vancouver V6J 4G3

Mr. Lloyd Plishka
 4042 West 27th Ave.
 Vancouver V6S 1R7

Mr. Mark Franick
 #301 - 5970 East Blvd.
 Vancouver V6M 3V4

Delegations

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 23, 1992, 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
Councillors Chan, Davies, Eriksen,
Owen, Price, Puil,
Rankin and Wilson

ABSENT: Councillor Bellamy

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Cllr. Owen,
SECONDED by Cllr. Chan,

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: 300 West Georgia Street - Library Square

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

REZONING: 300 WEST GEORGIA STREET - LIBRARY SQUARE (Block 56, D.L. 541, Plan 15375)

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

(1) If approved, the rezoning would permit the use and development of the site generally as follows:

- the City's future Central Library, and Public Works Canada offices;
- other cultural and recreational uses;
- institutional uses;

Clause No. 1 cont'd

- other office uses;
- parking area;
- retail uses;
- service uses;
- utility and communication uses;
- accessory uses customarily ancillary to the above uses; and
- provisions regarding off-street parking and loading.

(ii) Amend Sign By-law No. 6510.

(iii) Any consequential amendments.

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

- (a) THAT, prior to enactment of the CD-1 By-law, the registered owner shall:
 - (i) obtain and submit to the City a letter from the B.C. Environment indicating that a soils analysis site characterization has been completed by a professional recognized in this field; and either:
 - (a) identifying no unacceptable hazard for the proposed use of this site resulting from potential contamination of soil or building materials; or
 - (b) stating that a remediation program, concurred with by B.C. Environment as being adequate to eliminate such a hazard, has been completed as certified by such a professional.

The requirement to complete remediation prior to enactment contained in part (b) of this condition shall not apply if legal agreements are provided, to the satisfaction of the Director of Legal Services, to provide for a program of remediation approved by B.C. Environment during construction in a sequence of steps to be prescribed, monitored and certified complete by such a professional.

Clause No. 1 cont'd

(b) THAT, if approved at Public Hearing, the CD-1 By-law be accompanied at the time of enactment by the Downtown Official Development Plan and those Council-approved policies and guidelines (referenced in Appendix B - City Manager's Report of May 7, 1992) applicable to the Library Square site under Downtown District (DD) zoning, to be adopted by resolution of Council.

The agenda contained the following summary of the proposed changes.

	Current Status	Proposed Amendments (if approved)
Zone	DD	CD-1
Use	<ul style="list-style-type: none"> ◦ office commercial; ◦ retail commercial; ◦ other commercial; ◦ residential; ◦ hotel; ◦ light industrial; ◦ public and institutional; ◦ social, recreational and cultural; ◦ parks and open space; ◦ parking area and parking garage. 	<ul style="list-style-type: none"> ◦ Central Library; ◦ Public Works Canada offices; ◦ other cultural and recreational uses; ◦ institutional uses; ◦ other office uses; ◦ parking area; ◦ retail uses; ◦ service uses; ◦ utility and communication uses;
Maximum FSR	5.0	unspecified
Maximum Height	91.4 m (300 ft.)	unspecified

Mr. R. Scobie, Acting Director of Planning, referred to his memorandum dated July 23, 1992, providing information on the status of the soils investigation as requested by Council on June 7th. Minimal site contamination had been detected by the Public Works consultant whose findings are being reviewed pursuant to the federal environmental process. It is anticipated the consultant's report and a proposed soils remediation plan will be forwarded to B.C. Environment within the next month for review and endorsement. The options are being developed with city staff to ensure they do not impede construction of the proposed development. Therefore, Council was requested to defer enactment of the CD-1 by-law, subject to condition (a) aforementioned.

Clause No. 1 cont'd

There were no speakers.

MOVED by Cllr. Rankin,

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

- CARRIED UNANIMOUSLY

* * * * *

Councillors Davies, Eriksen and Wilson arrived at this point.

* * * * *

2. Rezoning: 1500 West King Edward Avenue
(York House School)

An application by Soren Rasmussen, Architects, was considered as follows:

REZONING: 1500 WEST KING EDWARD AVENUE (Block 670, D.L. 526, Plan 13908)

Present Zoning: RS-1 One-Family Dwelling

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:

- expansion of York House Elementary and Secondary School on its existing site;
- accessory uses customarily ancillary to the above uses;
- maximum floor space ratio of 0.70;
- maximum height of 10.7 m (35 ft.); and
- the provision of 57 parking spaces.

(ii) Any consequential amendments.

300 - Block S/S West Georgia Street
(Library Square)

BY-LAW NO. 7088

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-405(b) 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" shall be more particularly described as CD-1(289), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Cultural and Recreational Uses, limited to Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Park or Playground and Theatre;
 - (b) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (c) Office Uses;
 - (d) Parking Area;
 - (e) Retail Uses;
 - (f) Service Uses, except Bed and Breakfast Accommodation, Body-rub Parlour, Cabaret, Drive-through Service, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop - Class A, Restaurant - Class 2, Restaurant - Drive-in and Sign Painting Shop;

(g) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station;

(h) Accessory Uses customarily ancillary to the above uses.

3. Parking shall be provided in accordance with the regulations that would apply to the site if it were zoned DD and regulated by the Downtown Official Development Plan.

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

DONE AND PASSED in open Council this 23rd day of
March, 1993.

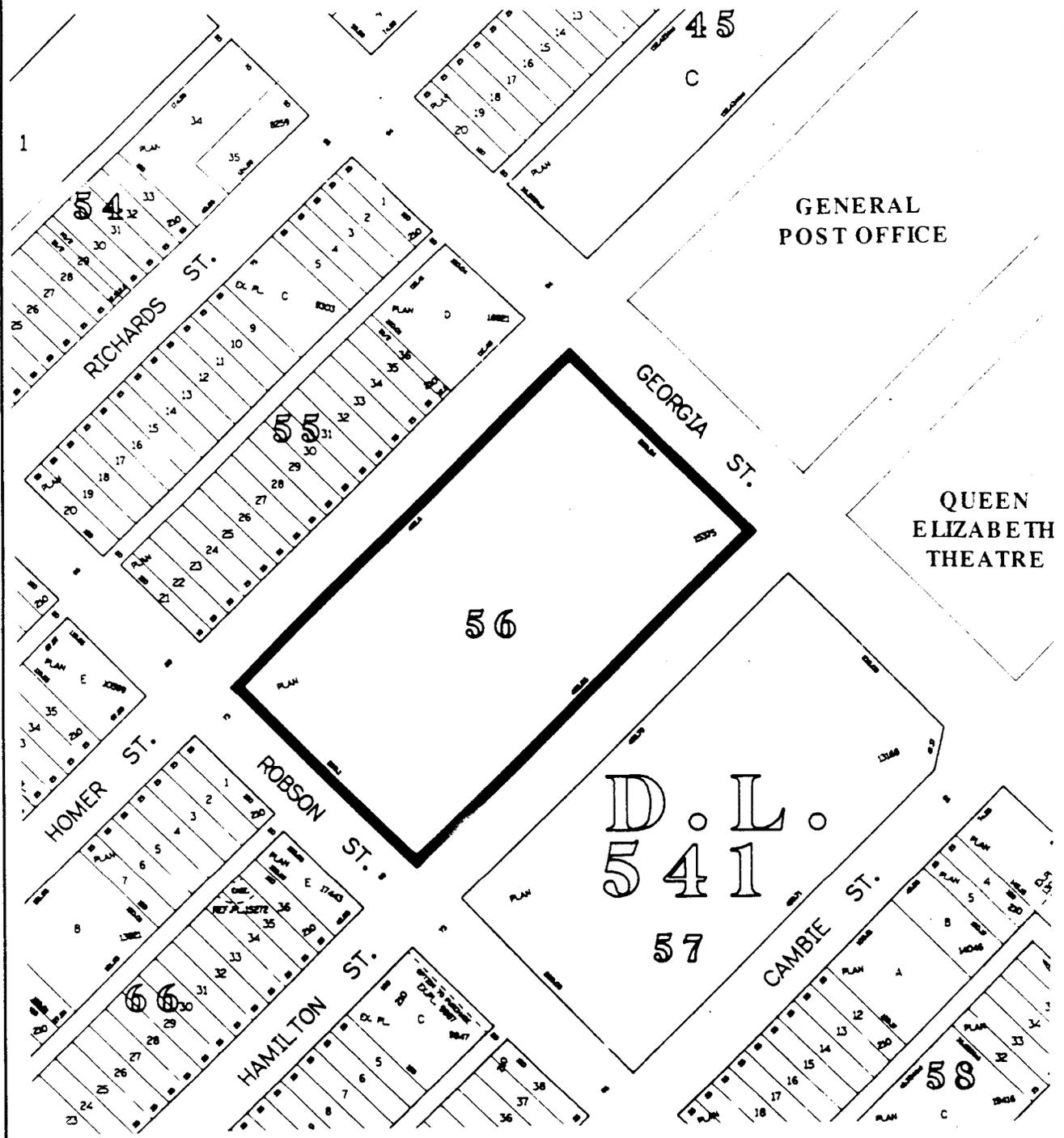
(signed) Gordon Campbell
Mayor

(signed) Dennis Back
Deputy 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 23rd day of March, 1993, and numbered 7088.

DEPUTY CITY CLERK"

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